

009-050-002-00 2018 Est. T.C.V. CRAWFORD TONY & KRISTIE
 Property Class: 401 2797 S SEELEY RD
 Map #: LAKE TOWNSHIP CADILLAC, MI 49601

Land Value Estimates for Land Table Res 8.RURAL SUBS

* Factors * IRREGULAR
 Description Frontage Depth Front Depth Rate %Adj. Reason Value
 <Site Value A> RURAL LOTS 5000 100 5,000
 120 Actual Front Feet, 1.30 Total Acres Total Est. Land Value = 5,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description Rate CountyMult. Size %Good Cash Value
 Fencing: Wd, Split, 2 Rail 8.01 1.00 96 94 723
 Total Estimated Land Improvements True Cash Value = 723

Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE Cls C Blt 1999

(11) Heating System: Forced Air w/ Ducts

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	60.72	-8.24	0.00	1456	76,411
1	Story Siding	Crawl Space	60.72	-8.24	0.00	448	23,511

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
(16) Deck/Balcony			
Treated Wood,Standard	7.05	200	1,410
Treated Wood,Standard	8.40	96	806
(17) Garages			
Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	19.20	576	11,059
Automatic Doors	375.00	1	375

County Multiplier = 1.38 => Cost New = 171,717
 Notes: Slyline #17380315MAB

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0, Depr.Cost = 145,959
 ECF (4091 SEELEY & ROOSTED RD AREA) 0.750 => TCV of Bldg: 1 = 109,470

2018 Est. T.C.V. 009-050-002-00 = 115,193

Est. TCV/Total Floor Area = 60.50, Most recent sale 07/01/1999 for 6,900

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
45,400	45,400	45,400	45,400	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	12,200	0	953	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
57,600	57,600	57,600	46,353	46,353	46,353	

009-050-003-00 2018 Est. T.C.V. CHIPMAN TIMOTHY & LAURA A
 Property Class: 401 2823 S SEELEY RD
 Map #: LAKE TOWNSHIP CADILLAC, MI 49601

Land Value Estimates for Land Table Res 8.RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value F> SITE		\$10000			10000	100		10,000
210 Actual Front Feet, 2.95 Total Acres Total Est. Land Value =								10,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Ren. Conc.	4.21	1.00	180	94	712
Shed: Wood Frame	11.06	1.00	120	94	1,247
Total Estimated Land Improvements True Cash Value =					1,959

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

(11) Heating System: Forced Air w/ Ducts

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	63.87	-9.04	0.00	1344	73,692

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

WCP (1 Story), Standard	29.42	96	2,824
WGEP (1 Story), Standard	33.66	180	6,059

(17) Garages

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

Base Cost	20.00	528	10,560
Common Wall: 1 Wall	-1300.00	1	-1,300
Automatic Doors	375.00	1	375

County Multiplier = 1.38 =>

Cost New = 144,444

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0, Depr.Cost = 122,777
 ECF (4091 SEELEY & ROOSTED RD AREA) 0.900 => TCV of Bldg: 1 = 110,500

2018 Est. T.C.V. 009-050-003-00 = 122,459

Est. TCV/Total Floor Area = 91.12, Most recent sale 09/01/1998 for 82,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
53,100	53,100	53,100	53,100	2.10	
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	8,100	0	1,115	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
61,200	61,200	61,200	54,215	54,215	54,215

009-050-005-00	2018 Est. T.C.V.	FREDELL DANIELLE
Property Class: 401		11820 W ROSTED RD
Map #:	LAKE TOWNSHIP	CADILLAC, MI 49601

Land Value Estimates for Land Table Res 8.RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 30/FF	135.00	380.75	1.0000	1.0000	30	100		4,050
135 Actual Front Feet, 1.18 Total Acres								Total Est. Land Value = 4,050

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

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

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 = 1352 SF Floor Area = 1352 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	56.18	-8.09	0.00	1352	65,018

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

Treated Wood,Standard	6.81	192	1,308
Treated Wood,Standard	16.26	20	325
Treated Wood,Standard	13.55	25	339

County Multiplier = 1.38 =>

Cost New = 105,507

Notes: 2003 REDMANMHD

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0,	Depr.Cost =	89,681
ECF (4091 SEELEY & ROSTED RD AREA) 0.750 => TCv of Bldg: 1 =		67,261

2018 Est. T.C.V. 009-050-005-00 = 72,251

Est. TCv/Total Floor Area = 53.44, Most recent sale 02/01/2003 for 7,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
28,600	28,600	28,600	27,994	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	7,500	0	587	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
36,100	36,100	36,100	28,581	28,581	28,581	

009-050-006-00 2018 Est. T.C.V. HOLLIDAY RAYMOND J & SHERRY L
 Property Class: 401 11784 ROSTED RD
 Map #: LAKE TOWNSHIP CADILLAC, MI 49601

Land Value Estimates for Land Table Res 8.RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value F> SITE	\$10000				10000	100		10,000
<Site Value F> SITE	\$10000				10000	100		10,000
475 Actual Front Feet, 5.50 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 Concrete	3.35	1.00	384	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 2500	2500.00	1.00	1.0	100	2,500
Total Estimated Land Improvements True Cash Value =					2,500

Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE Cls CD Blt 1999

(11) Heating System: Forced Air w/ Ducts
 Ground Area = Size for Rates = 1560 SF Floor Area = 1560 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	54.91	-7.79	0.00	1560	73,507

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1415.00	1	1,415
Fireplace: Prefab 1 Story	1710.00	1	1,710

(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

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

Base Cost	13.84	576	7,972
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 => Cost New = 141,804

Phy/Ab.Phy/Func/Econ/Comb.%Good= 88/100/100/100/88.0, Depr.Cost = 124,787
 ECF (4091 SEELEY & ROOSTED RD AREA) 0.750 => TCV of Bldg: 1 = 93,590

2018 Est. T.C.V. 009-050-006-00		=		116,090	
Est. TCV/Total Floor Area = 74.42, Most recent sale 10/15/2003 for 95,000					
2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
37,600	37,600	37,600	42,432	2.10	
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
7,500	12,900	0	0	5,723	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
58,000	58,000	58,000	43,323	43,323	43,323

009-050-008-00	2018 Est. T.C.V.	RODRIGUEZ GIOVANI R
Property Class: 402		11650 W ROSTED RD
Map #:	LAKE TOWNSHIP	CADILLAC, MI 49601

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS
 * Factors * IRREGULAR WITH WETLANDS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value G> RURAL SITES					15000	100		15,000
190 Actual Front Feet, 5.38 Total Acres							Total Est. Land Value =	15,000

2018 Est. T.C.V. 009-050-008-00	=	15,000			
Est. TCV/Total Floor Area = 9.62, Most recent sale 08/25/2016 for 128,900					
2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
7,500	7,500	7,500	7,500	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
7,500	7,500	7,500	7,657	7,500	0

009-100-000-00	2018 Est. T.C.V.	BIRCHAVEN BEACH COMMON AREA PRIVATE
Property Class: 700		BIRCHAVEN BEACH DRIVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
			0.00 Total Acres		Total Est.	Land Value =	0

2018 Est. T.C.V. 009-100-000-00 = 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	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
0	0	0	0	0	0	0

009-100-001-00	2018 Est. T.C.V.	MCGRAW KENNETH E TRUSTEE
Property Class: 401		1634 S BIRCHAVEN BEACH DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 2200	67.00	130.54	0.9294	1.0000	2200	100		137,000
67 Actual Front Feet, 0.20 Total Acres								Total Est. Land Value = 137,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

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

Cost Est. for Res. Bldg: 1	Single Family	1.75S	Cls	C	Blt	2000
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(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1722 SF Floor Area = 2678 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.75	Story Siding	Basement	89.31	0.00	3.37	1274	118,074
1	Story Siding	Basement	61.55	0.00	1.92	448	28,435

Other Additions/Adjustments

	Rate	Size	Cost
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

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
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(16) Porches

WPP, Standard	8.96	336	3,011
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(16) Deck/Balcony

Treated Wood, Standard	6.54	336	2,197
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(17) Garages

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

Base Cost	21.75	440	9,570
Common Wall: 1 Wall	-1300.00	1	-1,300
Automatic Doors	375.00	1	375

County Multiplier = 1.38 => Cost New = 235,771

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0,	Depr.Cost =	200,406
ECF (403 - LAKE MISSAUKEE AREA RES) 1.450 => TCV of Bldg: 1 =	=	290,588

2018 Est. T.C.V. 009-100-001-00 = 429,488

Est. TCV/Total Floor Area = 160.38

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
209,700	209,700	209,700	157,847	2.10	
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	5,000	0	3,314	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
214,700	214,700	214,700	161,161	161,161	161,161

009-100-001-98	2018 Est. T.C.V.	MEIJER MARK D & SHEHAN MARY E
Property Class: 402		W RIDGEVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP E 1300/FF	17.75	64.00	1.0000	1.0000	1300	100		23,075
18 Actual Front Feet, 0.03 Total Acres							Total Est. Land Value =	23,075

2018 Est. T.C.V. 009-100-001-98 = 23,075

Est. TCV/Total Floor Area = 8.62, Most recent sale 07/08/2004 for 12,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.				
11,500	11,500	11,500	5,694	2.10				
2018 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses			
0	0	0	0	119	0			
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT			
11,500	11,500	11,500	5,813	5,813	0			

009-100-002-00 2018 Est. T.C.V. CLOVER JAMES P & LORI A (H&W)
 Property Class: 401 1614 S BIRCHAVEN BEACH DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP D 1500/FF	100.00	169.00	0.8123	1.0000	1500	100		121,838
100 Actual Front Feet, 0.39 Total Acres Total Est. Land Value =								121,838

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	2.98	1.00	108	94	303
Fencing: Wd, Split, 2 Rail	7.04	1.00	300	0	0
Shed: Wood Frame	7.25	1.00	270	94	1,839
Total Estimated Land Improvements True Cash Value =					2,142

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 944 SF Floor Area = 944 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	49.12	-9.59	0.66	944	37,939

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1235.00	1	1,235
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(16) Porches

CCP (1 Story), Standard	21.03	189	3,975
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(16) Deck/Balcony

Treated Wood, Standard	6.12	295	1,805
Treated Wood, Standard	7.24	120	869

County Multiplier = 1.38 => Cost New = 67,393

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 40,436
 ECF (403 - LAKE MISSAUKEE AREA RES) 1.500 => TCV of Bldg: 1 = 60,653

2018 Est. T.C.V. 009-100-002-00 = 184,633

Est. TCV/Total Floor Area = 195.59, Most recent sale 10/15/2010 for 200,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
90,300	90,300	90,300	85,563	2.10	
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,000	0	1,796	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
92,300	92,300	92,300	87,359	87,359	0

009-100-004-00 2018 Est. T.C.V. FLEISCHMAN JOSEPH B & SUSAN K
 Property Class: 401 1604 S BIRCHAVEN BEACH DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2400/FF	50.00	168.00	1.0000	1.0000	2400	100		120,000
50 Actual Front Feet, 0.19 Total Acres Total Est. Land Value =								120,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Ren. Conc.	4.21	1.00	170	94	673
Dock: Light posts	21.31	1.00	200	94	4,006

Residential Local Cost Land Improvements

Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 2500	2500.00	1.00	1.0	94	2,350
Total Estimated Land Improvements True Cash Value =					7,029

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C+5 Blt 2011

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1140 SF Floor Area = 1140 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	68.92	0.00	2.01	1140	80,860

Other Additions/Adjustments

	Rate	Size	Cost
Walk out Basement Door(s)	775.00	1	775

(13) Plumbing

	Rate	Size	Cost
Average Fixture(s)	760.00	1	760

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

	Rate	Size	Cost
Appliance Allowance	1915.00	1	1,915

(16) Porches

	Rate	Size	Cost
WCP (1 Story), Standard	23.00	171	3,933
WPP, Standard	13.12	122	1,601

(16) Deck/Balcony

	Rate	Size	Cost
Treated Wood, Standard	7.90	120	948

(17) Garages

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

	Rate	Size	Cost
Base Cost	24.22	315	7,629
Mechanical Doors	325.00	1	325

County Multiplier = 1.38 =>

Cost New = 141,599

Phy/Ab.Phy/Func/Econ/Comb.%Good= 95/100/100/100/95.0, Depr.Cost = 134,519
 ECF (403 - LAKE MISSAUKEE AREA RES) 1.500 => TCV of Bldg: 1 = 201,779

2018 Est. T.C.V. 009-100-004-00 = 328,808

Est. TCV/Total Floor Area = 288.43, Most recent sale 07/01/2002 for 112,500

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
158,700	158,700	158,700	121,686	2.10	
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	5,700	0	2,555	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
164,400	164,400	164,400	124,241	124,241	0

009-100-005-00	2018 Est. T.C.V.	GRIER R DIXON & PATRICA A
Property Class: 401		1594 S BIRCHAVEN BEACH DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2400/FF	50.00	164.00	1.0000	1.0000	2400	100		120,000
50 Actual Front Feet, 0.19 Total Acres					Total Est.		Land Value =	120,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	4.04	1.00	280	0	0
D/W/P: Crushed Rock	1.29	1.00	960	0	0
Shed: Wood Frame	14.39	1.00	108	94	1,461
Dock: Light posts	25.61	1.00	320	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 5000	5000.00	1.00	1.0	95	4,750
Total Estimated Land Improvements True Cash Value =					6,211

Cost Est. for Res. Bldg: 1 Single Family 1S Cls BC Blt 2014

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1551 SF Floor Area = 1551 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	75.65	0.00	0.00	1551	117,333

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

Basement Recreation Finish	13.50	1000	13,500
Walk out Basement Door(s)	1025.00	2	2,050

(13) Plumbing

Average Fixture(s)	1120.00	1	1,120
3 Fixture Bath	3525.00	1	3,525
2 Fixture Bath	2350.00	1	2,350

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	2610.00	1	2,610
Fireplace: Direct-Vented Gas	2000.00	2	4,000

(16) Porches

WPP, Standard	10.53	328	3,454
WPP, Standard	8.50	786	6,681
CCP (1 Story), Standard	23.59	226	5,331
WPP, Standard	14.98	120	1,798

County Multiplier = 1.38 => Cost New = 232,239

Phy/Ab.Phy/Func/Econ/Comb.%Good= 97/100/100/100/97.0, Depr.Cost = 225,272
ECF (403 - LAKE MISSAUKEE AREA RES) 1.500 => TCV of Bldg: 1 = 337,907

2018 Est. T.C.V. 009-100-005-00 = 464,118

Est. TCV/Total Floor Area = 299.24, Most recent sale 06/01/2002 for 150,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
224,000	224,000	224,000	186,369	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	8,100	0	3,913	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
232,100	232,100	232,100	190,282	190,282	0	

009-100-006-00	2018 Est. T.C.V.	SLACHTER MICHAEL & KIMBERLY J
Property Class: 401		1574 S BIRCHAVEN BEACH DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP D 1500/FF	100.00	161.00	0.8123	1.0000	1500	100		121,838
100 Actual Front Feet, 0.37 Total Acres Total Est. Land Value =								121,838

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	2484	0	0
Dock: Light posts	21.31	1.00	320	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 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 1974
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(11) Heating System: Electric Baseboard

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	67.40	0.00	-0.27	986	66,190

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

Basement Recreation Finish	11.45	986	11,290
Walk out Basement Door(s)	775.00	1	775

(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Porches

WPP, Standard	8.29	435	3,606
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(16) Deck/Balcony

Treated Wood, Standard	6.42	435	2,793
Treated Wood, Standard	9.37	67	628

(17) Garages

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

Base Cost	20.15	420	8,463
Mechanical Doors	350.00	1	350

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

Base Cost	22.55	435	9,809
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 => Cost New = 161,551

Lump Sum Item(s):

160 SQ FT SHED	1.00	250.0	250
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Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0,	Depr.Cost =	105,170
ECF (403 - LAKE MISSAUKEE AREA RES)	1.500 => TCV of Bldg: 1 =	157,756

2018 Est. T.C.V. 009-100-006-00 = 281,969

Est. TCV/Total Floor Area = 285.97, Most recent sale 03/01/2001 for 310,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
135,700	135,700	135,700	135,700	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	5,300	0	2,849	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
141,000	141,000	141,000	138,549	138,549	0	

009-100-008-00 2018 Est. T.C.V. MOORE SHERMAN W & JUDITH
 Property Class: 401 1564 S BIRCHAVEN BEACH DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2400/FF	50.00	158.00	1.0000	1.0000	2400	100		120,000
50 Actual Front Feet, 0.18 Total Acres Total Est. Land Value =								120,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Crushed Rock	1.24	1.00	576	0	0
D/W/P: Patio Blocks	8.13	1.00	119	0	0

Residential Local Cost Land Improvements

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

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C+5 Blt 1969

(11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 972 SF Floor Area = 1458 SF.
 Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost
 1.5 Story Siding Basement 90.35 0.00 -0.42 972 87,412

Other Additions/Adjustments Rate Size Cost

(1) Exterior
 Stone Veneer 10.25 100 1,025

(9) Basement Finish
 Basement Recreation Finish 11.45 486 5,565
 Walk out Basement Door(s) 775.00 1 775

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

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

(15) Built-Ins & Fireplaces
 Appliance Allowance 1915.00 1 1,915
 Fireplace: Direct-Vented Gas 1200.00 1 1,200

(16) Porches
 WPP, Standard 8.93 340 3,036
 CCP (1 Story), Standard 38.96 48 1,870

(16) Deck/Balcony
 Treated Wood, Standard 6.42 432 2,773
 Wood Balcony 17.50 32 560

(17) Garages
 Class:C Exterior: Block Foundation: 18 Inch (Unfinished)
 Base Cost 26.56 252 6,693

County Multiplier = 1.38 => Cost New = 165,388

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 107,502
 ECF (403 - LAKE MISSAUKEE AREA RES) 1.500 => TCV of Bldg: 1 = 161,253

2018 Est. T.C.V. 009-100-008-00 = 282,193

Est. TCV/Total Floor Area = 193.55

Year	Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	2018 New Eq. Adjustment	Losses
2017	135,700	135,700	135,700	88,578	2.10		
2018	0	5,400	0	0	1,860	0	0
Year	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
2018	141,100	141,100	141,100	90,438	90,438	90,438	

009-100-009-00 2018 Est. T.C.V. CHECINSKI ANDRZEJ & MALGORZATA
 Property Class: 401 1554 S BIRCHAVEN BEACH DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP C 1200/FF	140.00	156.00	0.8139	1.0000	1200	100		136,734
140 Actual Front Feet, 0.50 Total Acres Total Est. Land Value =								136,734

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.20	1.00	192	71	436
Shed: Wood Frame	9.85	1.00	120	73	863
Total Estimated Land Improvements True Cash Value =					1,299

Cost Est. for Res. Bldg: 1 Single Family 1.75S Cls CD Blt 1973

(11) Heating System: Forced Hot Water

Ground Area = Size for Rates = 672 SF Floor Area = 1176 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.75	Story Siding	Basement	92.81	0.00	1.71	672	63,517

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

Basement Recreation Finish	11.25	286	3,218
Walk out Basement Door(s)	700.00	1	700

(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1415.00	1	1,415
Fireplace: Wood Stove	1125.00	2	2,250

(16) Porches

CGEP (1 Story), Standard	37.47	132	4,946
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(16) Deck/Balcony

Treated Wood, Standard	6.81	192	1,308
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(17) Garages

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

Base Cost	18.45	576	10,627
Common Wall: 1 Wall	-1225.00	1	-1,225
Automatic Doors	375.00	2	750
Storage area over garage	3.85	288	1,109

County Multiplier = 1.38 =>

Cost New = 130,816

Notes: NEW ROOF INSTALLED 2000, NEW VINYL SIDING IN 2002, WINDOWS REPLACED 1995 AND 1998

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 78,490
 ECF (403 - LAKE MISSAUKEE AREA RES) 1.450 => TCV of Bldg: 1 = 113,810

2018 Est. T.C.V. 009-100-009-00 = 251,843

Est. TCV/Total Floor Area = 214.15, Most recent sale 08/28/2015 for 240,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
127,800	127,800	127,800	119,918	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	2,913	4,813	0	-2,175	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
125,900	125,900	125,900	122,436	122,436	0	

009-100-012-00 2018 Est. T.C.V. ZYSK CAROLYN D
 Property Class: 401 1524 S BIRCHAVEN BEACH DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2400/FF	60.00	149.00	0.9554	1.0000	2400	100		137,584
60 Actual Front Feet, 0.20 Total Acres Total Est. Land Value =								137,584

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	132	0	0
Shed: Wood Frame	10.27	1.00	96	50	493

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 =					968

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

(11) Heating System: Forced Air w/ Ducts

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	59.06	-10.40	0.00	1024	49,828

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Porches

CGEP (1 Story), Standard	34.01	168	5,714
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(16) Deck/Balcony

Treated Wood, Standard	5.90	600	3,540
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County Multiplier = 1.38 => Cost New = 93,566

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 56,140
 ECF (403 - LAKE MISSAUKEE AREA RES) 1.500 => TCV of Bldg: 1 = 84,209

2018 Est. T.C.V. 009-100-012-00 = 222,761

Est. TCV/Total Floor Area = 217.54

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
98,900	98,900	98,900	70,365	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
5,813	6,687	0	1,000	9,254	0	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
111,400	111,400	111,400	72,842	75,926	0	0

009-100-013-00 2018 Est. T.C.V. WESTFALL DONALD B & MICHELLE
 Property Class: 401 1514 S BIRCHAVEN BEACH DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2400/FF	50.00	147.00	1.0000	1.0000	2400	100		120,000
50 Actual Front Feet, 0.17 Total Acres					Total Est.		Land Value =	120,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.20	1.00	182	0	0
Shed: Wood Frame	10.75	1.00	80	50	430

Residential Local Cost Land Improvements

Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	0.5	95	475
Total Estimated Land Improvements True Cash Value =					905

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1940

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1038 SF Floor Area = 1038 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	58.91	-10.37	0.00	1038	50,385

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

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

(15) Built-Ins & Fireplaces

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

(16) Porches

WGEP (1 Story), Standard	38.72	119	4,608
WGEP (1 Story), Standard	47.95	72	3,452

(16) Deck/Balcony

Treated Wood, Standard	5.85	709	4,148
Treated Wood, Standard	6.90	181	1,249
Treated Wood, Standard	9.35	60	561

County Multiplier = 1.38 =>	Cost New =	99,287
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Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0,	Depr.Cost =	59,572
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Separately Depreciated Items:

Unit-in-Place Cost Items:

BOAT HOUSE (BY SQ FT)	3.75	100	375
County Multiplier = 1.38 =>	Cost New =	518	
Phy/Ab.Phy/Func/Econ/Comb.%Good= 71/100/100/100/71.0,	Depr.Cost =	367	

Total Depreciated Cost =	59,940
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ECF (403 - LAKE MISSAUKEE AREA RES) 1.500 => TCV of Bldg: 1 =	89,909
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2018 Est. T.C.V. 009-100-013-00	=	210,814
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Est. TCV/Total Floor Area = 203.10, Most recent sale 08/31/2016 for 240,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
101,700	101,700	101,700	101,700	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
800	2,900	800	2,135	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
105,400	105,400	105,400	104,635	104,635	0	

009-100-014-00 2018 Est. T.C.V. DEBOER DONALD A & JULIE A
 Property Class: 401 1504 S BIRCHAVEN BEACH DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2400/FF	50.00	145.00	1.0000	1.0000	2400	100		120,000
50 Actual Front Feet, 0.17 Total Acres Total Est. Land Value =								120,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	12.65	1.00	63	72	574
Total Estimated Land Improvements True Cash Value =					574

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C Blt 1982

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 672 SF Floor Area = 840 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25	Story Siding	Crawl Space	84.29	-10.87	0.00	672	49,338

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

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

(15) Built-Ins & Fireplaces

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

(16) Deck/Balcony

Treated Wood, Standard	6.10	824	5,026
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County Multiplier = 1.38 => Cost New = 89,392

Phy/Ab.Phy/Func/Econ/Comb.%Good= 72/100/100/100/72.0, Depr.Cost = 64,362
 ECF (403 - LAKE MISSAUKEE AREA RES) 1.500 => TCV of Bldg: 1 = 96,543

2018 Est. T.C.V. 009-100-014-00 = 217,117

Est. TCV/Total Floor Area = 258.47, Most recent sale 07/01/1997 for 131,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
105,300	105,300	105,300	78,803	2.10		
2018	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,300	0	0	1,654	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
108,600	108,600	108,600	80,457	80,457	0	

009-100-015-00 2018 Est. T.C.V. DAVIDSON GERALD B & JUDITH A
 Property Class: 401 1494 S BIRCHAVEN BEACH DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2400/FF	50.00	143.00	1.0000	1.0000	2400	100		120,000
50 Actual Front Feet, 0.16 Total Acres Total Est. Land Value =								120,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	2.98	1.00	165	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	0.5	95	475
Total Estimated Land Improvements True Cash Value =					475

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

(11) Heating System: Space Heater

Ground Area = Size for Rates = 825 SF Floor Area = 825 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	50.70	-9.91	-1.89	825	32,093

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

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

(15) Built-Ins & Fireplaces

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

(16) Porches

CGEP (1 Story), Standard	37.57	120	4,508
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County Multiplier = 1.38 => Cost New = 60,579

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 36,347
 ECF (403 - LAKE MISSAUKEE AREA RES) 1.500 => TCV of Bldg: 1 = 54,521

2018 Est. T.C.V. 009-100-015-00 = 174,996

Est. TCV/Total Floor Area = 212.12

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
85,700	85,700	85,700	56,090	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,800	0	0	1,177	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
87,500	87,500	87,500	57,267	57,267	0	

009-100-016-00 2018 Est. T.C.V. FORCHE KURT D & JEANNETTE L TRUST
 Property Class: 401 1484 S BIRCHAVEN BEACH DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2400/FF	50.00	138.00	1.0000	1.0000	2400	100		120,000
50 Actual Front Feet, 0.16 Total Acres Total Est. Land Value =								120,000

 Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.20	1.00	160	13	67
D/W/P: Asphalt Paving	1.51	1.00	360	0	0
D/W/P: Patio Blocks	7.45	1.00	40	0	0
Shed: Wood Frame	11.23	1.00	64	50	359
Shed: Metal Prefab	8.83	1.00	60	50	265
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 2500	2500.00	1.00	1.0	97	2,425
Total Estimated Land Improvements True Cash Value =					3,116

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

(11) Heating System: Wall/Floor Furnace

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	60.65	-10.73	-1.63	900	43,461

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1415.00	1	1,415
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(16) Porches

CGEP (1 Story), Standard	41.03	112	4,595
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(16) Deck/Balcony

Treated Wood, Standard	5.89	657	3,870
Treated Wood, Standard	7.66	116	889

County Multiplier = 1.38 => Cost New = 82,468

 Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 53,604
 ECF (403 - LAKE MISSAUKEE AREA RES) 1.500 => TCV of Bldg: 1 = 80,407

 2018 Est. T.C.V. 009-100-016-00 = 203,523

Est. TCV/Total Floor Area = 226.14, Most recent sale 05/26/2011 for 165,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
95,800	95,800	95,800	83,694	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
3,600	2,400	0	3,600	1,757	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
101,800	101,800	101,800	89,051	89,051	0	

009-100-019-00 2018 Est. T.C.V. FISH SALLIE TRUST
 Property Class: 401 1454 S BIRCHAVEN BEACH DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP D 1500/FF	83.00	135.00	0.8589	1.0000	1500	100		106,939
83 Actual Front Feet, 0.26 Total Acres Total Est. Land Value =								106,939

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	848	0	0
D/W/P: 4in Ren. Conc.	4.21	1.00	798	0	0
Dock: Light posts	21.31	1.00	105	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 2500	2500.00	1.00	1.0	95	2,375
Total Estimated Land Improvements True Cash Value =					2,375

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C+5 Blt 2015

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1490 SF Floor Area = 1669 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	65.99	0.00	0.00	1490	98,325
1	Story Siding	Overhang	36.52	0.00	0.00	179	6,537

Other Additions/Adjustments Rate Size Cost

(9) Basement Finish							
Basement Recreation Finish			11.45			1200	13,740
Walk out Basement Door(s)			775.00			1	775

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

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

(15) Built-Ins & Fireplaces							
Fireplace: Prefab 1 Story			2200.00			1	2,200

(16) Porches							
WCP (1 Story), Standard			32.70			70	2,289
WPP, Standard			14.91			97	1,446
WPP, Standard			13.27			120	1,592
WPP, Standard			11.72			160	1,875

(17) Garages

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

Base Cost			18.11			649	11,753
Common Wall: 1 Wall			-1300.00			1	-1,300
Automatic Doors			375.00			1	375

County Multiplier = 1.38 => Cost New = 204,558

Phy/Ab.Phy/Func/Econ/Comb.%Good= 98/100/100/100/98.0, Depr.Cost = 200,467
 ECF (403 - LAKE MISSAUKEE AREA RES) 1.500 => TCV of Bldg: 1 = 300,700
 80 % Completed => Est. True Cash Value 2018 = 240,560

2018 Est. T.C.V. 009-100-019-00 = 349,874

Est. TCV/Total Floor Area = 209.63

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
166,900	166,900	166,900	151,383	2.10		
2018 New Eq. Adjustment	Loss		Additions	Tax Adjustment	Losses	
0	8,000	0	0	3,179	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
174,900	174,900	174,900	154,562	154,562	0	

009-100-020-00	2018 Est. T.C.V.	RENNER FAMILY TRUST
Property Class: 401		1444 S BIRCHAVEN BEACH DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2400/FF	47.50	132.50	1.0129	1.0000	2400	100		115,471
48 Actual Front Feet, 0.14 Total Acres								Total Est. Land Value = 115,471

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.20	1.00	100	71	227
Shed: Wood Frame	11.95	1.00	35	71	297
Total Estimated Land Improvements True Cash Value =					524

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

(11) Heating System: Space Heater

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	62.68	-11.12	-2.85	780	37,994

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

Average Fixture(s) 630.00 1 630

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance 1415.00 1 1,415

(16) Porches

CGEP (1 Story), Standard 31.40 200 6,280

County Multiplier = 1.38 => Cost New = 67,508

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, Depr.Cost = 37,129
ECF (403 - LAKE MISSAUKEE AREA RES) 1.500 => TCV of Bldg: 1 = 55,694

2018 Est. T.C.V. 009-100-020-00 = 171,689

Est. TCV/Total Floor Area = 220.11

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
84,000	84,000	84,000	61,115	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	1,800	0	1,283	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
85,800	85,800	85,800	62,398	62,398	0	

009-100-021-00 2018 Est. T.C.V. RENNER FAMILY TRUST
 Property Class: 401 1444 S BIRCHAVEN BEACH DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2400/FF	50.00	128.10	1.0000	1.0000	2400	100		120,000
50 Actual Front Feet, 0.15 Total Acres Total Est. Land Value =								120,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Concrete	3.61	1.00	359	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.0	95	950
Total Estimated Land Improvements True Cash Value =					950

Cost Est. for Res. Bldg: 1 Single Family 1.75S Cls C+10 Blt 2015

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1270 SF Floor Area = 2300 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Siding	Crawl Space	112.06	-10.09	4.21	1030	109,365
1	Story Siding	Crawl Space	70.88	-10.09	2.11	240	15,096

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing			
Average Fixture(s)	760.00	1	760
3 Fixture Bath	2400.00	1	2,400
2 Fixture Bath	1600.00	1	1,600

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

(15) Built-Ins & Fireplaces			
Appliance Allowance	1915.00	1	1,915
Fireplace: Direct-Vented Gas	1200.00	1	1,200

(16) Porches			
CGEP (1 Story), Standard	36.95	150	5,543
CCP (1 Story), Standard	31.51	84	2,647

(16) Deck/Balcony			
Treated Wood, Standard	7.23	182	1,316

County Multiplier = 1.38 => Cost New = 199,518

Phy/Ab.Phy/Func/Econ/Comb.%Good= 99/100/100/100/99.0, Depr.Cost = 197,523
 ECF (403 - LAKE MISSAUKEE AREA RES) 1.450 => TCV of Bldg: 1 = 286,409

2018 Est. T.C.V. 009-100-021-00 = 407,359

Est. TCV/Total Floor Area = 177.11

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
211,400	211,400	211,400	186,838	2.10		
2018 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-7,700	0	0	3,923	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
203,700	203,700	203,700	190,761	190,761	0	

009-100-022-00 2018 Est. T.C.V. FINK ARNOLD & CAROL
 Property Class: 401 1424 S BIRCHAVEN BEACH DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2400/FF	50.00	124.00	1.0000	1.0000	2400	100		120,000
50 Actual Front Feet, 0.14 Total Acres Total Est. Land Value =								120,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	County	Mult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.44	1.00		750	82	2,116
Total Estimated Land Improvements True Cash Value =						2,116

Cost Est. for Res. Bldg: 1 Single Family 2S Cls C-5 Blt 1965

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1498 SF Floor Area = 2996 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Siding	Crawl Space	94.32	-8.34	0.00	1498	128,798

Other Additions/Adjustments Rate Size Cost

(13) Plumbing							
Average Fixture(s)			760.00			1	760
3 Fixture Bath			2400.00			1	2,400
(14) Water/Sewer							
Public Sewer			1162.00			1	1,162
Well, 50 Feet			1575.00			1	1,575
(15) Built-Ins & Fireplaces							
Appliance Allowance			1915.00			1	1,915
Fireplace: Exterior 2 Story			4650.00			1	4,650
(16) Porches							
WSEP (1 Story), Standard			22.50			296	6,660
WCP (1 Story), Standard			23.65			158	3,737
(16) Deck/Balcony							
Composite,Standard			6.48			485	3,143
Wood Balcony			17.50			28	490
(17) Garages							
Class:C Exterior: Siding Foundation: 18 Inch (Unfinished)							
Base Cost			22.49			328	7,377
Common Wall: 1 Wall			-1025.00			1	-1,025
Mechanical Doors			350.00			1	350

County Multiplier = 1.38 => Cost New = 223,548

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 145,306
 ECF (403 - LAKE MISSAUKEE AREA RES) 1.400 => TCV of Bldg: 1 = 203,429

2018 Est. T.C.V. 009-100-022-00				=	325,545	
Est. TCV/Total Floor Area = 108.66, Most recent sale 06/01/2001 for 310,000						
2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
162,800	162,800	162,800	125,881	2.10		
2018 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	2,643	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
162,800	162,800	162,800	128,524	128,524	0	

009-100-023-00	2018 Est. T.C.V.	FINK ARNOLD & CAROL
Property Class: 401		S BIRCHHAVEN BEACH
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2400/FF	50.00	119.00	1.0000	1.0000	2400	100		120,000
50 Actual Front Feet, 0.14 Total Acres								Total Est. Land Value = 120,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	9.24	1.00	160	94	1,389
Total Estimated Land Improvements True Cash Value =					1,389

2018 Est. T.C.V. 009-100-023-00 = 121,389

Est. TCV/Total Floor Area = 40.52

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
60,700	60,700	60,700	41,822	2.10	
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	878	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
60,700	60,700	60,700	42,700	42,700	0

009-100-024-00 2018 Est. T.C.V. MAXWELL KEVIN P
 Property Class: 401 1404 S BIRCHAVEN BEACH DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2400/FF	50.00	115.00	1.0000	1.0000	2400	100		120,000
50 Actual Front Feet, 0.13 Total Acres Total Est. Land Value =								120,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.44	1.00	169	66	384
Shed: Wood Frame	9.83	1.00	192	45	849

Residential Local Cost Land Improvements

Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 2500	2500.00	1.00	1.0	94	2,350
Total Estimated Land Improvements True Cash Value =					3,583

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

(11) Heating System: Wall/Floor Furnace

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	65.75	-11.49	0.00	830	45,036
1	Story Siding	Crawl Space	65.75	-9.46	0.00	300	16,887

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

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

(15) Built-Ins & Fireplaces

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

(16) Deck/Balcony

Treated Wood, Standard	6.60	316	2,086
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County Multiplier = 1.38 => Cost New = 102,700

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 71,890
 ECF (403 - LAKE MISSAUKEE AREA RES) 1.500 => TCV of Bldg: 1 = 107,835

2018 Est. T.C.V. 009-100-024-00 = 231,418

Est. TCV/Total Floor Area = 204.79, Most recent sale 06/01/2002 for 180,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
112,100	112,100	112,100	75,472	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	3,600	0	1,584	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
115,700	115,700	115,700	77,056	77,056	0	

009-100-025-00 2018 Est. T.C.V. HEEREN KURT M & SVENJE
 Property Class: 401 1394 S BIRCHAVEN BEACH DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2400/FF	50.00	110.00	1.0000	1.0000	2400	100		120,000
50 Actual Front Feet, 0.13 Total Acres Total Est. Land Value =								120,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	13.15	1.00	48	71	448
Shed: Wood Frame	12.34	1.00	72	71	631

Residential Local Cost Land Improvements

Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 2500	2500.00	1.00	1.0	94	2,350
Total Estimated Land Improvements True Cash Value =					3,429

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

(11) Heating System: Forced Air w/ Ducts

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	69.79	-12.28	0.00	832	47,848

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

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

(15) Built-Ins & Fireplaces

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

(16) Porches

CGEP (1 Story), Standard	30.00	256	7,680
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(16) Deck/Balcony

Treated Wood, Standard	6.69	288	1,927
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County Multiplier = 1.38 => Cost New = 92,104

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 59,868
 ECF (403 - LAKE MISSAUKEE AREA RES) 1.500 => TCV of Bldg: 1 = 89,801

2018 Est. T.C.V. 009-100-025-00 = 213,230

Est. TCV/Total Floor Area = 256.29, Most recent sale 10/07/2004 for 224,900

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
103,600	103,600	103,600	83,383	2.10		
2018	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,000	0	0	1,751	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
106,600	106,600	106,600	85,134	85,134	0	

009-100-026-00 2018 Est. T.C.V. COUGHLIN BERNITA M (LLE)
 Property Class: 401 1384 S BIRCHAVEN BEACH DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2400/FF	50.00	105.00	1.0000	1.0000	2400	100		120,000
50 Actual Front Feet, 0.12 Total Acres								
Total Est. Land Value =								120,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.44	1.00	145	0	0
D/W/P: Patio Blocks	8.13	1.00	725	0	0
Shed: Wood Frame	11.53	1.00	96	71	786
Dock: Light posts	21.31	1.00	32	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 2500	2500.00	1.00	1.0	97	2,425
Total Estimated Land Improvements True Cash Value =					3,211

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

(11) Heating System: Space Heater

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	65.26	-11.39	0.00	1176	63,351

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
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(16) Porches

WSEP (1 Story), Standard	21.92	324	7,102
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(16) Deck/Balcony

Treated Wood, Standard	9.83	58	570
Treated Wood, Standard	8.40	96	806

County Multiplier = 1.38 => Cost New = 109,906

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 71,439
 ECF (403 - LAKE MISSAUKEE AREA RES) 1.500 => TCV of Bldg: 1 = 107,158

2018 Est. T.C.V. 009-100-026-00 = 230,369

Est. TCV/Total Floor Area = 195.89, Most recent sale 06/01/1996 for 104,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	Losses
111,600	111,600	111,600	82,180	2.10	
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,600	0	1,725	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
115,200	115,200	115,200	83,905	83,905	0

009-100-027-00 2018 Est. T.C.V. RYAN DAVID B & PAMELA M
 Property Class: 401 1374 S BIRCHAVEN BEACH DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2400/FF	50.00	101.00	1.0000	1.0000	2400	100		120,000
50 Actual Front Feet, 0.12 Total Acres Total Est. Land Value =								120,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Ren. Conc.	4.21	1.00	194	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 1963

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1137 SF Floor Area = 2274 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Siding	Slab	108.99	-12.05	0.00	1137	110,221

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Porches

CCP (1 Story), Standard	30.58	93	2,844
WPP, Standard	10.81	194	2,097

County Multiplier = 1.38 => Cost New = 174,982

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 113,739
 ECF (403 - LAKE MISSAUKEE AREA RES) 1.400 => TCV of Bldg: 1 = 159,234

2018 Est. T.C.V. 009-100-027-00 = 280,184

Est. TCV/Total Floor Area = 123.21, Most recent sale 10/21/2014 for 245,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
140,100	140,100	140,100	127,008	2.10		
2018	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	0	2,667	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
140,100	140,100	140,100	129,675	129,675	0	0

009-100-028-00 2018 Est. T.C.V. SMITH ROBERT I
 Property Class: 401 1364 S BIRCHAVEN BEACH DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP D 1500/FF	50.00	95.00	0.8123	1.0000	1500	100		60,919
GROUP D 1500/FF	50.00	95.00	0.8123	1.0000	1500	100		60,919
100 Actual Front Feet, 0.22 Total Acres Total Est. Land Value =								121,838

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	10.15	1.00	100	50	508

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 =					1,458

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

(11) Heating System: Wall/Floor Furnace

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	59.64	-10.52	-1.63	864	41,031
1	Story Siding	Slab	59.64	-10.52	-1.63	112	5,319

Other Additions/Adjustments Rate Size Cost

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

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

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

(16) Porches
 CPP, Standard 9.65 300 2,895

County Multiplier = 1.38 => Cost New = 79,130

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 51,434
 ECF (403 - LAKE MISSAUKEE AREA RES) 1.500 => TCV of Bldg: 1 = 77,151

2018 Est. T.C.V. 009-100-028-00 = 200,447

Est. TCV/Total Floor Area = 205.38

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
97,700	97,700	97,700	77,109	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	2,500	0	1,619	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
100,200	100,200	100,200	78,728	78,728	0	

009-100-030-00 2018 Est. T.C.V. COEBLY JUDITH L TRUST
 Property Class: 401 1344 S BIRCHAVEN BEACH DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2400/FF	50.00	88.00	1.0000	1.0000	2400	100		120,000
50 Actual Front Feet, 0.10 Total Acres Total Est. Land Value =								120,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	11.95	1.00	24	94	270
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 =					745

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 = 678 SF Floor Area = 678 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	64.84	-11.50	0.00	678	36,165

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

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

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

(15) Built-Ins & Fireplaces

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

(16) Porches

CGEP (1 Story), Standard	41.03	112	4,595
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County Multiplier = 1.38 => Cost New = 68,834

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 41,301
 ECF (403 - LAKE MISSAUKEE AREA RES) 1.500 => TCV of Bldg: 1 = 61,951

2018 Est. T.C.V. 009-100-030-00 = 182,696

Est. TCV/Total Floor Area = 269.46

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
89,300	89,300	89,300	46,027	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	2,000	0	966	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
91,300	91,300	91,300	46,993	46,993	0	

009-100-031-00 2018 Est. T.C.V. FERGUSON DAVID C & ROSE M (TTEE)
 Property Class: 401 1334 S BIRCHAVEN BEACH DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2400/FF	50.00	93.00	1.0000	1.0000	2400	100		120,000
50 Actual Front Feet, 0.11 Total Acres Total Est. Land Value =								120,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.20	1.00	65	0	0
Shed: Wood Frame	9.24	1.00	160	94	1,389

Residential Local Cost Land Improvements

Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.0	95	950
Total Estimated Land Improvements True Cash Value =					2,339

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

(11) Heating System: Wall/Floor Furnace

Ground Area = Size for Rates = 700 SF Floor Area = 700 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	64.33	-11.41	-1.63	700	35,903

Other Additions/Adjustments Rate Size Cost

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

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

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

(16) Deck/Balcony
 Treated Wood,Standard 8.05 96 773

County Multiplier = 1.38 => Cost New = 58,368

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 35,021
 ECF (403 - LAKE MISSAUKEE AREA RES) 1.500 => TCV of Bldg: 1 = 52,531

2018 Est. T.C.V. 009-100-031-00 = 174,870

Est. TCV/Total Floor Area = 249.81, Most recent sale 09/01/1996 for 76,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
85,700	85,700	85,700	53,175	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,700	0	0	1,116	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
87,400	87,400	87,400	54,291	54,291	0	

009-100-032-00 2018 Est. T.C.V. LAROSE RYAN & ERIN N
 Property Class: 401 1324 S BIRCHAVEN BEACH DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2400/FF	50.00	116.00	1.0000	1.0000	2400	100		120,000
50 Actual Front Feet, 0.13 Total Acres Total Est. Land Value =								120,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.20	1.00	69	0	0
Shed: Wood Frame	11.95	1.00	40	95	454

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 =					1,404

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1020 SF Floor Area = 1020 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	59.10	-10.41	0.00	1020	49,664

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1415.00	1	1,415
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County Multiplier = 1.38 => Cost New = 74,946

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 48,715

Separately Depreciated Items:

(16) Deck/Balcony

Treated Wood,Standard	6.43	280	1,800
County Multiplier = 1.38 =>			Cost New = 2,485
Phy/Ab.Phy/Func/Econ/Comb.%Good= 81/100/100/100/81.0,			Depr.Cost = 2,012

Total Depreciated Cost = 50,727

ECF (403 - LAKE MISSAUKEE AREA RES) 1.500 => TCV of Bldg: 1 = 76,091

2018 Est. T.C.V. 009-100-032-00 = 197,495

Est. TCV/Total Floor Area = 193.62, Most recent sale 09/19/2017 for 220,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
96,200	96,200	96,200	77,408	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	2,500	0	21,292	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
98,700	98,700	98,700	79,033	98,700	0	

009-100-033-00 2018 Est. T.C.V. SCHLICK DAVID R & MARIANNE Q
 Property Class: 401 1314 S BIRCHAVEN BEACH DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2400/FF	50.00	146.00	1.0000	1.0000	2400	100		120,000
50 Actual Front Feet, 0.17 Total Acres Total Est. Land Value =								120,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.44	1.00	300	0	0
Fencing: Wd, Picket, 30-40	11.64	1.00	50	0	0
Shed: Wood Frame	10.44	1.00	156	50	815
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 =					1,290

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1002 SF Floor Area = 1252 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25	Story Siding	Crawl Space	77.25	-9.77	0.00	1002	67,615

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

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

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

(16) Deck/Balcony			
Treated Wood, Standard	6.10	953	5,813
Treated Wood, Standard	9.89	57	564
Wood Balcony	17.50	42	735

County Multiplier = 1.38 => Cost New = 113,904

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 79,733
 ECF (403 - LAKE MISSAUKEE AREA RES) 1.500 => TCV of Bldg: 1 = 119,599

2018 Est. T.C.V. 009-100-033-00 = 240,889

Est. TCV/Total Floor Area = 192.40, Most recent sale 06/10/2005 for 305,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
116,500	116,500	116,500	90,052	2.10	
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,900	0	1,891	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
120,400	120,400	120,400	91,943	91,943	0

009-100-034-00 2018 Est. T.C.V. DONNER LIVING TRUST
 Property Class: 401 1304 S BIRCHAVEN BEACH DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2400/FF	50.00	170.00	1.0000	1.0000	2400	100		120,000
50 Actual Front Feet, 0.20 Total Acres Total Est. Land Value =								120,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Asphalt Paving	1.61	1.00	800	0	0
Shed: Wood Frame	12.07	1.00	80	71	686
Dock: Light posts	21.31	1.00	240	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.5	95	1,425
Total Estimated Land Improvements True Cash Value =					2,111

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C-5 Blt 1960

(11) Heating System: Wall/Floor Furnace

Ground Area = Size for Rates = 948 SF Floor Area = 948 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	64.55	-11.34	0.00	948	50,443

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Deck/Balcony

Treated Wood,Standard	6.50	352	2,288
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County Multiplier = 1.38 => Cost New = 88,897

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 57,783
 ECF (403 - LAKE MISSAUKEE AREA RES) 1.500 => TCV of Bldg: 1 = 86,675

2018 Est. T.C.V. 009-100-034-00 = 208,786

Est. TCV/Total Floor Area = 220.24, Most recent sale 07/15/2011 for 173,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
101,500	101,500	101,500	81,378	2.10		
2018	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	2,900	0	0	0	1,708	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
104,400	104,400	104,400	83,086	83,086	0	

009-100-035-00 2018 Est. T.C.V. KINEY CAROL LEE
 Property Class: 401 1284 S BIRCHAVEN BEACH DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors * LOTS 35, 36, W 25' OF 37

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP E 1300/FF	125.00	170.00	0.8326	1.0000	1300	100		135,290
GROUP D 1500/FF	0.00	192.00	0.7597	1.0000	1500	100		0
GROUP D 1500/FF	0.00	190.00	0.7597	1.0000	1500	100		0
125 Actual Front Feet, 0.49 Total Acres Total Est. Land Value =								135,290

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	2.98	1.00	75	0	0
Shed: Wood Frame	10.02	1.00	64	95	609
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 =					1,579

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

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	53.49	-10.43	0.66	672	29,380

Other Additions/Adjustments	Rate	Size	Cost
(13) Plumbing			
Average Fixture(s)	525.00	1	525
(14) Water/Sewer			
Public Sewer	912.00	1	912
Well, 50 Feet	1575.00	1	1,575
(15) Built-Ins & Fireplaces			
Appliance Allowance	1235.00	1	1,235
Fireplace: Interior 1 Story	2600.00	1	2,600
(16) Porches			
CSEP (1 Story), Standard	30.22	117	3,536
(16) Deck/Balcony			
Treated Wood, Standard	7.28	118	859
Treated Wood, Standard	7.24	120	869
Treated Wood, Standard	9.68	48	465
County Multiplier = 1.38 => Cost New = 57,898			
Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, Depr.Cost = 31,844			
ECF (403 - LAKE MISSAUKEE AREA RES) 1.500 => TCV of Bldg: 1 = 47,766			

2018 Est. T.C.V. 009-100-035-00					=	184,635
Est. TCV/Total Floor Area = 274.75, Most recent sale 11/21/2014 for 200,000						
2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
90,700	90,700	90,700	90,608	2.10		
2018	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	1,600		0	0	1,692	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
92,300	92,300	92,300	92,510	92,300		0

009-100-038-00 2018 Est. T.C.V. CHECINSKI ANDREZ J & MARLOGORZATA
Property Class: 401 1264 S BIRCHAVEN BEACH DR
Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 2200	50.00	184.00	0.9036	1.0000	2200	100		99,396
GROUP B 2200	25.00	184.00	0.9036	1.0000	2200	100		49,698
75 Actual Front Feet, 0.32 Total Acres Total Est. Land Value =								149,094

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	12.61	1.00	64	74	597
Dock: Light posts	21.31	1.00	256	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 =					2,972

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

(11) Heating System: Space Heater
Ground Area = Size for Rates = 1080 SF Floor Area = 1080 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	66.29	-9.58	0.00	1080	61,247

Other Additions/Adjustments Rate Size Cost

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

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

(15) Built-Ins & Fireplaces
Appliance Allowance 1915.00 1 1,915
Fireplace: Wood Stove 1350.00 1 1,350

(16) Deck/Balcony
Treated Wood,Standard 6.64 304 2,019

(17) Garages
Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)
Base Cost 20.64 494 10,196
Common Wall: 1 Wall -1300.00 1 -1,300
Mechanical Doors 350.00 1 350
Storage area over garage 3.95 200 790
Class:CD Exterior: Block Foundation: 18 Inch (Unfinished)
Base Cost 25.95 216 5,605
Mechanical Doors 350.00 1 350

County Multiplier = 1.38 => Cost New = 118,706

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 83,094
ECF (403 - LAKE MISSAUKEE AREA RES) 1.500 => TCV of Bldg: 1 = 124,641

2018 Est. T.C.V. 009-100-038-00 = 276,707
Est. TCV/Total Floor Area = 256.21, Most recent sale 04/21/2011 for 223,500

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
134,200	134,200	134,200	113,345	2.10	
2018 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	4,200	0	0	2,380	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
138,400	138,400	138,400	115,725	115,725	0

009-100-039-00 2018 Est. T.C.V. HAMILTON JOSEPH C & AMY L
 Property Class: 401 1254 S BIRCHAVEN BEACH DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2400/FF	50.00	179.00	1.0000	1.0000	2400	100		120,000
50 Actual Front Feet, 0.20 Total Acres Total Est. Land Value =								120,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.20	1.00	120	0	0
Shed: Wood Frame	11.95	1.00	36	94	404
Shed: Wood Frame	10.99	1.00	72	94	744

Residential Local Cost Land Improvements

Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 2500	2500.00	1.00	1.0	97	2,425
Total Estimated Land Improvements True Cash Value =					3,573

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

(11) Heating System: Wall/Floor Furnace

Ground Area = Size for Rates = 1338 SF Floor Area = 1338 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	56.28	-9.74	-1.63	1074	48,233
1	Story Siding	Crawl Space	56.28	-8.11	-1.63	264	12,287

Other Additions/Adjustments Rate Size Cost

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

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

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

(16) Deck/Balcony
Treated Wood,Standard 6.20 378 2,344

(17) Garages
Class:CD Exterior: Block Foundation: 18 Inch (Unfinished)
Base Cost 19.20 460 8,832
Mechanical Doors 350.00 1 350

County Multiplier = 1.38 => Cost New = 110,594

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 71,886

Separately Depreciated Items:

Square footage # 2 is depreciated at 85 %Good... Base Cost Was = 12,287
County Multiplier = 1.38 => Cost New = 16,955
Phy/Ab.+hy/Func/Econ/Comb.%Good= 20/100/100/100/20.0, Depr.Cost = 3,391
ECF (403 - LAKE MISSAUKEE AREA RES) 1.500 => TCV of Bldg: 1 = 112,916

2018 Est. T.C.V. 009-100-039-00 = 236,489

Est. TCY/Total Floor Area = 176.75, Most recent sale 06/01/2002 for 187,000

Year	Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
2017	114,500	114,500	114,500	88,586	2.10	
2018	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	3,700	0	0	1,860	0
2018	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	118,200	118,200	118,200	90,446	90,446	0

009-100-040-00	2018 Est. T.C.V.	RIETSEMA KLAAS & KATHY
Property Class: 402		BIRCHAVEN BEACH DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 2200	50.00	175.00	1.0000	1.0000	2200	100		110,000
50 Actual Front Feet, 0.20 Total Acres								Total Est. Land Value = 110,000

 Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	7.77	1.00	320	94	2,336

Residential Local Cost Land Improvements

Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 2500	2500.00	1.00	1.0	97	2,425
Total Estimated Land Improvements True Cash Value =					4,761

 2018 Est. T.C.V. 009-100-040-00 = 114,761

Est. TCV/Total Floor Area = 85.77

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
57,400	57,400	57,400	46,689	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	980	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
57,400	57,400	57,400	47,669	47,669	0	

009-100-041-00 2018 Est. T.C.V. SEYMOUR JASON & SHARON
 Property Class: 401 1228 S BIRCHAVEN BEACH DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors * LOTS 41 & PRT OF 42
 Description Frontage Depth Front Depth Rate %Adj. Reason Value
 GROUP D 1500/FF 100.00 148.99 0.8123 1.0000 1500 100 121,838
 100 Actual Front Feet, 0.34 Total Acres Total Est. Land Value = 121,838

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	400	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.5	95	1,425
Total Estimated Land Improvements True Cash Value =					1,425

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

(11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 1182 SF Floor Area = 1657 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	65.20	-11.38	-0.27	738	39,520
2	Story Siding	Slab	103.07	-11.38	-0.54	444	40,471
1	Story Siding	Overhang	37.87	0.00	0.00	31	1,174

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Fireplace: Exterior 1 Story	3875.00	1	3,875
Fireplace: Prefab 1 Story	2200.00	1	2,200

(16) Porches

WPP, Standard	10.59	204	2,160
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(17) Garages

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

Base Cost	17.38	590	10,254
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 =>

Cost New = 146,143

Notes: 2015 REPLACE DECKS WITH 200+SQFT DECK & CONCRETE WALKS, PAINT, INTERIOR REFRESH.

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 94,993
 ECF (403 - LAKE MISSAUKEE AREA RES) 1.500 => TCV of Bldg: 1 = 142,490

2018 Est. T.C.V. 009-100-041-00 = 265,753

Est. TCV/Total Floor Area = 160.38, Most recent sale 09/05/2014 for 215,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
128,100	128,100	128,100	111,418	2.10	
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	4,800	0	0	2,339	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
132,900	132,900	132,900	113,757	113,757	0

009-100-043-00 2018 Est. T.C.V. UELAND STEVE & KELLY
 Property Class: 401 S BIRCHAVEN BEACH DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP F & SURPL	95.32	152.62	1.0121	1.0000	800	100		77,175
113 Actual Front Feet, 0.30 Total Acres Total Est. Land Value =								77,175

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	655	0	0
D/W/P: 4in Concrete	3.61	1.00	186	0	0

Residential Local Cost Land Improvements

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

Cost Est. for Res. Bldg: 1 Single Family 2S Cls C+10 Blt 2015

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1238 SF Floor Area = 2119 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Siding	Crawl Space	114.22	-10.16	4.21	881	95,386
1	Story Siding	Crawl Space	72.25	-10.16	2.11	72	4,622
1	Story Siding	Overhang	37.59	0.00	0.00	285	10,713

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Porches

CPP, Standard	13.03	144	1,876
CCP (1 Story), Standard	25.64	138	3,538
CCP (1 Story), Standard	54.99	24	1,320

(17) Garages

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

Base Cost	28.51	349	9,950
Common Wall: 2 Wall	-2575.00	1	-2,575
Automatic Doors	375.00	1	375

County Multiplier = 1.38 => Cost New = 186,773

Phy/Ab.Phy/Func/Econ/Comb.%Good= 99/100/100/100/99.0, Depr.Cost = 184,905
 ECF (403 - LAKE MISSAUKEE AREA RES) 1.400 => TCV of Bldg: 1 = 258,867

2018 Est. T.C.V. 009-100-043-00 = 340,792

Est. TCV/Total Floor Area = 160.83, Most recent sale 01/22/2013 for 80,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
170,400	170,400	170,400	165,574	2.10		
2018	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	0	0	3,477	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
170,400	170,400	170,400	169,051	169,051	0	

009-100-044-00	2018 Est. T.C.V.	GLASS CASEY R & JENNIFER S TRUST
Property Class: 401		1214 S BIRCHAVEN BEACH DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP C 1200/FF	100.00	88.00	0.8706	1.0000	1200	100		104,466
100 Actual Front Feet, 0.20 Total Acres Total Est. Land Value =								104,466

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Patio Blocks	8.13	1.00	168	0	0
D/W/P: 4in Concrete	3.61	1.00	132	0	0
Shed: Wood Frame	13.15	1.00	48	50	316
Total Estimated Land Improvements True Cash Value =					316

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C+5 Blt 1955

(11) Heating System: Forced Air w/ Ducts
 Ground Area = Size for Rates = 1290 SF Floor Area = 1290 SF.
 Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost
 1 Story Siding Crawl Space 67.48 -9.60 0.00 1290 74,665

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

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

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

(16) Deck/Balcony
 Treated Wood,Standard 6.43 419 2,694

(17) Garages
 Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)
 Base Cost 19.27 572 11,022
 Mechanical Doors 350.00 1 350
 Storage area over garage 3.95 458 1,809

County Multiplier = 1.38 => Cost New = 141,075

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 84,645
 ECF (403 - LAKE MISSAUKEE AREA RES) 1.500 => TCV of Bldg: 1 = 126,967

2018 Est. T.C.V. 009-100-044-00				= 231,749		
Est. TCV/Total Floor Area = 179.65						
2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
106,600	106,600	106,600	84,758	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
5,400	3,900	5,400	25,742	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
115,900	115,900	115,900	91,937	115,900	0	

009-100-046-00	2018 Est. T.C.V.	HOWELL CAROL L TRUSTEE
Property Class: 401		1198 S BIRCHAVEN BEACH DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP C 1200/FF	50.00	97.00	1.0000	1.0000	1200	100		60,000
50 Actual Front Feet, 0.11 Total Acres					Total Est.		Land Value =	60,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.44	1.00	391	71	955
Shed: Wood Frame	12.07	1.00	80	71	686
Shed: Wood Frame	10.72	1.00	140	94	1,410

Residential Local Cost Land Improvements

Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 2500	2500.00	1.00	1.0	95	2,375
Total Estimated Land Improvements True Cash Value =					5,426

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C-5 Blt 1950

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1117 SF Floor Area = 1117 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	62.60	-10.94	0.00	1117	57,704

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Porches

CGEP (1 Story), Standard	39.73	126	5,006
WGEP (1 Story), Standard	36.83	144	5,304

(16) Deck/Balcony

Treated Wood,Standard	6.10	792	4,831
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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

County Multiplier = 1.38 => Cost New = 129,983

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 84,489
 ECF (403 - LAKE MISSAUKEE AREA RES) 1.500 => TCV of Bldg: 1 = 126,734

2018 Est. T.C.V. 009-100-046-00 = 192,160

Est. TCV/Total Floor Area = 172.03

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
91,900	91,900	91,900	70,792	2.10	
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	4,200	0	0	1,486	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
96,100	96,100	96,100	72,278	72,278	0

009-100-047-00	2018 Est. T.C.V.	HOWELL CAROL L TRUSTEE
Property Class: 402		S BIRCHAVEN BEACH DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
			* Factors *			LOTS 47 & 48		
GROUP C 1200/FF	50.00	86.00	0.8706	1.0000	1200	100		52,233
<Site Value D> GROUP D BACKLOT					8000	100		8,000
100 Actual Front Feet, 0.19 Total Acres								Total Est. Land Value = 60,233

2018 Est. T.C.V. 009-100-047-00 = 60,233

Est. TCV/Total Floor Area = 53.92

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
30,100	30,100	30,100	30,100	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	
30,100	30,100	30,100	30,732	30,100	0	

009-140-001-00 2018 Est. T.C.V. GAMBLE JOHN C & RETA G
 Property Class: 401 5115 S DICKERSON RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 8.RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C>	140-Blue Road				5000	100		5,000
					0.00	Total Acres	Total Est. Land Value =	5,000

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1995

(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 & Fireplaces

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

Treated Wood,Standard	16.26	20	325
Treated Wood,Standard	16.26	20	325

County Multiplier = 1.38 => Cost New = 96,470

Notes: MODULAR

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 77,176
 ECF (409 - RURAL SUBS) 1.010 => TCV of Bldg: 1 = 77,947

2018 Est. T.C.V. 009-140-001-00 = 82,947

Est. TCV/Total Floor Area = 66.46

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
39,200	39,200	39,200	33,218	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,300	0	0	697	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
41,500	41,500	41,500	33,915	33,915	0	

009-140-002-00	2018 Est. T.C.V.	FREDIN DALE A
Property Class: 402		S DICKERSON RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 8.RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C>	140-Blue Road				5000	100		5,000
		0.00	Total Acres		Total Est.		Land Value =	5,000

2018 Est. T.C.V. 009-140-002-00 = 5,000

Est. TCV/Total Floor Area = 4.01

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	

009-140-003-00	2018 Est. T.C.V.	FREDIN DALE A
Property Class: 402		W BLUE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 8.RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C>	140-Blue Road				5000	100		5,000
		0.00	Total Acres		Total Est.		Land Value =	5,000

2018 Est. T.C.V. 009-140-003-00 = 5,000

Est. TCV/Total Floor Area = 4.01

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	

009-140-004-00	2018 Est. T.C.V.	FREDIN DALE A
Property Class: 402		W BLUE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 8.RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C>	140-Blue Road				5000	100		5,000
		0.00	Total Acres		Total Est.		Land Value =	5,000

2018 Est. T.C.V. 009-140-004-00 = 5,000

Est. TCV/Total Floor Area = 4.01

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	

009-140-005-00	2018 Est. T.C.V.	FREDIN DALE A
Property Class: 402		W BLUE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 8.RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C>	140-Blue Road				5000	100		5,000
		0.00	Total Acres		Total Est.		Land Value =	5,000

2018 Est. T.C.V. 009-140-005-00 = 5,000

Est. TCV/Total Floor Area = 4.01

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	

009-140-006-00 2018 Est. T.C.V. FOSTER WM K
 Property Class: 401 7859 W BLUE RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 8.RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> 140-Blue Road					5000	100		5,000
0.00 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: Metal Prefab	8.16	1.00	100	66	539
Total Estimated Land Improvements True Cash Value =					539

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

(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	Basement	58.72	0.00	0.00	1056	62,008

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 & Fireplaces

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

(16) Porches

CCP (1 Story), Standard 28.65 100 2,865

(16) Deck/Balcony

Treated Wood, Standard 6.20 352 2,182

(17) Garages

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

Base Cost 9.78 1008 9,858

County Multiplier = 1.38 => Cost New = 116,684

Phy/Ab.Phy/Func/Econ/Comb.%Good= 71/100/100/100/71.0, Depr.Cost = 82,846
ECF (409 - RURAL SUBS) 1.010 => TCV of Bldg: 1 = 83,674

2018 Est. T.C.V. 009-140-006-00 = 89,213

Est. TCV/Total Floor Area = 84.48

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
42,100	42,100	42,100	34,238	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,500	0	0	718	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
44,600	44,600	44,600	34,956	34,956	34,956	

009-140-007-00 2018 Est. T.C.V. SHELTON SHAWNA
 Property Class: 401 7823 W BLUE RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 8.RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> 140-Blue Road					5000	100		5,000
165 Actual Front Feet, 1.53 Total Acres Total Est. Land Value =								5,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.20	1.00	428	78	1,068
Total Estimated Land Improvements True Cash Value =					1,068

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1176 SF Floor Area = 1806 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
Tri-Level	Siding	Crawl Space	68.68	-4.20	0.00	1176	75,828
1	Story Siding	Overhang	32.69	0.00	0.00	42	1,373

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
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
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(17) Garages

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

Base Cost	24.66	312	7,694
Common Wall: 1 Wall	-1225.00	1	-1,225

County Multiplier = 1.38 => Cost New = 129,010

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 90,307

Separately Depreciated Items:

(16) Porches

CCP (1 Story), Standard	30.25	84	2,541
County Multiplier = 1.38 =>			Cost New = 3,507
Phy/Ab.Phy/Func/Econ/Comb.%Good= 71/100/100/100/71.0,			Depr.Cost = 2,490

(17) Garages

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

Base Cost	15.75	672	10,584
County Multiplier = 1.38 =>			Cost New = 14,606
Phy/Ab.Phy/Func/Econ/Comb.%Good= 82/100/100/100/82.0,			Depr.Cost = 11,977

Total Depreciated Cost = 104,773

ECF (409 - RURAL SUBS) 0.950 => TCV of Bldg: 1 = 99,535

2018 Est. T.C.V. 009-140-007-00 = 105,603

Est. TCV/Total Floor Area = 58.47, Most recent sale 11/04/2013 for 91,500

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
50,200	50,200	50,200	43,698	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	2,600	0	917	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
52,800	52,800	52,800	44,615	44,615	44,615	

009-140-008-00 2018 Est. T.C.V. COCKERAM JASON L & RUBY L
 Property Class: 401 7753 W BLUE RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 8.RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C>	140-Blue Road				5000	100		5,000
		0.00	Total Acres				Total Est. Land Value =	5,000

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

(11) Heating System: Forced Air w/ Ducts

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	55.66	-7.98	0.00	1104	52,639
1	Story Siding	Crawl Space	55.66	-7.98	0.00	324	15,448

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
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(16) Deck/Balcony

Treated Wood, Standard	6.81	192	1,308
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County Multiplier = 1.38 => Cost New = 106,584

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 74,609

Separately Depreciated Items:

Square footage # 2 is depreciated at 91 %Good...	Base Cost Was =	15,448
County Multiplier = 1.38 =>	Cost New =	21,319
Phy/Ab.+hy/Func/Econ/Comb.%Good= 21/100/100/100/21.0,	Depr.Cost =	4,477
ECF (409 - RURAL SUBS) 0.950 => TCV of Bldg: 1 =		75,131

2018 Est. T.C.V. 009-140-008-00 = 80,131

Est. TCV/Total Floor Area = 56.11, Most recent sale 06/01/1998 for 56,900

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
38,100	38,100	38,100	33,518	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	2,000	0	703	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
40,100	40,100	40,100	34,221	34,221	34,221	

009-140-009-00 2018 Est. T.C.V. PALUCK ALEXANDER
 Property Class: 401 7717 W BLUE RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 8.RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> 140-Blue Road					5000	100		5,000
0.00 Total Acres Total Est. Land Value =								5,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.44	1.00	65	94	210
Total Estimated Land Improvements True Cash Value =					210

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

(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	1104	62,387

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) Porches

CCP (1 Story), Standard 67.30 16 1,077

(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

County Multiplier = 1.38 =>

Cost New = 110,677

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 71,940

ECF (409 - RURAL SUBS) 0.950 => TCV of Bldg: 1 = 68,343

2018 Est. T.C.V. 009-140-009-00 = 73,553

Est. TCV/Total Floor Area = 66.62, Most recent sale 03/28/2016 for 71,500

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
35,000	35,000	35,000	35,000	2.10	
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,800	0	735	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
36,800	36,800	36,800	35,735	35,735	35,735

009-140-010-00	2018 Est. T.C.V.	SPETEBROOT TONY R & LINDA R
Property Class: 402		W BLUE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 8.RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C>	140-Blue Road				5000	100		5,000
		0.00	Total Acres		Total Est.		Land Value =	5,000

2018 Est. T.C.V. 009-140-010-00 = 5,000

Est. TCV/Total Floor Area = 4.53

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

009-140-011-00 2018 Est. T.C.V. YOUNGBEG GARRICK
 Property Class: 401 7699 W BLUE RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 8.RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> 140-Blue Road					5000	100		5,000
170 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
D/W/P: 4in Ren. Conc.	4.21	1.00	960	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 5000	5000.00	1.00	1.0	94	4,700
Total Estimated Land Improvements True Cash Value =					4,700

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C+5 Blt 1995

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1500 SF Floor Area = 1500 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	65.92	0.00	2.01	1500	101,895

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, 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	6.69	288	1,927
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(17) Garages

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

Base Cost	19.20	576	11,059
Automatic Doors	375.00	1	375

County Multiplier = 1.38 =>

Cost New = 172,487

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0,

Depr.Cost = 137,990

Separately Depreciated Items:

(9) Basement Finish

Basement Recreation Finish	11.45	1500	17,175
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County Multiplier = 1.38 =>

Cost New = 23,702

Phy/Ab.Phy/Func/Econ/Comb.%Good= 50/100/100/100/50.0,

Depr.Cost = 11,851

Total Depreciated Cost = 149,841

ECF (409 - RURAL SUBS)

1.010 => TCV of Bldg: 1 = 151,339

2018 Est. T.C.V. 009-140-011-00 = 161,039

Est. TCV/Total Floor Area = 107.36, Most recent sale 06/01/2012 for 128,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
76,000	76,000	76,000	65,500	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	4,500	0	1,375	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
80,500	80,500	80,500	66,875	66,875	66,875	

009-140-012-00 2018 Est. T.C.V. COCKERAM JAMIE A & LISA M
 Property Class: 401 7691 W BLUE RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 8.RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C>	140-Blue Road				5000	100		5,000
					0.00	Total Acres	Total Est. Land Value =	5,000

Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE Cls D Blt 1999

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 2016 SF Floor Area = 2016 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	42.74	0.00	0.66	2016	87,494

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
Fireplace: Wood Stove	950.00	1	950

(16) Deck/Balcony

Treated Wood, Standard	5.92	384	2,273
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County Multiplier = 1.38 => Cost New = 136,996

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0, Depr.Cost = 116,447
 ECF (409 - RURAL SUBS) 0.700 => TCV of Bldg: 1 = 81,513

2018 Est. T.C.V. 009-140-012-00 = 86,513

Est. TCV/Total Floor Area = 42.91, Most recent sale 04/01/1995 for 5,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
40,300	40,300	40,300	36,397	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	3,000	0	764	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
43,300	43,300	43,300	37,161	37,161	0	

009-140-013-00 2018 Est. T.C.V. CEBULSKI JOSEPH S & JULIEANN
 Property Class: 401 7675 W BLUE RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 8.RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C>	140-Blue Road				5000	100		5,000
		0.00	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	11.53	1.00	96	86	952
	Total Estimated Land Improvements	True Cash Value =			952

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C Blt 1994

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1008 SF Floor Area = 1512 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Basement	85.42	0.00	0.00	1008	86,103

Other Additions/Adjustments	Rate	Size	Cost
(13) Plumbing			
Average Fixture(s)	760.00	1	760
2 Fixture Bath	1600.00	1	1,600
(14) Water/Sewer			
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	19.24	16	308

County Multiplier = 1.38 => Cost New = 131,578

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 105,262

Separately Depreciated Items:

(16) Breezeways

Frame Wall, Unfinished	23.25	364	8,463
County Multiplier = 1.38 =>		Cost New =	11,679
Phy/Ab.Phy/Func/Econ/Comb.%Good= 99/100/100/100/99.0,		Depr.Cost =	11,562

(17) Garages

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

Base Cost	17.79	676	12,026
County Multiplier = 1.38 =>		Cost New =	16,596
Phy/Ab.Phy/Func/Econ/Comb.%Good= 98/100/100/100/98.0,		Depr.Cost =	16,264

	Total Depreciated Cost =	133,088
ECF (409 - RURAL SUBS)	1.010 => TCV of Bldg: 1 =	134,419

2018 Est. T.C.V. 009-140-013-00 = 140,371

Est. TCV/Total Floor Area = 92.84, Most recent sale 05/01/1995 for 72,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
66,200	66,200	66,200	55,992	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	4,000	0	0	1,175	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
70,200	70,200	70,200	57,167	57,167	57,167	

009-160-011-00 2018 Est. T.C.V. BELEN LEONARD F TRUST
Property Class: 401 6120 W LAKEVIEW DR
Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2400/FF	62.00	100.00	0.9476	1.0000	2400	100		141,009
62 Actual Front Feet, 0.14 Total Acres Total Est. Land Value =								141,009

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	437	0	0
Fencing: Vnyl, 2 Rail	8.16	1.00	30	0	0

Residential Local Cost Land Improvements

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

Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE Cls CD Blt 1997

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1118 SF Floor Area = 1118 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	58.10	-8.51	1.87	1056	54,342
1	Story Siding	Slab	58.10	-10.18	1.87	62	3,087

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1415.00	1	1,415
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(16) Porches

CGEP (1 Story), Standard	29.58	238	7,040
CCP (1 Story), Standard	36.76	49	1,801

(16) Deck/Balcony

Treated Wood,Standard	12.37	33	408
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(17) Garages

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

Base Cost	15.99	336	5,373
Mechanical Doors	350.00	2	700

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

Base Cost	25.95	169	4,386
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County Multiplier = 1.38 => Cost New = 117,412

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0, Depr.Cost = 99,801
ECF (403 - LAKE MISSAUKEE AREA RES) 1.200 => TCV of Bldg: 1 = 119,761

2018 Est. T.C.V. 009-160-011-00 = 263,195

Est. TCV/Total Floor Area = 235.42

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
126,600	126,600	126,600	92,613	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	5,000	0	1,944	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
131,600	131,600	131,600	94,557	94,557	0	

009-160-012-00 2018 Est. T.C.V. LALIK JAMES & JULIANNE
 Property Class: 401 6130 W LAKEVIEW DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2400/FF	52.00	100.00	0.9902	1.0000	2400	100		123,582
52 Actual Front Feet, 0.12 Total Acres Total Est. Land Value =								123,582

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.20	1.00	136	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	0.5	97	485
Total Estimated Land Improvements True Cash Value =					485

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 892 SF Floor Area = 892 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	60.77	-10.75	0.00	892	44,618

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

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

(15) Built-Ins & Fireplaces

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

(16) Porches

CGEP (1 Story), Standard	34.65	160	5,544
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County Multiplier = 1.38 => Cost New = 80,394

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, Depr.Cost = 44,217
 ECF (403 - LAKE MISSAUKEE AREA RES) 1.500 => TCV of Bldg: 1 = 66,325

2018 Est. T.C.V. 009-160-012-00 = 190,392

Est. TCV/Total Floor Area = 213.44, Most recent sale 05/02/2012 for 131,500

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
93,000	93,000	93,000	76,885	2.10	
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	2,200	0	0	1,614	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
95,200	95,200	95,200	78,499	78,499	0

009-160-013-00	2018 Est. T.C.V.	CRAWFORD JACK L & MARY G
Property Class: 401		6140 W LAKEVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2400/FF	49.00	100.00	1.0051	1.0000	2400	100		118,195
49 Actual Front Feet, 0.11 Total Acres								Total Est. Land Value = 118,195

Cost Est. for Res. Bldg: 1	Single Family	1S		Cls CD	Blt 1940
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(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 994 SF Floor Area = 994 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	59.40	-10.48	0.00	994	48,626

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1415.00	1	1,415
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(16) Porches

CGEP (1 Story), Standard	34.01	168	5,714
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(16) Deck/Balcony

Treated Wood, Standard	8.47	80	678
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County Multiplier = 1.38 =>	Cost New =	84,163
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Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0,	Depr.Cost =	50,498
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Separately Depreciated Items:

Unit-in-Place Cost Items:

SHED	1.00	150	150
County Multiplier = 1.38 =>	Cost New =	207	
Phy/Ab.Phy/Func/Econ/Comb.%Good= 95/100/100/100/95.0,	Depr.Cost =	197	

Total Depreciated Cost = 50,695

ECF (403 - LAKE MISSAUKEE AREA RES)	1.500 => TCV of Bldg: 1 =	76,042
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2018 Est. T.C.V. 009-160-013-00	=	194,237
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Est. TCV/Total Floor Area = 195.41

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
94,600	94,600	94,600	76,681	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,500	0	0	1,610	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
97,100	97,100	97,100	78,291	78,291	0	

009-160-014-00	2018 Est. T.C.V.	DERUITER BRUCE A
Property Class: 401		6146 W LAKEVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2400/FF	49.00	100.00	1.0051	1.0000	2400	100		118,195
49 Actual Front Feet, 0.11 Total Acres								Total Est. Land Value = 118,195

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	4.04	1.00	576	82	1,908
D/W/P: Patio Blocks	9.80	1.00	1100	0	0

Residential Local Cost Land Improvements

Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 5000	5000.00	1.00	1.0	95	4,750
Total Estimated Land Improvements True Cash Value =					6,658

Cost Est. for Res. Bldg: 1	Single Family	1.75S	Cls BC	Blt 1992
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(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1458 SF Floor Area = 2268 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.75	Story Siding	Basement	107.34	0.00	3.25	1080	119,437
1	Story Siding	Overhang	41.43	0.00	0.00	378	15,661

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

Average Fixture(s)	1120.00	1	1,120
3 Fixture Bath	3525.00	1	3,525
2 Fixture Bath	2350.00	1	2,350

(14) Water/Sewer

Public Sewer	1487.00	1	1,487
Well, 50 Feet	1600.00	1	1,600

(15) Built-Ins & Fireplaces

Appliance Allowance	2610.00	1	2,610
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(16) Porches

CCP (1 Story), Standard	50.84	36	1,830
WPP, Standard	9.89	420	4,154

(16) Deck/Balcony

Treated Wood, Standard	7.21	420	3,028
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(17) Garages

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

Base Cost	27.35	576	15,754
Common Wall: 1 Wall	-1425.00	1	-1,425
Automatic Doors	425.00	2	850

County Multiplier = 1.38 =>	Cost New =	237,333
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Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0,	Depr.Cost =	201,733
ECF (403 - LAKE MISSAUKEE AREA RES) 1.450 => TCV of Bldg: 1 =		292,513

2018 Est. T.C.V. 009-160-014-00	=	417,366
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Est. TCV/Total Floor Area = 184.02

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
203,600	203,600	203,600	137,115	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	5,100	0	0	2,879	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
208,700	208,700	208,700	139,994	139,994	139,994	

009-160-015-00 2018 Est. T.C.V. ERNSBERGER THOMAS R & NANCY A
 Property Class: 401 6162 W LAKEVIEW DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2400/FF	50.00	100.00	1.0000	1.0000	2400	100		120,000
50 Actual Front Feet, 0.12 Total Acres Total Est. Land Value =								120,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.44	1.00	88	80	242
Shed: Wood Frame	13.15	1.00	48	73	461
Total Estimated Land Improvements True Cash Value =					703

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C-5 Blt 1938

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1591 SF Floor Area = 1591 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	59.10	-10.14	0.00	1591	77,895

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

Treated Wood,Standard	8.56	90	770
Treated Wood,Standard	6.80	250	1,700

(17) Garages

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

Base Cost	19.27	572	11,022
Common Wall: 1 Wall	-1300.00	1	-1,300
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 => Cost New = 135,585

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 88,130

ECF (403 - LAKE MISSAUKEE AREA RES) 1.500 => TCV of Bldg: 1 = 132,196

2018 Est. T.C.V. 009-160-015-00 = 252,899

Est. TCV/Total Floor Area = 158.96, Most recent sale 08/29/2005 for 245,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
122,000	122,000	122,000	100,705	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	4,400	0	2,114	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
126,400	126,400	126,400	102,819	102,819	0	

009-160-016-00	2018 Est. T.C.V.	LOTT JAMES R
Property Class: 401		6170 W LAKEVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2400/FF	49.00	100.00	1.0051	1.0000	2400	100		118,195
49 Actual Front Feet, 0.11 Total Acres								Total Est. Land Value = 118,195

Cost Est. for Res. Bldg: 1	Single Family	1S		Cls CD	Blt 1938
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(11) Heating System: Forced Air w/ Ducts

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	59.06	-10.40	0.00	1024	49,828

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1415.00	1	1,415
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(16) Porches

CGEP (1 Story), Standard	37.91	128	4,852
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(16) Deck/Balcony

Treated Wood, Standard	6.75	200	1,350
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County Multiplier = 1.38 =>	Cost New =	83,732
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Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0,	Depr.Cost =	50,239
ECF (403 - LAKE MISSAUKEE AREA RES)	1.500 => TCV of Bldg: 1 =	75,359

2018 Est. T.C.V. 009-160-016-00	=	193,554
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Est. TCV/Total Floor Area = 189.02

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
94,300	94,300	94,300	63,647	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,500	0	0	1,336	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
96,800	96,800	96,800	64,983	64,983	0	

009-160-017-00	2018 Est. T.C.V.	KENNEDY FAMILY LIVING TRUST
Property Class: 401		6180 W LAKEVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2400/FF	49.00	100.00	1.0051	1.0000	2400	100		118,195
49 Actual Front Feet, 0.11 Total Acres								Total Est. Land Value = 118,195

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

(11) Heating System: Space Heater

Ground Area = Size for Rates = 592 SF Floor Area = 592 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	55.53	-9.72	-1.89	592	26,001

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

Average Fixture(s) 525.00 1 525

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance 1235.00 1 1,235

County Multiplier = 1.38 => Cost New = 41,742

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 25,045

Separately Depreciated Items:

(16) Deck/Balcony

Treated Wood,Standard 15.57 20 311

County Multiplier = 1.38 => Cost New = 430

Phy/Ab.Phy/Func/Econ/Comb.%Good= 56/100/100/100/56.0, Depr.Cost = 241

Total Depreciated Cost = 25,286

ECF (403 - LAKE MISSAUKEE AREA RES) 1.500 => TCV of Bldg: 1 = 37,929

2018 Est. T.C.V. 009-160-017-00 = 156,124

Est. TCV/Total Floor Area = 263.72

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
76,800	76,800	76,800	45,860	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	1,300	0	963	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
78,100	78,100	78,100	46,823	46,823	0	

009-160-018-00 2018 Est. T.C.V. FERRICK BRIAN & KARYN
 Property Class: 401 6186 W LAKEVIEW DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2400/FF	50.00	100.00	1.0000	1.0000	2400	100		120,000
50 Actual Front Feet, 0.12 Total Acres Total Est. Land Value =								120,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

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

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1939

(11) Heating System: Forced Heat & Cool

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Brick	Crawl Space	66.09	-8.41	1.87	1170	69,674

Other Additions/Adjustments	Rate	Size	Cost
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(1) Exterior			
Brick Veneer	8.00	240	1,920

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

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

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

(16) Deck/Balcony			
Treated Wood, Standard	8.16	92	751

County Multiplier = 1.38 => Cost New = 111,006

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 66,604
 ECF (403 - LAKE MISSAUKEE AREA RES) 1.500 => TCV of Bldg: 1 = 99,906

2018 Est. T.C.V. 009-160-018-00 = 220,381

Est. TCV/Total Floor Area = 188.36, Most recent sale 09/30/2005 for 294,500

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
106,900	106,900	106,900	81,734	2.10	
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,300	0	1,716	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
110,200	110,200	110,200	83,450	83,450	0

009-160-019-00 2018 Est. T.C.V. SAGE BRUCE J & KAREN E
 Property Class: 401 6190 W LAKEVIEW DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2400/FF	50.00	100.00	1.0000	1.0000	2400	100		120,000
50 Actual Front Feet, 0.12 Total Acres Total Est. Land Value =								120,000

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D+5 Blt 1945

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 744 SF Floor Area = 744 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	54.68	-9.59	0.69	744	34,060

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1235.00	1	1,235
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(16) Porches

CGEP (1 Story), Standard	29.26	216	6,320
CGEP (1 Story), Standard	55.57	48	2,667

(16) Deck/Balcony

Treated Wood, Standard	6.38	225	1,436
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County Multiplier = 1.38 => Cost New = 67,248

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 40,349
 ECF (403 - LAKE MISSAUKEE AREA RES) 1.500 => TCV of Bldg: 1 = 60,523

2018 Est. T.C.V. 009-160-019-00 = 180,523

Est. TCV/Total Floor Area = 242.64

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
88,200	88,200	88,200	56,076	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,100	0	0	1,177	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
90,300	90,300	90,300	57,253	57,253	0	

009-160-020-00 2018 Est. T.C.V. BORLE KEITH D & CURTIS A
 Property Class: 401 6198 W LAKEVIEW DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2400/FF	50.00	100.00	1.0000	1.0000	2400	100		120,000
50 Actual Front Feet, 0.12 Total Acres Total Est. Land Value =								120,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	11.95	1.00	40	66	315
Shed: Metal Prefab	8.23	1.00	96	66	521
Total Estimated Land Improvements True Cash Value =					837

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1947

(11) Heating System: Space Heater

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	63.73	-11.30	-2.85	728	36,094

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Porches

CGEP (1 Story), Standard	33.37	176	5,873
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County Multiplier = 1.38 => Cost New = 70,915

Phy/Ab.Phy/Func/Econ/Comb.%Good= 67/100/100/100/67.0, Depr.Cost = 47,513

Separately Depreciated Items:

(17) Garages

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

Base Cost	17.43	280	4,880
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County Multiplier = 1.38 => Cost New = 6,735

Phy/Ab.Phy/Func/Econ/Comb.%Good= 76/100/100/100/76.0, Depr.Cost = 5,119

Total Depreciated Cost = 52,631

ECF (403 - LAKE MISSAUKEE AREA RES) 1.500 => TCV of Bldg: 1 = 78,947

2018 Est. T.C.V. 009-160-020-00 = 199,784

Est. TCV/Total Floor Area = 274.43, Most recent sale 11/30/1944 for 0

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
97,300	97,300	97,300	79,647	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,600	0	0	1,672	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
99,900	99,900	99,900	81,319	81,319	0	

009-160-021-00 2018 Est. T.C.V. VENEMA DOUGLAS & DIANE
 Property Class: 401 6220 W LAKEVIEW DR
 Map #: LAKE TOWNSHIP Lake City, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2400/FF	50.00	100.00	1.0000	1.0000	2400	100		120,000
50 Actual Front Feet, 0.12 Total Acres				Total Est. Land Value =				120,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

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

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C+5 Blt 2005

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1120 SF Floor Area = 1736 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	69.14	0.00	0.00	504	34,847
2	Story Siding	Basement	109.29	0.00	0.00	616	67,323

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

(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
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Unit-in-Place Cost Items:

BOAT HOUSE (BY SQ FT)	3.75	160	600
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County Multiplier = 1.38 => Cost New = 156,984

Phy/Ab.Phy/Func/Econ/Comb.%Good= 95/100/100/100/95.0, Depr.Cost = 149,134

Separately Depreciated Items:

(16) Porches

WCP (1 Story), Standard	48.28	32	1,545
County Multiplier = 1.38 =>			Cost New = 2,132
Phy/Ab.Phy/Func/Econ/Comb.%Good= 96/100/100/100/96.0,			Depr.Cost = 2,047

(16) Deck/Balcony

Treated Wood,Standard	6.47	384	2,484
County Multiplier = 1.38 =>			Cost New = 3,429
Phy/Ab.Phy/Func/Econ/Comb.%Good= 96/100/100/100/96.0,			Depr.Cost = 3,291

Total Depreciated Cost = 154,473

ECF (403 - LAKE MISSAUKEE AREA RES) 1.500 => TCV of Bldg: 1 = 231,709

2018 Est. T.C.V. 009-160-021-00 = 354,084

Est. TCV/Total Floor Area = 203.97, Most recent sale 01/04/2014 for 325,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
169,300	169,300	169,300	151,196	2.10		
2018 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	7,700	0	0	3,175	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
177,000	177,000	177,000	154,371	154,371	0	

009-160-022-00 2018 Est. T.C.V. MILLER JEFFERY & RACHELLE L
 Property Class: 401 6226 W LAKEVIEW DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2400/FF	50.00	100.00	1.0000	1.0000	2400	100		120,000
50 Actual Front Feet, 0.12 Total Acres Total Est. Land Value =								120,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.20	1.00	144	71	327
Total Estimated Land Improvements True Cash Value =					327

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

(11) Heating System: Electric Baseboard

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	66.28	0.00	-0.21	624	41,228

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

Basement Living Finish	16.50	624	10,296
Walk out Basement Door(s)	700.00	1	700

(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(17) Garages

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

Base Cost	18.20	480	8,736
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County Multiplier = 1.38 => Cost New = 97,124

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0,	Depr.Cost =	58,274
ECF (403 - LAKE MISSAUKEE AREA RES) 1.500 => TCV of Bldg: 1 =		87,412

2018 Est. T.C.V. 009-160-022-00 = 207,739

Est. TCV/Total Floor Area = 332.92, Most recent sale 10/26/2012 for 176,200

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
101,000	101,000	101,000	86,915	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	2,900	0	1,825	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
103,900	103,900	103,900	88,740	88,740	88,740	

009-160-023-00 2018 Est. T.C.V. LINE ROBERT S & BARBARA C
 Property Class: 401 6230 W LAKEVIEW DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2400/FF	50.00	100.00	1.0000	1.0000	2400	100		120,000
50 Actual Front Feet, 0.12 Total Acres Total Est. Land Value =								120,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.20	1.00	100	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	0.5	95	475
Total Estimated Land Improvements True Cash Value =					475

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 888 SF Floor Area = 888 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	60.83	-9.04	0.00	888	45,990

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

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

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

(15) Built-Ins & Fireplaces

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

(16) Porches

CGEP (1 Story), Standard	47.37	77	3,647
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(16) Deck/Balcony

Treated Wood, Standard	6.43	280	1,800
Treated Wood, Standard	11.33	40	453

County Multiplier = 1.38 => Cost New = 82,780

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, Depr.Cost = 45,529

Separately Depreciated Items:

Unit-in-Place Cost Items:

BOAT HOUSE (BY SQ FT)	3.75	240	900
County Multiplier = 1.38 =>		Cost New =	1,242
Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0,		Depr.Cost =	1,056

Total Depreciated Cost = 46,585

ECF (403 - LAKE MISSAUKEE AREA RES) 1.500 => TCV of Bldg: 1 = 69,877

2018 Est. T.C.V. 009-160-023-00 = 190,352

Est. TCV/Total Floor Area = 214.36, Most recent sale 08/06/2014 for 150,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
92,800	92,800	92,800	80,860	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,400	0	0	1,698	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
95,200	95,200	95,200	82,558	82,558	0	

009-160-024-00 2018 Est. T.C.V. WHIPPLE AARON D & SUSAN RAE
 Property Class: 401 6240 W LAKEVIEW DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2400/FF	50.00	100.00	1.0000	1.0000	2400	100		120,000
50 Actual Front Feet, 0.12 Total Acres Total Est. Land Value =								120,000

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 744 SF Floor Area = 744 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	63.38	-9.48	0.00	744	40,102

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Porches

CGEP (1 Story), Standard	36.12	144	5,201
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(16) Deck/Balcony

Treated Wood, Standard	7.02	168	1,179
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(17) Garages

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

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

County Multiplier = 1.38 => Cost New = 89,104

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 53,463
 ECF (403 - LAKE MISSAUKEE AREA RES) 1.500 => TCV of Bldg: 1 = 80,194

2018 Est. T.C.V. 009-160-024-00 = 200,194

Est. TCV/Total Floor Area = 269.08, Most recent sale 06/01/2017 for 203,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
97,400	97,400	97,400	65,473	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,700	0	0	34,627	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
100,100	100,100	100,100	66,847	100,100	100,100	

009-160-025-00 2018 Est. T.C.V. VANKUREN ROBIN M
 Property Class: 401 6260 W LAKEVIEW DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2400/FF	50.00	100.00	1.0000	1.0000	2400	100		120,000
50 Actual Front Feet, 0.12 Total Acres Total Est. Land Value =								120,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	2.98	1.00	672	71	1,422
Shed: Wood Frame	9.59	1.00	80	45	345
Total Estimated Land Improvements True Cash Value =					1,767

Cost Est. for Res. Bldg: 1 Single Family 1+S Cls D+5 Blt 1935

(11) Heating System: Forced Air w/ Ducts

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1+	Story Siding	Crawl Space	51.49	-8.52	0.69	864	37,722
1	Story Siding	Basement	49.42	0.00	0.69	288	14,432

Other Additions/Adjustments Rate Size Cost

(13) Plumbing							
Average Fixture(s)		525.00				1	525
(14) Water/Sewer							
Public Sewer		912.00				1	912
Well, 50 Feet		1575.00				1	1,575
(15) Built-Ins & Fireplaces							
Appliance Allowance		1235.00				1	1,235
(16) Porches							
CGEP (1 Story), Standard		53.65				50	2,683
(17) Garages							
Class:CD Exterior: Siding Foundation: 42 Inch (Unfinished)							
Base Cost		19.20				528	10,138
Common Wall: 1 Wall		-1225.00				1	-1,225
Automatic Doors		375.00				1	375

County Multiplier = 1.38 => Cost New = 94,352

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 56,611
 ECF (403 - LAKE MISSAUKEE AREA RES) 1.500 => TCV of Bldg: 1 = 84,917

2018 Est. T.C.V. 009-160-025-00 = 206,684

Est. TCV/Total Floor Area = 179.41

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
100,500	100,500	100,500	66,970	2.10	
2018 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	2,800	0	0	1,406	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
103,300	103,300	103,300	68,376	68,376	0

009-160-026-00 2018 Est. T.C.V. OLIVER CHRISTOPHER & DAWN
 Property Class: 401 6270 W LAKEVIEW DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

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

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.20	1.00	574	0	0
Shed: Metal Prefab	7.02	1.00	240	75	1,264

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 =					2,214

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

(11) Heating System: Forced Air w/ Ducts

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1+	Story Siding	Slab	63.81	-10.91	0.00	840	44,436

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Porches

CGEP (1 Story), Standard	52.74	60	3,164
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(17) Garages

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

Base Cost	23.25	352	8,184
Common Wall: 1 Wall	-1225.00	1	-1,225
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 => Cost New = 88,775

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 53,265
 ECF (403 - LAKE MISSAUKEE AREA RES) 1.500 => TCV of Bldg: 1 = 79,897

2018 Est. T.C.V. 009-160-026-00 = 207,471

Est. TCV/Total Floor Area = 246.99, Most recent sale 08/26/2016 for 240,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
101,100	101,100	101,100	101,100	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,600	0	0	2,123	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
103,700	103,700	103,700	103,223	103,223	0	

009-160-027-00 2018 Est. T.C.V. HERRON SCOTT
 Property Class: 401 6280 W LAKEVIEW DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

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

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Metal Prefab	7.55	1.00	96	50	362
Total Estimated Land Improvements True Cash Value =					362

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 1947

(11) Heating System: Wall/Floor Furnace

Ground Area = Size for Rates = 880 SF Floor Area = 880 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	49.89	-9.76	-0.78	880	34,628

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

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

(15) Built-Ins & Fireplaces

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

(16) Porches

WCP (1 Story), Standard	31.18	64	1,996
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(16) Deck/Balcony

Treated Wood, Standard	5.65	587	3,317
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County Multiplier = 1.38 => Cost New = 65,187

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 39,112
 ECF (403 - LAKE MISSAUKEE AREA RES) 1.500 => TCV of Bldg: 1 = 58,668

2018 Est. T.C.V. 009-160-027-00 = 184,390

Est. TCV/Total Floor Area = 209.53, Most recent sale 12/01/2017 for 195,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
89,000	89,000	89,000	59,161	2.10	
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
600	2,600	0	600	32,439	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
92,200	92,200	92,200	61,003	92,200	92,200

009-160-028-00 2018 Est. T.C.V. BRANDT GREGORY A & JEANENE S TTEE
 Property Class: 401 6290 W LAKEVIEW DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

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

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.44	1.00	624	71	1,524
Total Estimated Land Improvements True Cash Value =					1,524

Cost Est. for Res. Bldg: 1 Single Family 1S C1s C B1t 1965

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 971 SF Floor Area = 971 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	67.62	-11.88	0.00	971	54,124

Other Additions/Adjustments Rate Size Cost

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

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

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

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

(17) Garages
Class:C Exterior: Siding Foundation: 18 Inch (Unfinished)
Base Cost 20.98 384 8,056
Mechanical Doors 350.00 1 350
Class:C Exterior: Block Foundation: 42 Inch (Unfinished)
Base Cost 23.84 392 9,345
Mechanical Doors 350.00 1 350

County Multiplier = 1.38 => Cost New = 109,720

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 65,832

Separately Depreciated Items:

(16) Deck/Balcony
Treated Wood,Standard 7.05 200 1,410
County Multiplier = 1.38 => Cost New = 1,946
Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 1,751

Total Depreciated Cost = 67,583
ECF (403 - LAKE MISSAUKEE AREA RES) 1.500 => TCV of Bldg: 1 = 101,375

2018 Est. T.C.V. 009-160-028-00 = 228,259
Est. TCV/Total Floor Area = 235.08

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
110,800	110,800	110,800	68,977	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,300	0	0	1,448	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
114,100	114,100	114,100	70,425	70,425	0	

009-160-029-00	2018 Est. T.C.V.	OLSON EDWARD B
Property Class: 401		6300 W LAKEVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

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

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.20	1.00	288	76	700
Total Estimated Land Improvements True Cash Value =					700

Cost Est. for Res. Bldg: 1	Single Family	1.75S	Cls CD	Blt 1948
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(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 864 SF Floor Area = 1512 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.75	Story Siding	Crawl Space	87.41	-9.11	0.00	864	67,651

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Porches

CCP (1 Story), Standard	45.24	35	1,583
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(16) Deck/Balcony

Treated Wood, Standard	6.20	349	2,164
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(17) Garages

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

Base Cost	13.15	992	13,045
Mechanical Doors	350.00	2	700

County Multiplier = 1.38 => Cost New = 127,289

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 82,738

Separately Depreciated Items:

Unit-in-Place Cost Items:

BOAT HOUSE (BY SQ FT)	3.75	528	1,980
County Multiplier = 1.38 =>			Cost New = 2,732
Phy/Ab.Phy/Func/Econ/Comb.%Good= 71/100/100/100/71.0,			Depr.Cost = 1,940

Total Depreciated Cost = 84,678

ECF (403 - LAKE MISSAUKEE AREA RES) 1.450 => TCV of Bldg: 1 = 122,783

2018 Est. T.C.V. 009-160-029-00 = 248,843

Est. TCV/Total Floor Area = 164.58

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
122,300	122,300	122,300	80,102	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	2,100	0	1,682	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
124,400	124,400	124,400	81,784	81,784	81,784	

009-160-030-00 2018 Est. T.C.V. KLEIN ROGER K & CAROL J
 Property Class: 401 6320 W LAKEVIEW DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2400/FF	50.00	100.00	1.0000	1.0000	2400	100		120,000
50 Actual Front Feet, 0.12 Total Acres Total Est. Land Value =								120,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Ren. Conc.	4.21	1.00	900	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 2500	2500.00	1.00	1.0	100	2,500
Total Estimated Land Improvements True Cash Value =					2,500

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C+5 Blt 1980

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1008 SF Floor Area = 1340 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	70.47	0.00	0.00	438	30,866
2	Story Siding	Basement	111.35	0.00	0.00	307	34,184
1	Story Siding	Crawl Space	70.47	-10.25	0.00	263	15,838
1	Story Siding	Overhang	38.95	0.00	0.00	25	974

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

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

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

(16) Porches			
WGEP (1 Story), Standard	72.27	36	2,602

(16) Deck/Balcony			
Treated Wood, Standard	6.45	399	2,574
Treated Wood, Standard	8.61	88	758

(17) Garages

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

Base Cost	21.14	672	14,206
Automatic Doors	375.00	1	375

County Multiplier = 1.38 => Cost New = 153,232

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0, Depr.Cost = 114,924
 ECF (403 - LAKE MISSAUKEE AREA RES) 1.500 => TCV of Bldg: 1 = 172,386

2018 Est. T.C.V. 009-160-030-00 = 294,886

Est. TCV/Total Floor Area = 220.06, Most recent sale 08/01/2001 for 224,400

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
141,700	141,700	141,700	116,670	2.10		
2018	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	5,700	0	0	2,450	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
147,400	147,400	147,400	119,120	119,120	0	

009-160-031-00 2018 Est. T.C.V. DITMAR BRAD A & KIMBERLY A
Property Class: 401 6330 W LAKEVIEW DR
Map #: LAKE TOWNSHIP Lake City, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2400/FF	50.00	100.00	1.0000	1.0000	2400	100		120,000
50 Actual Front Feet, 0.12 Total Acres Total Est. Land Value =								120,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

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

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1945

(11) Heating System: Space Heater

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	59.99	-10.59	-2.85	950	44,223

Other Additions/Adjustments Rate Size Cost

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

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

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

County Multiplier = 1.38 => Cost New = 72,198

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 43,319

Separately Depreciated Items:

(16) Deck/Balcony
Treated Wood,Standard 6.75 200 1,350
County Multiplier = 1.38 => Cost New = 1,863
Phy/Ab.Phy/Func/Econ/Comb.%Good= 74/100/100/100/74.0, Depr.Cost = 1,379

Total Depreciated Cost = 44,698

ECF (403 - LAKE MISSAUKEE AREA RES) 1.500 => TCV of Bldg: 1 = 67,046

2018 Est. T.C.V. 009-160-031-00 = 187,521

Est. TCV/Total Floor Area = 197.39, Most recent sale 06/29/2015 for 195,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
91,500	91,500	91,500	85,966	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	2,300	0	1,805	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
93,800	93,800	93,800	87,771	87,771	0	

009-160-032-00 2018 Est. T.C.V. SPURGEON WILLIAM K & MARY K TRUST
 Property Class: 401 6350 W LAKEVIEW DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 2200	100.00	100.00	0.8409	1.0000	2200	100		184,997
100 Actual Front Feet, 0.23 Total Acres Total Est. Land Value =								184,997

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	10.65	1.00	144	97	1,487

Residential Local Cost Land Improvements

Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 2500	2500.00	1.00	1.0	97	2,425
Total Estimated Land Improvements True Cash Value =					3,912

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C+5 Blt 1927

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 2656 SF Floor Area = 2656 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	61.28	-7.93	2.01	1408	77,947
1	Story Siding	Crawl Space	61.28	-7.93	2.01	1248	69,089

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
Fireplace: Exterior 1 Story	3875.00	1	3,875
Fireplace: Direct-Vented Gas	1200.00	1	1,200

(16) Porches

CGEP (1 Story), Standard	31.73	220	6,981
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(17) Garages

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

Base Cost	19.36	795	15,391
Common Wall: 1 Wall	-1300.00	1	-1,300
Automatic Doors	375.00	1	375

County Multiplier = 1.38 => Cost New = 252,499

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 164,124

Separately Depreciated Items:

Unit-in-Place Cost Items:

BOAT HOUSE (BY SQ FT)	3.75	144	540
County Multiplier = 1.38 =>			Cost New = 745
Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0,			Depr.Cost = 633

Total Depreciated Cost =			164,757
ECF (403 - LAKE MISSAUKEE AREA RES)	1.500 => TCV of Bldg: 1 =		247,136

2018 Est. T.C.V. 009-160-032-00 = 436,045

Est. TCV/Total Floor Area = 164.17

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
202,400	202,400	202,400	168,265	2.10	
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	15,600	0	3,533	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
218,000	218,000	218,000	171,798	171,798	171,798

009-160-034-00	2018 Est. T.C.V.	SPURGEON WILLIAM K & MARY K TRUST
Property Class: 402		W LAKEVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2400/FF	50.00	100.00	1.0000	1.0000	2400	100		120,000
50 Actual Front Feet, 0.12 Total Acres							Total Est. Land Value =	120,000

2018 Est. T.C.V. 009-160-034-00 = 120,000

Est. TCV/Total Floor Area = 45.18

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
60,000	60,000	60,000	32,619	2.10			
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	684	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
60,000	60,000	60,000	33,303	33,303	33,303		

009-160-035-00 2018 Est. T.C.V. LC REAL ESTATE ACQUISITION LLC
 Property Class: 401 6376 W LAKEVIEW DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 2200	94.00	100.00	0.8540	1.0000	2200	100		176,608
94 Actual Front Feet, 0.22 Total Acres Total Est. Land Value =								176,608

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	602	66	1,184
Total Estimated Land Improvements True Cash Value =					1,184

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 1940

(11) Heating System: Space Heater

Ground Area = Size for Rates = 930 SF Floor Area = 1010 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Piers	49.28	-12.46	-1.89	610	21,307
1.25	Story Siding	Piers	57.07	-12.46	-2.39	320	13,510

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

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

(15) Built-Ins & Fireplaces

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

(16) Porches

CGEP (1 Story), Standard	30.64	192	5,883
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County Multiplier = 1.38 => Cost New = 66,237

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, Depr.Cost = 36,430
 ECF (403 - LAKE MISSAUKEE AREA RES) 1.500 => TCV of Bldg: 1 = 54,645

2018 Est. T.C.V. 009-160-035-00 = 232,437

Est. TCV/Total Floor Area = 230.14, Most recent sale 04/22/2017 for 200,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
114,400	114,400	114,400	84,535	2.10		
2018 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,800	0	0	31,665	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
116,200	116,200	116,200	86,310	116,200	0	

009-160-037-00	2018 Est. T.C.V.	QUEHL DONALD W
Property Class: 401		6390 W LAKEVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2400/FF	47.00	100.00	1.0156	1.0000	2400	100		114,558
47 Actual Front Feet, 0.11 Total Acres								Total Est. Land Value = 114,558

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.20	1.00	480	78	1,198
Total Estimated Land Improvements True Cash Value =					1,198

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1983

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 784 SF Floor Area = 784 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	62.60	0.00	0.00	784	49,078

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

Basement Living Finish 16.50 392 6,468

(13) Plumbing

Average Fixture(s) 630.00 1 630

3 Fixture Bath 1975.00 1 1,975

(14) Water/Sewer

Public Sewer 1025.00 1 1,025

Well, 50 Feet 1575.00 1 1,575

(15) Built-Ins & Fireplaces

Appliance Allowance 1415.00 1 1,415

(16) Deck/Balcony

Treated Wood,Standard 6.43 280 1,800

Treated Wood,Standard 10.15 48 487

(17) Garages

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

Base Cost 12.95 1216 15,747

Mechanical Doors 350.00 2 700

County Multiplier = 1.38 => Cost New = 111,644

Phy/Ab.Phy/Func/Econ/Comb.%Good= 73/100/100/100/73.0, Depr.Cost = 81,500

Separately Depreciated Items:

Unit-in-Place Cost Items:

BOAT HOUSE (BY SQ FT) 3.75 160 600

County Multiplier = 1.38 => Cost New = 828

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0, Depr.Cost = 704

Total Depreciated Cost = 82,204

ECF (403 - LAKE MISSAUKEE AREA RES) 1.500 => TCV of Bldg: 1 = 123,306

2018 Est. T.C.V. 009-160-037-00 = 239,062

Est. TCV/Total Floor Area = 304.93

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
115,400	115,400	115,400	77,859	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	4,100	0	1,635	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
119,500	119,500	119,500	79,494	79,494	79,494	

009-160-038-00	2018 Est. T.C.V.	NICHOLS BRENT L
Property Class: 401		6404 W LAKEVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2400/FF	47.00	100.00	1.0156	1.0000	2400	100		114,558
47 Actual Front Feet, 0.11 Total Acres								Total Est. Land Value = 114,558

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Patio Blocks	6.84	1.00	640	0	0
D/W/P: 4in Concrete	3.12	1.00	200	0	0

Residential Local Cost Land Improvements

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

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

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1070 SF Floor Area = 1935 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Crawl Space	92.99	-10.56	3.16	1070	91,581
1	Story Siding	Overhang	38.54	0.00	0.00	330	12,718

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(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	47.78	34	1,625
WPP, Standard	18.19	56	1,019

(16) Deck/Balcony

Treated Wood, Standard	7.33	170	1,246
Treated Wood, Standard	8.82	80	706

(17) Garages

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

Base Cost	21.44	646	13,850
Common Wall: 1/2 Wall	-650.00	1	-650
Automatic Doors	375.00	1	375

County Multiplier = 1.38 => Cost New = 182,825

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 164,542
ECF (403 - LAKE MISSAUKEE AREA RES) 1.500 => TCV of Bldg: 1 = 246,813

2018 Est. T.C.V. 009-160-038-00 = 366,121

Est. TCV/Total Floor Area = 189.21, Most recent sale 08/01/1997 for 97,500

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
174,800	174,800	174,800	128,692	2.10	
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	8,300	0	2,702	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
183,100	183,100	183,100	131,394	131,394	131,394

009-160-039-00 2018 Est. T.C.V. MCGEE JEFFREY M & DODY C
 Property Class: 401 6416 W LAKEVIEW DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2400/FF	47.00	100.00	1.0156	1.0000	2400	100		114,558
47 Actual Front Feet, 0.11 Total Acres Total Est. Land Value =								114,558

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+5 Blt 1998

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1215 SF Floor Area = 1519 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25	Story Siding	Basement	78.37	0.00	0.00	1215	95,220

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

Basement Recreation Finish	11.45	810	9,275
Walk out Basement Door(s)	775.00	1	775

(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Porches

WGEP (1 Story), Standard	52.78	64	3,378
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(16) Deck/Balcony

Treated Wood, Standard	6.79	255	1,731
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County Multiplier = 1.38 => Cost New = 169,899

Phy/Ab.Phy/Func/Econ/Comb.%Good= 88/100/100/100/88.0, Depr.Cost = 149,511
 ECF (403 - LAKE MISSAUKEE AREA RES) 1.500 => TCV of Bldg: 1 = 224,267

2018 Est. T.C.V. 009-160-039-00 = 341,200

Est. TCV/Total Floor Area = 224.62

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
163,100	163,100	163,100	120,245	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	7,500	0	0	2,525	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
170,600	170,600	170,600	122,770	122,770	0	

009-160-040-00	2018 Est. T.C.V.	SCHROEDER JAMES G
Property Class: 401		6430 W LAKEVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2400/FF	50.00	100.00	1.0000	1.0000	2400	100		120,000
50 Actual Front Feet, 0.12 Total Acres								Total Est. Land Value = 120,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.44	1.00	256	71	625
Total Estimated Land Improvements True Cash Value =					625

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C+5 Blt 1950

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1027 SF Floor Area = 1540 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Crawl Space	89.41	-10.20	0.00	1027	81,349

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Deck/Balcony

Treated Wood,Standard	6.75	268	1,809
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(17) Garages

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

Base Cost	24.25	352	8,536
Common Wall: 1/2 Wall	-650.00	1	-650
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 => Cost New = 141,147

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 91,746

Separately Depreciated Items:

Unit-in-Place Cost Items:

BOAT HOUSE (BY SQ FT)	3.75	480	1,800
County Multiplier = 1.38 =>			Cost New = 2,484
Phy/Ab.Phy/Func/Econ/Comb.%Good= 71/100/100/100/71.0,			Depr.Cost = 1,764

Total Depreciated Cost = 93,509

ECF (403 - LAKE MISSAUKEE AREA RES) 1.500 => TCV of Bldg: 1 = 140,264

2018 Est. T.C.V. 009-160-040-00 = 260,889

Est. TCV/Total Floor Area = 169.41

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
125,800	125,800	125,800	103,211	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	4,600	0	0	2,167	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
130,400	130,400	130,400	105,378	105,378	0	

009-160-041-00 2018 Est. T.C.V. TOMPKINS JEFFREY J & KATHLEEN
 Property Class: 401 6438 W LAKEVIEW DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2400/FF	50.00	100.00	1.0000	1.0000	2400	100		120,000
50 Actual Front Feet, 0.12 Total Acres								Total Est. Land Value = 120,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

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

Cost Est. for Res. Bldg: 1 Single Family 2S Cls C+5 Blt 2004

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1536 SF Floor Area = 2976 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Siding	Basement	103.91	0.00	4.02	1440	155,419
1	Story Siding	Basement	65.72	0.00	2.01	96	6,502

Other Additions/Adjustments	Rate	Size	Cost
(1) Exterior			
Stone Veneer	10.25	136	1,394
(13) Plumbing			
Average Fixture(s)	760.00	1	760
3 Fixture Bath	2400.00	1	2,400
2 Fixture Bath	1600.00	1	1,600
(14) Water/Sewer			
Public Sewer	1162.00	1	1,162
Well, 100 Feet	2700.00	1	2,700
(15) Built-Ins & Fireplaces			
Appliance Allowance	1915.00	1	1,915
Fireplace: Direct-Vented Gas	1200.00	1	1,200
(16) Porches			
CGEP (1 Story), Standard	50.79	72	3,657
(17) Garages			
Class:BC Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	23.63	552	13,044
Common Wall: 1 Wall	-1425.00	1	-1,425
Automatic Doors	425.00	1	425

County Multiplier = 1.38 => Cost New = 263,239

Phy/Ab.Phy/Func/Econ/Comb.%Good= 91/100/100/100/91.0, Depr.Cost = 239,548

Separately Depreciated Items:

Unit-in-Place Cost Items:

BOAT HOUSE (BY SQ FT)	3.75	180	675
County Multiplier = 1.38 =>			Cost New = 932
Phy/Ab.Phy/Func/Econ/Comb.%Good= 73/100/100/100/73.0,			Depr.Cost = 680

	Total Depreciated Cost =	240,228
ECF (403 - LAKE MISSAUKEE AREA RES)	1.400 => TCv of Bldg: 1 =	336,319

2018 Est. T.C.V. 009-160-041-00	=	457,269
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Est. TCv/Total Floor Area = 153.65

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
228,600	228,600	228,600	175,190	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	3,678	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
228,600	228,600	228,600	178,868	178,868	178,868	178,868

009-160-042-00 2018 Est. T.C.V. ODEGARD TIMOTHY E & TRACEY J
 Property Class: 401 6446 W LAKEVIEW DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2400/FF	50.00	100.00	1.0000	1.0000	2400	100		120,000
50 Actual Front Feet, 0.12 Total Acres Total Est. Land Value =								120,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Patio Blocks	8.13	1.00	100	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 2014

(11) Heating System: Forced Heat & Cool

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	71.40	0.00	2.11	1214	89,241

Other Additions/Adjustments	Rate	Size	Cost
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(1) Exterior

Stone Veneer	10.25	40	410
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

(16) Porches

WPP, Standard	8.79	362	3,182
WCP (1 Story), Standard	28.48	104	2,962

(16) Deck/Balcony

Treated Wood, Standard	11.03	45	496
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(17) Garages

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

Base Cost	27.10	200	5,420
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 =>

Cost New = 153,154

Phy/Ab.Phy/Func/Econ/Comb.%Good= 97/100/100/100/97.0, Depr.Cost = 148,560
ECF (403 - LAKE MISSAUKEE AREA RES) 1.500 => TCV of Bldg: 1 = 222,840

2018 Est. T.C.V. 009-160-042-00 = 345,215

Est. TCV/Total Floor Area = 284.36

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
167,300	167,300	167,300	126,652	2.10	
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	5,300	0	2,659	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
172,600	172,600	172,600	129,311	129,311	0

009-160-043-00	2018 Est. T.C.V.	HAVERKAMP FAMILY TRUST
Property Class: 401		6450 W LAKEVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2400/FF	50.00	100.00	1.0000	1.0000	2400	100		120,000
50 Actual Front Feet, 0.12 Total Acres					Total Est.		Land Value =	120,000

Cost Est. for Res. Bldg: 1	Single Family	1S		Cls	C-5	Blt	1954
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(11) Heating System: Wall/Floor Furnace

Ground Area = Size for Rates = 1140 SF Floor Area = 1140 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Block	Slab	63.93	-10.90	0.00	780	41,363
1	Story Siding	Slab	62.36	-10.90	0.00	360	18,526

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

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

(15) Built-Ins & Fireplaces

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

(16) Porches

CGEP (1 Story), Standard	40.96	120	4,915
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(17) Garages

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

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

County Multiplier = 1.42 =>	Cost New =	118,015
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Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0,	Depr.Cost =	70,809
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Separately Depreciated Items:

Square footage # 2 is depreciated at 90 %Good...	Base Cost Was =	18,526
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County Multiplier = 1.42 =>	Cost New =	26,306
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Phy/Ab.+hy/Func/Econ/Comb.%Good= 30/100/100/100/30.0,	Depr.Cost =	7,892
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(16) Porches

CCP (1 Story), Standard	28.24	112	3,163
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County Multiplier = 1.42 =>	Cost New =	4,491
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Phy/Ab.Phy/Func/Econ/Comb.%Good= 91/100/100/100/91.0,	Depr.Cost =	4,087
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Total Depreciated Cost =	82,788
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ECF (403 - LAKE MISSAUKEE AREA RES)	1.500 => TCV of Bldg: 1 =	124,182
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2018 Est. T.C.V. 009-160-043-00	=	244,182
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Est. TCV/Total Floor Area = 214.19

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
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118,000	118,000	118,000	80,488	2.10
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2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
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0	4,100	0	1,690	0
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2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
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122,100	122,100	122,100	82,178	82,178	0
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009-160-044-00 2018 Est. T.C.V. JOSEPH ROBERT L & PAMELA A
 Property Class: 401 6474 W LAKEVIEW DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2400/FF	50.00	100.00	1.0000	1.0000	2400	100		120,000
50 Actual Front Feet, 0.12 Total Acres Total Est. Land Value =								120,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.44	1.00	900	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 2500	2500.00	1.00	1.0	94	2,350
Total Estimated Land Improvements True Cash Value =					2,350

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C+5 Blt 1989

(11) Heating System: Forced Hot Water

Ground Area = Size for Rates = 1374 SF Floor Area = 2157 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Basement	85.10	0.00	1.75	1374	119,332
1	Story Siding	Overhang	36.96	0.00	0.00	96	3,548

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
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(16) Porches

CGEP (1 Story), Standard	26.40	400	10,560
CCP (1 Story), Standard	21.66	222	4,809

(16) Deck/Balcony

Treated Wood, Standard	13.06	32	418
Treated Wood, Standard	6.85	240	1,644

(17) Garages

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

Base Cost	25.60	440	11,264
Common Wall: 1 Wall	-1300.00	1	-1,300
Automatic Doors	375.00	1	375

County Multiplier = 1.38 => Cost New = 218,677

Phy/Ab.Phy/Func/Econ/Comb.%Good= 82/100/100/100/82.0, Depr.Cost = 179,315
ECF (403 - LAKE MISSAUKEE AREA RES) 1.500 => TCV of Bldg: 1 = 268,973

2018 Est. T.C.V. 009-160-044-00 = 391,323

Est. TCV/Total Floor Area = 181.42

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
186,700	186,700	186,700	152,719	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	9,000	0	3,207	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
195,700	195,700	195,700	155,926	155,926	155,926	

009-160-045-00	2018 Est. T.C.V.	HOEFT GORDON J
Property Class: 401		6478 W LAKEVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2400/FF	50.00	100.00	1.0000	1.0000	2400	100		120,000
50 Actual Front Feet, 0.12 Total Acres Total Est. Land Value =								120,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Concrete	3.61	1.00	223	0	0
D/W/P: Brick on Sand	9.39	1.00	120	94	1,059
Shed: Wood Frame	12.88	1.00	56	94	678

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 =					3,162

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

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1701 SF Floor Area = 1851 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	61.64	-8.49	1.92	291	16,025
1	Story Siding	Basement	61.64	0.00	1.92	1060	67,374
2	Story Siding	Basement	97.49	0.00	3.83	150	15,198
1	Story Siding	Crawl Space	61.64	-8.49	1.92	200	11,014

Other Additions/Adjustments Rate Size Cost

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

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

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

(16) Porches CCP (1 Story), Standard 53.45 25 1,336

(16) Deck/Balcony Treated Wood,Standard 7.90 120 948 Treated Wood,Standard 6.15 576 3,542 Treated Wood,Standard 16.98 20 340

(17) Garages Class:C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 18.10 650 11,765

County Multiplier = 1.38 => Cost New = 188,824

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 132,177 ECF (403 - LAKE MISSAUKEE AREA RES) 1.500 => TCV of Bldg: 1 = 198,266

2018 Est. T.C.V. 009-160-045-00 = 321,428

Est. TCV/Total Floor Area = 173.65

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
131,000	131,000	131,000	78,749	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
24,700	5,000	0	24,700	1,653	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
160,700	160,700	160,700	105,102	105,102	0	

009-160-046-00 2018 Est. T.C.V. THOMAS MICHAEL E & SUSAN R
 Property Class: 401 6484 W LAKEVIEW DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2400/FF	50.00	100.00	1.0000	1.0000	2400	100		120,000
50 Actual Front Feet, 0.12 Total Acres Total Est. Land Value =								120,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.44	1.00	1496	0	0
Shed: Wood Frame	11.06	1.00	120	73	969

Residential Local Cost Land Improvements

Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 2500	2500.00	1.00	1.0	97	2,425
Total Estimated Land Improvements True Cash Value =					3,394

Cost Est. for Res. Bldg: 1 Single Family 1.75S Cls C+5 Blt 1988

(11) Heating System: Forced Hot Water

Ground Area = Size for Rates = 1176 SF Floor Area = 2058 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.75	Story Siding	Basement	99.50	0.00	2.05	1176	119,423

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

(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Deck/Balcony

Treated Wood, Standard	6.77	260	1,760
Treated Wood, Standard	12.43	36	447

(17) Garages

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

Base Cost	18.40	624	11,482
Common Wall: 1 Wall	-1300.00	1	-1,300
Automatic Doors	375.00	1	375

County Multiplier = 1.38 => Cost New = 202,238

Phy/Ab.Phy/Func/Econ/Comb.%Good= 77/100/100/100/77.0, Depr.Cost = 155,723

Separately Depreciated Items:

(9) Basement Finish

Basement Recreation Finish	11.45	588	6,733
County Multiplier = 1.38 =>			Cost New = 9,291
Phy/Ab.Phy/Func/Econ/Comb.%Good= 50/100/100/100/50.0,			Depr.Cost = 4,645

Total Depreciated Cost = 160,369

ECF (403 - LAKE MISSAUKEE AREA RES) 1.450 => TCV of Bldg: 1 = 232,534

2018 Est. T.C.V. 009-160-046-00 = 355,928

Est. TCV/Total Floor Area = 172.95, Most recent sale 10/01/1997 for 188,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
174,000	174,000	174,000	142,543	2.10	
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	4,000	0	2,993	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
178,000	178,000	178,000	145,536	145,536	0

009-160-047-00 2018 Est. T.C.V. TRIM RALPH A & JOANNE L TRUSTS
 Property Class: 401 6490 W LAKEVIEW DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2400/FF	50.00	100.00	1.0000	1.0000	2400	100		120,000
50 Actual Front Feet, 0.12 Total Acres Total Est. Land Value =								120,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.44	1.00	840	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 1991

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1290 SF Floor Area = 2130 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	70.70	0.00	2.11	450	32,765
2	Story Siding	Basement	111.76	0.00	4.21	840	97,415

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
Fireplace: Interior 1 Story	3250.00	1	3,250
Fireplace: Prefab 1 Story	2200.00	1	2,200

(16) Porches

CCP (1 Story), Standard	18.12	434	7,864
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(16) Deck/Balcony

Treated Wood, Standard	8.82	80	706
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(17) Garages

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

Base Cost	19.47	560	10,903
Common Wall: 1 Wall	-1300.00	1	-1,300
Mechanical Doors	350.00	2	700

County Multiplier = 1.38 => Cost New = 227,754

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 182,203
 ECF (403 - LAKE MISSAUKEE AREA RES) 1.500 => TCV of Bldg: 1 = 273,305

2018 Est. T.C.V. 009-160-047-00 = 395,680

Est. TCV/Total Floor Area = 185.77

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
188,700	188,700	188,700	129,966	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	9,100	0	0	2,729	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
197,800	197,800	197,800	132,695	132,695	132,695	

009-160-048-00 2018 Est. T.C.V. HUXTABLE-KOCH MARY J TRUSTEE
 Property Class: 401 6500 W LAKEVIEW DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS
 * Factors *
 Description Frontage Depth Front Depth Rate %Adj. Reason Value
 GROUP A 2400/FF 50.00 100.00 1.0000 1.0000 2400 100 120,000
 50 Actual Front Feet, 0.12 Total Acres Total Est. Land Value = 120,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000
 Description Rate CountyMult. Size %Good Cash Value
 Residential Local Cost Land Improvements
 Description Rate CountyMult. Size %Good Cash Value
 LAND IMPROVE 1000 1000.00 1.00 1.0 95 950
 Total Estimated Land Improvements True Cash Value = 950

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1932

(11) Heating System: Wall/Floor Furnace
 Ground Area = Size for Rates = 880 SF Floor Area = 1132 SF.
 Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost
 1 Story Siding Slab 60.95 -10.79 -1.63 384 18,636
 1.75 Story Siding Slab 87.07 -10.79 -2.87 336 24,666
 1 Story Siding Crawl Space 60.95 -9.07 -1.63 160 8,040

Other Additions/Adjustments Rate Size Cost

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

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

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

(16) Deck/Balcony
 Treated Wood, Standard 6.46 272 1,757

County Multiplier = 1.38 => Cost New = 79,686

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 47,812
 ECF (403 - LAKE MISSAUKEE AREA RES) 1.500 => TCV of Bldg: 1 = 71,717

2018 Est. T.C.V. 009-160-048-00 = 192,667

Est. TCV/Total Floor Area = 170.20
 2017 Assessed MBOR S.E.V. Base for Cap C.P.I.
 93,900 93,900 93,900 58,823 2.10
 2018 New Eq. Adjustment Loss Additions Tax Adjustment Losses
 0 2,400 0 0 1,235 0
 2018 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT
 96,300 96,300 96,300 60,058 60,058 0

009-160-049-00 2018 Est. T.C.V. QUADERER CHARLES F & SALLY A
 Property Class: 401 6510 W LAKEVIEW DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2400/FF	50.00	100.00	1.0000	1.0000	2400	100		120,000
50 Actual Front Feet, 0.12 Total Acres Total Est. Land Value =								120,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

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

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

(11) Heating System: Forced Heat & Cool

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	58.36	-10.24	1.87	1092	54,589

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1415.00	1	1,415
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(17) Garages

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

Base Cost	26.16	280	7,325
Common Wall: 1 Wall	-1225.00	1	-1,225
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 => Cost New = 90,644

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 58,918

Separately Depreciated Items:

Unit-in-Place Cost Items:

BOAT HOUSE (BY SQ FT)	3.75	240	900
County Multiplier = 1.38 =>			Cost New = 1,242
Phy/Ab.Phy/Func/Econ/Comb.%Good= 71/100/100/100/71.0,			Depr.Cost = 882

Total Depreciated Cost = 59,800

ECF (403 - LAKE MISSAUKEE AREA RES) 1.500 => TCV of Bldg: 1 = 89,700

2018 Est. T.C.V. 009-160-049-00 = 211,600

Est. TCV/Total Floor Area = 193.77, Most recent sale 06/22/2007 for 240,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
102,800	102,800	102,800	81,845	2.10	
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,000	0	1,718	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
105,800	105,800	105,800	83,563	83,563	0

009-160-051-00 2018 Est. T.C.V. HALL LISA
Property Class: 401 6521 W LAKEVIEW DR
Map #: LAKE TOWNSHIP Lake City, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> C BACK LOTS 12K					12000	100	LOT 51	12,000
<Site Value D> GROUP D BACKLOT					8000	100	LOT 52	8,000
98 Actual Front Feet, 0.25 Total Acres Total Est. Land Value =								20,000

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 1928

(11) Heating System: Electric Wall Heat

Ground Area = Size for Rates = 690 SF Floor Area = 690 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Pine Logs	Piers	68.84	-13.51	-1.39	480	25,891
1	Story Siding	Slab	53.12	-10.36	-1.39	210	8,688

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

Average Fixture(s) 525.00 1 525

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Porches

CSEP (1 Story), Standard 30.98 112 3,470

(17) Garages

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

Base Cost	14.14	400	5,656
Mechanical Doors	325.00	1	325

County Multiplier = 1.38 =>

Cost New = 70,831

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0,	Depr.Cost =	38,957
ECF (4161 BUENA VISTA AREA BACK LOTS) 1.010 => TCV of Bldg: 1 =		39,347

2018 Est. T.C.V. 009-160-051-00 = 59,822

Est. TCV/Total Floor Area = 86.70, Most recent sale 08/01/2016 for 46,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
25,800	25,800	25,800	25,800	2.10	
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	4,100	0	541	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
29,900	29,900	29,900	26,341	26,341	0

009-160-056-00	2018 Est. T.C.V.	VADERSTOW HOWARD J
Property Class: 402		6518 W LAKEVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> C BACK LOTS 12K					12000	100	LOT 56	12,000
<Site Value C> C BACK LOTS 12K					12000	100	LOT 57	12,000
98 Actual Front Feet, 0.23 Total Acres								Total Est. Land Value = 24,000

2018 Est. T.C.V. 009-160-056-00 = 24,000

Est. TCV/Total Floor Area = 28.57, Most recent sale 08/06/2012 for 1

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
12,000	12,000	12,000	12,000	2.10		
2018 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	0	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
12,000	12,000	12,000	12,252	12,000	0	

009-160-058-00 2018 Est. T.C.V. SMITH MATTHEW
 Property Class: 401 1656 S OAKWOOD AVE
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> C BACK LOTS 12K					12000	100	LOT 58	12,000
<Site Value C> C BACK LOTS 12K					12000	100	LOT 59	12,000
100 Actual Front Feet, 0.23 Total Acres Total Est. Land Value =								24,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.44	1.00	1200	0	0
D/W/P: Brick on Sand	9.39	1.00	144	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 C+5 Blt 1975

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1324 SF Floor Area = 1324 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	67.21	-11.67	0.00	1324	73,535

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Porches

CGEP (1 Story), Standard	34.77	176	6,120
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(16) Breezeways

Frame Wall, Finished	27.75	192	5,328
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(17) Garages

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

Base Cost	25.81	432	11,150
Automatic Doors	375.00	1	375

County Multiplier = 1.38 => Cost New = 145,824

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 94,785
 ECF (4161 BUENA VISTA AREA BACK LOTS) 1.010 => TCV of Bldg: 1 = 95,733

2018 Est. T.C.V. 009-160-058-00 = 121,633

Est. TCV/Total Floor Area = 91.87, Most recent sale 02/12/2016 for 147,500

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
60,200	60,200	60,200	60,200	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	600	0	0	600	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
60,800	60,800	60,800	61,464	60,800	0	

009-160-060-00 2018 Est. T.C.V. NEDERHOOD NATHAN & COURTNEY
 Property Class: 401 1676 S OAKWOOD AVE
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> C BACK LOTS 12K					12000	100		12,000
50 Actual Front Feet, 0.10 Total Acres Total Est. Land Value =								12,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Ren. Conc.	4.21	1.00	910	0	0
Shed: Wood Frame	12.07	1.00	80	50	483

Residential Local Cost Land Improvements

Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	2.0	100	2,000
Total Estimated Land Improvements True Cash Value =					2,483

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C-5 Blt 1969

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1426 SF Floor Area = 1954 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	60.09	-8.45	0.00	898	46,373
2	Story Siding	Basement	95.01	0.00	0.00	528	50,165

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

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

(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	37.70	50	1,885
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(17) Garages

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

Base Cost	21.96	432	9,487
Common Wall: 2 Wall	-2575.00	1	-2,575
Automatic Doors	375.00	1	375
Storage area over garage	3.95	200	790

County Multiplier = 1.38 => Cost New = 158,923

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 103,300
 ECF (4161 BUENA VISTA AREA BACK LOTS) 1.010 => TCV of Bldg: 1 = 104,333

2018 Est. T.C.V. 009-160-060-00 = 118,816

Est. TCV/Total Floor Area = 60.81, Most recent sale 06/05/2008 for 35,900

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
28,300	28,300	28,300	28,300	2.10	
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
28,400	2,700	0	28,400	594	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
59,400	59,400	59,400	57,294	57,294	57,294

009-160-061-00	2018 Est. T.C.V.	NEDERHOOD NATHAN & COURTNEY
Property Class: 402		S OAKWOOD AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> C BACK LOTS 12K					12000	100		12,000
50 Actual Front Feet, 0.06 Total Acres							Total Est. Land Value =	12,000

2018 Est. T.C.V. 009-160-061-00 = 12,000

Est. TCV/Total Floor Area = 6.14, Most recent sale 01/16/2009 for 7,500

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.				
6,000	6,000	6,000	1,001	2.10				
2018	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses			
	0	0	0	21	0			
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT			
6,000	6,000	6,000	1,022	1,022	1,022			

009-160-062-00 2018 Est. T.C.V. GAFFNEY JACK S
 Property Class: 401 1696 S OAKWOOD AVE
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> C BACK LOTS 12K					12000	100	LOT 62	12,000
<Site Value C> C BACK LOTS 12K					12000	100	LOT 63	12,000
111 Actual Front Feet, 0.26 Total Acres Total Est. Land Value =								24,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	2.98	1.00	1312	0	0
Shed: Wood Frame	7.44	1.00	240	50	893
Shed: Wood Frame	9.59	1.00	80	50	384
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.5	95	1,425
Total Estimated Land Improvements True Cash Value =					2,702

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1087 SF Floor Area = 1087 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	47.65	-8.24	0.66	1087	43,556

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Porches

WPP, Standard	9.19	240	2,206
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(17) Garages

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

Base Cost	17.40	480	8,352
Mechanical Doors	325.00	1	325

County Multiplier = 1.38 => Cost New = 86,713

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 52,028
 ECF (4161 BUENA VISTA AREA BACK LOTS) 1.010 => TCV of Bldg: 1 = 52,548

2018 Est. T.C.V. 009-160-062-00 = 79,250

Est. TCV/Total Floor Area = 72.91, Most recent sale 07/01/2001 for 72,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
36,800	36,800	36,800	36,800	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,800	0	0	772	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
39,600	39,600	39,600	37,572	37,572	37,572	

009-160-064-00	2018 Est. T.C.V.	HALL ROBERT & ABBEY
Property Class: 402		S OAKWOOD DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> C BACK LOTS 12K					12000	100		12,000
61 Actual Front Feet, 0.13 Total Acres							Total Est. Land Value =	12,000

2018 Est. T.C.V. 009-160-064-00 = 12,000

Est. TCV/Total Floor Area = 11.04, Most recent sale 02/09/2005 for 30,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.				
13,200	13,200	13,200	1,765	2.10				
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses			
0	0	7,200	0	-2,082	0			
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT			
6,000	6,000	6,000	1,802	1,802	1,802			

009-160-065-00	2018 Est. T.C.V.	NEDERHOOD NATHAN KENDAL & COURTNEY
Property Class: 402		S OAKWOOD DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> C BACK LOTS 12K					12000	100		12,000
61 Actual Front Feet, 0.13 Total Acres							Total Est. Land Value =	12,000

2018 Est. T.C.V. 009-160-065-00 = 12,000

Est. TCV/Total Floor Area = 11.04, Most recent sale 07/28/2017 for 15,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.				
0	0	0	2,119	2.10				
2018 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses			
6,000	0	0	0	6,000	0			
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT			
6,000	6,000	6,000	2,163	6,000	6,000			

009-160-066-00	2018 Est. T.C.V.	SWANSON BRADLEY & SARA
Property Class: 402		S OAKWOOD DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> C BACK LOTS 12K					12000	100		12,000
50 Actual Front Feet, 0.13 Total Acres							Total Est. Land Value =	12,000

2018 Est. T.C.V. 009-160-066-00 = 12,000

Est. TCV/Total Floor Area = 11.04, Most recent sale 07/06/2012 for 15,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.				
6,000	6,000	6,000	6,000	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			
6,000	6,000	6,000	6,126	6,000	0			

009-160-067-00 2018 Est. T.C.V. LADOUCE MARK A & JENNIFER E
Property Class: 401 1665 S OAKWOOD DR
Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

		* Factors *		LOT 67				
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C>	C BACK LOTS 12K				12000	100		12,000
50 Actual Front Feet, 0.10 Total Acres Total Est. Land Value =								12,000

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.44	1.00	300	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 2014

(11) Heating System: Forced Air w/ Ducts
Ground Area = Size for Rates = 446 SF Floor Area = 780 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Basement	109.84	0.00	0.00	446	48,989
1	Story Siding	Overhang	47.59	0.00	0.00	111	5,282

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

(16) Porches
CCP (1 Story), Standard 29.05 106 3,079

(17) Garages
Class:C Exterior: Siding Foundation: 42 Inch (Finished)
Base Cost 25.52 444 11,331
Common Wall: 1 Wall -1300.00 1 -1,300
Mechanical Doors 350.00 1 350

County Multiplier = 1.38 => Cost New = 94,518

Phy/Ab.Phy/Func/Econ/Comb.%Good= 97/100/100/100/97.0, Depr.Cost = 91,682
ECF (4161 BUENA VISTA AREA BACK LOTS) 1.010 => TCV of Bldg: 1 = 92,599

2018 Est. T.C.V. 009-160-067-00					=	105,074
Est. TCV/Total Floor Area = 134.71, Most recent sale 09/28/2012 for 15,090						
2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
52,100	52,100	52,100	51,714	2.10		
2018	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	400	0	0	786	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
52,500	52,500	52,500	52,799	52,500	0	

009-160-068-00	2018 Est. T.C.V.	ANTHONY MARK & LADOUCE JENNIFER E
Property Class: 402		S OAKWOOD DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors * LOT 68 IRR SHAPE

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value D> GROUP D BACKLOT					8000	100		8,000
57 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	8,000

2018 Est. T.C.V. 009-160-068-00 = 8,000

Est. TCV/Total Floor Area = 10.26, Most recent sale 05/26/2015 for 8,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.				
4,000	4,000	4,000	4,000	2.10				
2018	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses		
	0	0	0	0	0	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT			
4,000	4,000	4,000	4,084	4,000	0			

009-160-069-00 2018 Est. T.C.V. TRIM RALPH & JOANNE
 Property Class: 401 6495 W LAKEVIEW DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 25K					25000	100	LOTS 70&69 IRR	25,000
55 Actual Front Feet, 0.25 Total Acres Total Est. Land Value =								25,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

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

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

(11) Heating System: Forced Air w/ Ducts

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	56.24	-9.73	0.00	1344	62,509

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1415.00	1	1,415
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(17) Garages

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

Base Cost	16.58	720	11,938
Common Wall: 1 Wall	-1225.00	1	-1,225
Automatic Doors	375.00	1	375

County Multiplier = 1.38 => Cost New = 107,974

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 70,183

Separately Depreciated Items:

Unit-in-Place Cost Items:

ROOF STRUCT. (SQ FT)	3.97	44	175
County Multiplier = 1.38 =>			Cost New = 241
Phy/Ab.Phy/Func/Econ/Comb.%Good= 99/100/100/100/99.0,			Depr.Cost = 239

Total Depreciated Cost = 70,422

ECF (4161 BUENA VISTA AREA BACK LOTS) 1.010 => TCV of Bldg: 1 = 71,126

2018 Est. T.C.V. 009-160-069-00 = 96,601

Est. TCV/Total Floor Area = 71.88, Most recent sale 07/01/2016 for 76,500

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
40,700	40,700	40,700	40,700	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	7,600	0	854	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
48,300	48,300	48,300	41,554	41,554	0	

009-160-071-00 2018 Est. T.C.V. DRACHT JONATHAN D & MICHELLE A
 Property Class: 401 6491 W LAKEVIEW DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 25K					25000	100		25,000
55 Actual Front Feet, 0.15 Total Acres Total Est. Land Value =								25,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.20	1.00	870	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.5	95	1,425
Total Estimated Land Improvements True Cash Value =					1,425

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 960 SF Floor Area = 960 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	59.86	-10.56	0.00	960	47,328

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1415.00	1	1,415
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(17) Garages

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

Base Cost	15.86	660	10,468
Common Wall: 1 Wall	-1000.00	1	-1,000
Mechanical Doors	350.00	2	700

County Multiplier = 1.38 => Cost New = 87,583

Phy/Ab.Phy/Func/Econ/Comb.%Good= 74/100/100/100/74.0, Depr.Cost = 64,811
 ECF (4161 BUENA VISTA AREA BACK LOTS) 1.010 => TCV of Bldg: 1 = 65,459

2018 Est. T.C.V. 009-160-071-00 = 91,884

Est. TCV/Total Floor Area = 95.71, Most recent sale 09/12/2008 for 0

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
38,500	38,500	38,500	37,546	2.10		
2018	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	7,400	0	0	788	0	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
45,900	45,900	45,900	38,334	38,334	0	0

009-160-072-00 2018 Est. T.C.V. DRACHT MICHELLE & TRIM JOANNE
 Property Class: 401 6477 W LAKEVIEW DR
 Map #: LAKE TOWNSHIP Lake City, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 25K					25000	100		25,000
55 Actual Front Feet, 0.12 Total Acres Total Est. Land Value =								25,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.20	1.00	100	50	160
Shed: Wood Frame	11.23	1.00	64	50	359
Total Estimated Land Improvements True Cash Value =					519

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 775 SF Floor Area = 775 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	62.78	-9.38	0.00	775	41,385

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1415.00	1	1,415
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(16) Porches

WCP (1 Story), Standard	25.37	120	3,044
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(16) Deck/Balcony

Treated Wood, Standard	6.81	192	1,308
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County Multiplier = 1.38 => Cost New = 69,527

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 41,716
 ECF (4161 BUENA VISTA AREA BACK LOTS) 1.010 => TCV of Bldg: 1 = 42,133

2018 Est. T.C.V. 009-160-072-00 = 67,652

Est. TCV/Total Floor Area = 87.29, Most recent sale 11/14/2013 for 65,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
25,000	25,000	25,000	25,000	2.10	
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	8,800	0	0	525	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
33,800	33,800	33,800	25,525	25,525	0

009-160-073-00 2018 Est. T.C.V. JOSEPH ROBERT L & PAMELA A
 Property Class: 401 6474 LAKEVIEW DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 25K					25000	100		25,000
55 Actual Front Feet, 0.11 Total Acres Total Est. Land Value =								25,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Ren. Conc.	4.21	1.00	675	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.0	97	970
Total Estimated Land Improvements True Cash Value =					970

Cost Est. for Res. Bldg: 1 Single Family GRG Cls C Blt 1988

(11) Heating System: No Heating/Cooling

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

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

(17) Garages

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

Base Cost	15.56	896	13,942
Automatic Doors	375.00	2	750
Storage area over garage	3.95	450	1,778

County Multiplier = 1.38 => Cost New = 22,728

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 18,182

ECF (4161 BUENA VISTA AREA BACK LOTS) 1.010 => TCV of Bldg: 1 = 18,364

2018 Est. T.C.V. 009-160-073-00 = 44,334

Est. TCV/Total Floor Area = 0.00

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
15,400	15,400	15,400	11,805	2.10	
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	6,800	0	247	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
22,200	22,200	22,200	12,052	12,052	12,052

009-160-074-00 2018 Est. T.C.V. YEADON NANCY L
 Property Class: 401 1616 S PARK BLVD
 Map #: LAKE TOWNSHIP Lake City, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> C BACK LOTS 12K					12000	100		12,000
46 Actual Front Feet, 0.11 Total Acres Total Est. Land Value =								12,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	7.60	1.00	216	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.0	95	950
Total Estimated Land Improvements True Cash Value =					950

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 504 SF Floor Area = 504 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	58.37	-10.15	0.66	504	24,636

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

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

(15) Built-Ins & Fireplaces

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

(16) Deck/Balcony

Treated Wood, Standard	5.95	349	2,077
Treated Wood, Standard	6.31	238	1,502
Roof Cover Only, Standard	10.55	178	1,878

County Multiplier = 1.38 => Cost New = 48,698

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 29,219
 ECF (4161 BUENA VISTA AREA BACK LOTS) 1.010 => TCV of Bldg: 1 = 29,511

2018 Est. T.C.V. 009-160-074-00 = 42,461

Est. TCV/Total Floor Area = 84.25

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
19,600	19,600	19,600	16,353	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,600	0	0	343	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
21,200	21,200	21,200	16,696	16,696	0	

009-160-075-00	2018 Est. T.C.V.	TRIM RALPH A & JOANNE L TRUSTS
Property Class: 401		1929 S OAKWOOD AVE
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> C BACK LOTS 12K					12000	100		12,000
46 Actual Front Feet, 0.11 Total Acres							Total Est. Land Value =	12,000

2018 Est. T.C.V. 009-160-075-00 = 12,000

Est. TCV/Total Floor Area = 23.81

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
6,000	6,000	6,000	4,064	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	
6,000	6,000	6,000	4,149	4,149	0	

009-160-076-00 2018 Est. T.C.V. TRIM RALPH A & JOANNE L TRUSTS
Property Class: 402 W CIRCLE DR
Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> C BACK LOTS 12K					12000	100		12,000
46 Actual Front Feet, 0.11 Total Acres Total Est. Land Value =								12,000

Cost Est. for Res. Bldg: 1 Single Family GRG Cls C Blt 2006

(11) Heating System: Space Heater
Ground Area = Size for Rates = 0 SF Floor Area = 0 SF.
Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost

Other Additions/Adjustments Rate Size Cost

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

(17) Carports
Wood Shingle 9.00 672 6,048

(17) Garages
Class:C Exterior: Siding Foundation: 42 Inch (Finished)
Base Cost 19.53 780 15,233
Automatic Doors 375.00 1 375

County Multiplier = 1.38 => Cost New = 33,612

Phy/Ab.Phy/Func/Econ/Comb.%Good= 96/100/100/100/96.0, Depr.Cost = 32,267
ECF (4161 BUENA VISTA AREA BACK LOTS) 1.010 => TCV of Bldg: 1 = 32,590

2018 Est. T.C.V. 009-160-076-00 = 44,590
Est. TCV/Total Floor Area = 0.00

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
21,800	21,800	21,800	20,529	2.10	
2018 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	500	0	0	431	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
22,300	22,300	22,300	20,960	20,960	0

009-160-077-00	2018 Est. T.C.V.	TOMPKINS JEFFREY J & KATHLEEN
Property Class: 402		W CIRCLE DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> C BACK LOTS 12K					12000	100		12,000
46 Actual Front Feet, 0.11 Total Acres							Total Est. Land Value =	12,000

2018 Est. T.C.V. 009-160-077-00 = 12,000

Est. TCV/Total Floor Area = 0.00, Most recent sale 05/01/1997 for 18,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.				
6,000	6,000	6,000	1,449	2.10				
2018 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses			
0	0	0	0	30	0			
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT			
6,000	6,000	6,000	1,479	1,479	0			

009-160-078-00	2018 Est. T.C.V.	TOMPKINS JEFFREY J & KATHLEEN
Property Class: 401		W CIRCLE DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> C BACK LOTS 12K					12000	100		12,000
46 Actual Front Feet, 0.11 Total Acres								Total Est. Land Value = 12,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.20	1.00	144	0	0
Shed: Wood Frame	10.27	1.00	96	94	927
Total Estimated Land Improvements True Cash Value =					927

Cost Est. for Res. Bldg: 1 Single Family GRG Cls CD Blt 1992

(11) Heating System: No Heating/Cooling

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

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

Other Additions/Adjustments	Rate	Size	Cost

(17) Garages

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

Base Cost	10.46	1200	12,552
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 => Cost New = 17,805

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0,	Depr.Cost =	14,244
ECF (4161 BUENA VISTA AREA BACK LOTS) 1.010 => TCV of Bldg: 1 =		14,386

2018 Est. T.C.V. 009-160-078-00 = 27,313

Est. TCV/Total Floor Area = 0.00

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
13,400	13,400	13,400	9,541	2.10	
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	300	0	200	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
13,700	13,700	13,700	9,741	9,741	0

009-160-079-00 2018 Est. T.C.V. BLOOMSTER PETER A & SHIRLEY A
 Property Class: 401 6471 W CIRCLE DR
 Map #: LAKE TOWNSHIP Lake City, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> C BACK LOTS 12K					12000	100		12,000
46 Actual Front Feet, 0.11 Total Acres Total Est. Land Value =								12,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Metal Prefab	9.03	1.00	48	71	308
Total Estimated Land Improvements True Cash Value =					308

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1200 SF Floor Area = 1200 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	57.31	-8.35	0.00	1200	58,752

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1415.00	1	1,415
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(16) Porches

CCP (1 Story), Standard	31.75	72	2,286
CCP (1 Story), Standard	31.75	72	2,286

(16) Deck/Balcony

Treated Wood, Standard	7.10	160	1,136
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County Multiplier = 1.38 => Cost New = 95,365

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, Depr.Cost = 52,451
 ECF (4161 BUENA VISTA AREA BACK LOTS) 1.010 => TCV of Bldg: 1 = 52,975

2018 Est. T.C.V. 009-160-079-00 = 65,283

Est. TCV/Total Floor Area = 54.40, Most recent sale 07/01/1996 for 48,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
29,800	29,800	29,800	29,800	2.10	
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	2,800	0	0	625	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
32,600	32,600	32,600	30,425	30,425	30,425

009-160-080-00 2018 Est. T.C.V. ALLEN MARK W
Property Class: 401 W BUENA VISTA
Map #: LAKE TOWNSHIP

Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS
* Factors * LOTS 80 & 81 - IRR SHAPES
Description Frontage Depth Front Depth Rate %Adj. Reason Value
<Site Value H> GROUP H SITE10K 10000 100 10,000
<Site Value B> GRP B BACK LOTS 7000 100 NEEDS FILL 7,000
112 Actual Front Feet, 0.28 Total Acres Total Est. Land Value = 17,000

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 2010

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

Base Rate for Upper Floors = 14.75

Adjusted Square Foot Cost for Upper Floors = 14.75

1 Stories Number of Stories Multiplier: 1.000
Average Height per Story: 12 Height per Story Multiplier: 1.040
Ave. Floor Area: 1,688 Perimeter: 172 Perim. Multiplier: 1.045
Refined Square Foot Cost for Upper Floors: 16.03

County Multiplier: 1.37, Final Square Foot Cost for Upper Floors = 21.962

Total Floor Area: 1,688 Base Cost New of Upper Floors = 37,071

Reproduction/Replacement Cost = 37,071
Eff.Age:0 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 100/100/100/100/100.0
Total Depreciated Cost = 37,071

ECF (4161 BUENA VISTA AREA BACK LOTS) 1.000 => TCV of Bldg: 1 = 37,071
Replacement Cost/Floor Area= 21.96 Est. TCV/Floor Area= 21.96

Total Estimated True Cash Value of Commercial/Industrial Buildings = 37,071

2018 Est. T.C.V. 009-160-080-00 = 54,071
Est. TCV/Total Floor Area = 32.03, Most recent sale 09/30/2005 for 10,000
2017 Assessed MBOR S.E.V. Base for Cap C.P.I.
27,200 27,200 27,200 18,159 2.10
2018 New Eq. Adjustment Loss Additions Tax Adjustment Losses
0 -200 0 0 381 0
2018 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT
27,000 27,000 27,000 18,540 18,540 0

009-160-082-00 2018 Est. T.C.V. FLORY PATRICK G & TAMMY S
 Property Class: 401 RAIL ROAD ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors * LOTS 82 & 83

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value H> GROUP H SITE10K					10000	100		10,000
<Site Value E> E BACK LOTS					5000	100	LOT 82 - NEEDS FILL	5,000
80 Actual Front Feet, 0.20 Total Acres Total Est. Land Value =								15,000

2018 Est. T.C.V. 009-160-082-00 = 15,000

Est. TCV/Total Floor Area = 8.89, Most recent sale 09/19/2014 for 16,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
7,800	7,800	7,800	7,800	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-300	0	-300	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
7,500	7,500	7,500	7,963	7,500	0	

009-160-084-00 2018 Est. T.C.V. BLIESENER STANLEY G & MARY H TRUST
Property Class: 401 6451 BUENA VISTA BLVD
Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

		* Factors *		LOTS 84 & 85				
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value H>	GROUP H	SITE10K			10000	100		10,000
<Site Value H>	GROUP H	SITE10K			10000	100		10,000
92 Actual Front Feet, 0.15 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.	4.21	1.00	1700	0	0
D/W/P: 3.5 Concrete	3.44	1.00	133	0	0
Fencing: Wd, Solid, 6 ft.	16.41	1.00	60	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 2500	2500.00	1.00	1.0	94	2,350
Total Estimated Land Improvements True Cash Value =					2,350

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

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1037 SF Floor Area = 1037 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	66.77	-9.68	1.92	1037	61,193

Other Additions/Adjustments Rate Size Cost

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

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

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

(16) Deck/Balcony
Treated Wood,Standard 13.99 26 364
Treated Wood,Standard 13.06 32 418

(17) Garages
Class:C Exterior: Pole Foundation: 42 Inch (Unfinished)
Base Cost 10.91 1280 13,965
Automatic Doors 375.00 3 1,125
Storage area over garage 3.95 853 3,369

County Multiplier = 1.38 => Cost New = 118,468

Notes: 2015 ENCLOSE CCP FOR 4 SEASON ADDITION

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 77,004
ECF (4161 BUENA VISTA AREA BACK LOTS) 1.010 => TCV of Bldg: 1 = 77,774

2018 Est. T.C.V. 009-160-084-00		=		100,124	
Est. TCV/Total Floor Area = 96.55, Most recent sale 06/20/2013 for 70,000					
2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
48,900	48,900	48,900	48,900	2.10	
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,200	0	1,026	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
50,100	50,100	50,100	49,926	49,926	49,926

009-160-086-00	2018 Est. T.C.V.	PHILLIPS ROSS D & VICKI L, TTEES
Property Class: 402		BUENA VISTA DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> C BACK LOTS 12K					12000	100		12,000
46 Actual Front Feet, 0.08 Total Acres							Total Est. Land Value =	12,000

2018 Est. T.C.V. 009-160-086-00 = 12,000

Est. TCV/Total Floor Area = 11.57, Most recent sale 06/26/2009 for 0

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.				
6,000	6,000	6,000	1,336	2.10				
2018 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses			
0	0	0	0	28	0			
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT			
6,000	6,000	6,000	1,364	1,364	0			

009-160-087-00 2018 Est. T.C.V. FORSYTHE DOROTHY L
 Property Class: 401 6431 W CIRCLE DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C>	C BACK LOTS 12K				12000	100	LOT 87	12,000
<Site Value C>	C BACK LOTS 12K				12000	100	LOT 88	12,000
126 Actual Front Feet, 0.29 Total Acres Total Est. Land Value =								24,000

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	576	0	0
Shed: Metal Prefab	9.80	1.00	54	50	265
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 =					1,215

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

(11) Heating System: Forced Heat & Cool

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	60.08	0.00	1.82	1428	88,393

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Deck/Balcony

Treated Wood,Standard	6.41	444	2,846
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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	2	700

County Multiplier = 1.38 => Cost New = 159,784

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 95,870
 ECF (4161 BUENA VISTA AREA BACK LOTS) 1.010 => TCV of Bldg: 1 = 96,829

2018 Est. T.C.V. 009-160-087-00 = 122,044

Est. TCV/Total Floor Area = 85.46, Most recent sale 06/01/1999 for 86,500

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
55,700	55,700	55,700	55,700	2.10	
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	5,300	0	0	1,169	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
61,000	61,000	61,000	56,869	56,869	56,869

009-160-089-00 2018 Est. T.C.V. HALL GORDON L & LUCY J
 Property Class: 401 1615 PARK BLVD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> C BACK LOTS 12K					12000	100		12,000
46 Actual Front Feet, 0.11 Total Acres Total Est. Land Value =								12,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

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

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

(11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 880 SF Floor Area = 880 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	60.95	-9.07	-0.21	880	45,470

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing			
Average Fixture(s)	630.00	1	630

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

(15) Built-Ins & Fireplaces			
Appliance Allowance	1415.00	1	1,415
Fireplace: Wood Stove	1125.00	1	1,125

(16) Porches			
CCP (1 Story), Standard	23.39	160	3,742

County Multiplier = 1.38 => Cost New = 75,875

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 49,319
 ECF (4161 BUENA VISTA AREA BACK LOTS) 1.010 => TCV of Bldg: 1 = 49,812

2018 Est. T.C.V. 009-160-089-00 = 62,287

Est. TCV/Total Floor Area = 70.78

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
30,400	30,400	30,400	23,587	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	700	0	0	495	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
31,100	31,100	31,100	24,082	24,082	24,082	

009-160-090-00 2018 Est. T.C.V. RIGGIE ALVERNA (ETAL L/E)
 Property Class: 401 1601 S PARK BLVD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 25K					25000	100		25,000
50 Actual Front Feet, 0.11 Total Acres Total Est. Land Value =								25,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Metal Prefab	9.03	1.00	48	45	195
Total Estimated Land Improvements True Cash Value =					195

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 800 SF Floor Area = 800 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	62.30	-9.30	0.00	800	42,400

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1415.00	1	1,415
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County Multiplier = 1.38 => Cost New = 64,922

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 38,953
 ECF (4161 BUENA VISTA AREA BACK LOTS) 1.010 => TCV of Bldg: 1 = 39,343

2018 Est. T.C.V. 009-160-090-00 = 64,538

Est. TCV/Total Floor Area = 80.67

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
23,600	23,600	23,600	23,422	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	8,700	0	0	491	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
32,300	32,300	32,300	23,913	23,913	0	

009-160-091-00	2018 Est. T.C.V.	ODEGARD TIMOTHY E & TRACEY J
Property Class: 402		W LAKEVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 25K					25000	100		25,000
50 Actual Front Feet, 0.13 Total Acres							Total Est. Land Value =	25,000

2018 Est. T.C.V. 009-160-091-00 = 25,000

Est. TCV/Total Floor Area = 31.25

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
6,000	6,000	6,000	2,007	2.10			
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	6,500	0	0	42	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
12,500	12,500	12,500	2,049	2,049	0		

009-160-092-00	2018 Est. T.C.V.	SILER GREG R
Property Class: 401		6437 W LAKEVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 25K					25000	100		25,000
50 Actual Front Feet, 0.10 Total Acres					Total Est.		Land Value =	25,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Concrete	3.61	1.00	223	0	0
D/W/P: 4in Ren. Conc.	4.21	1.00	720	0	0
Shed: Wood Frame	12.07	1.00	80	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 2500	2500.00	1.00	1.0	97	2,425
Total Estimated Land Improvements True Cash Value =					2,425

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C+10 Blt 1993

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 960 SF Floor Area = 1440 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Slab	94.90	-13.09	3.16	960	81,571

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

County Multiplier = 1.38 => Cost New = 127,420

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 114,678
ECF (4161 BUENA VISTA AREA BACK LOTS) 1.010 => TCV of Bldg: 1 = 115,825

2018 Est. T.C.V. 009-160-092-00 = 143,250

Est. TCV/Total Floor Area = 99.48, Most recent sale 08/31/2017 for 167,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
61,000	61,000	61,000	60,518	2.10	
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	10,600	0	11,082	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
71,600	71,600	71,600	61,788	71,600	71,600

009-160-093-00	2018 Est. T.C.V.	CHILMAN DEBORAH ETAL
Property Class: 401		6431 W LAKEVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 25K					25000	100		25,000
65 Actual Front Feet, 0.13 Total Acres								Total Est. Land Value = 25,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	11.06	1.00	120	71	942
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 =					1,912

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 600 SF Floor Area = 900 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Crawl Space	96.00	-11.20	0.00	600	50,880

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

Average Fixture(s) 760.00 1 760

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Deck/Balcony

Treated Wood,Standard	6.97	216	1,506
Treated Wood,Standard	7.39	160	1,182

County Multiplier = 1.38 => Cost New = 83,255

Phy/Ab.Phy/Func/Econ/Comb.%Good= 74/100/100/100/74.0,	Depr.Cost =	61,609
ECF (4161 BUENA VISTA AREA BACK LOTS) 1.010 => TCV of Bldg: 1 =		62,225

2018 Est. T.C.V. 009-160-093-00 = 89,137

Est. TCV/Total Floor Area = 99.04, Most recent sale 06/01/2002 for 69,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
37,100	37,100	37,100	29,270	2.10	
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	7,500	0	614	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
44,600	44,600	44,600	29,884	29,884	0

009-160-094-00 2018 Est. T.C.V. DOLLEY DEAN & SHONNA
 Property Class: 401 6432 W CIRCLE DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors * LOT 94 & 95(IRR)

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> C BACK LOTS 12K					12000	100	LOT 94	12,000
<Site Value E> E BACK LOTS					5000	100	LOT 95, IRR	5,000
199 Actual Front Feet, 0.46 Total Acres Total Est. Land Value =								17,000

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	1000	0	0
Shed: Metal Prefab	8.16	1.00	100	45	367
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.0	94	940
Total Estimated Land Improvements True Cash Value =					1,307

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

(11) Heating System: Forced Heat & Cool

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	56.20	-8.09	1.87	750	37,485
1	Story Siding	Basement	56.20	0.00	1.87	300	17,421
1	Story Siding	Crawl Space	56.20	-8.09	1.87	300	14,994

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Porches

CCP (1 Story), Standard	20.33	240	4,879
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(16) Deck/Balcony

Treated Wood, Standard	6.13	457	2,801
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(17) Garages

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

Base Cost	12.60	576	7,258
Mechanical Doors	350.00	2	700

County Multiplier = 1.38 => Cost New = 132,526

Phy/Ab.Phy/Func/Econ/Comb.%Good= 67/100/100/100/67.0, Depr.Cost = 88,792
 ECF (4161 BUENA VISTA AREA BACK LOTS) 1.010 => TCV of Bldg: 1 = 89,680

2018 Est. T.C.V. 009-160-094-00 = 107,987

Est. TCV/Total Floor Area = 79.99, Most recent sale 11/18/2016 for 110,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
42,000	42,000	42,000	52,500	2.10		
2018	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	12,000	0	0	11,602	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
54,000	54,000	54,000	53,602	53,602	0	

009-160-096-00 2018 Est. T.C.V. PHILLIPS ROSS D & VICKI L TTEES
 Property Class: 401 6431 W BUENA VISTA BLVD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

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

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
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 1964

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 700 SF Floor Area = 700 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	52.92	-9.28	2.59	700	32,361

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

Public Sewer	912.00	1	912
Well, 100 Feet	2425.00	1	2,425

(15) Built-Ins & Fireplaces

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

(16) Porches

CGEP (1 Story), Standard	31.60	180	5,688
CCP (1 Story), Standard	42.69	36	1,537
CCP (1 Story), Standard	42.69	36	1,537

(16) Deck/Balcony

Treated Wood, Standard	11.39	36	410
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(17) Garages

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

Base Cost	23.29	252	5,869
Mechanical Doors	325.00	1	325

County Multiplier = 1.38 => Cost New = 74,208

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 48,235
 ECF (4161 BUENA VISTA AREA BACK LOTS) 1.010 => TCV of Bldg: 1 = 48,717

2018 Est. T.C.V. 009-160-096-00 = 61,192

Est. TCV/Total Floor Area = 87.42, Most recent sale 06/26/2009 for 62,500

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
29,900	29,900	29,900	29,753	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	700	0	0	624	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
30,600	30,600	30,600	30,377	30,377	0	

009-160-097-00 2018 Est. T.C.V. FLORY PATRICK G & TAMMY S
 Property Class: 401 6430 W RAILROAD ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors * LOTS 97&98

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> C BACK LOTS 12K					12000	100		12,000
<Site Value H> GROUP H SITE10K					10000	100		10,000
92 Actual Front Feet, 0.23 Total Acres Total Est. Land Value =								22,000

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	400	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.0	95	950
Total Estimated Land Improvements True Cash Value =					950

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C Blt 2015

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1235 SF Floor Area = 1688 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Slab	83.68	-11.27	0.00	907	65,676
1	Story Siding	Overhang	37.60	0.00	0.00	328	12,333

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(16) Porches

CCP (1 Story), Standard	21.60	224	4,838
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(17) Garages

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

Base Cost	18.04	655	11,816
Common Wall: 1 Wall	-1300.00	1	-1,300
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 => Cost New = 137,462

Notes: 12/19/2014 ELECTIRAL FACEPLATES NOT INSTALLED. -TIM

Phy/Ab.Phy/Func/Econ/Comb.%Good= 99/100/100/100/99.0, Depr.Cost = 136,088
 ECF (4161 BUENA VISTA AREA BACK LOTS) 1.010 => TCV of Bldg: 1 = 137,448

2018 Est. T.C.V. 009-160-097-00 = 160,398

Est. TCV/Total Floor Area = 95.02, Most recent sale 09/28/2012 for 23,500

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
78,200	78,200	78,200	78,200	2.10	
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,000	0	1,642	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
80,200	80,200	80,200	79,842	79,842	0

009-160-099-00	2018 Est. T.C.V.	FOSS JACK T & BRENDA J
Property Class: 402		BUENA VISTA BLVD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value H> GROUP H SITE10K					10000	100		10,000
<Site Value E> E BACK LOTS					5000	100	LOT 99 NEEDS FILL	5,000
100 Actual Front Feet, 0.27 Total Acres								Total Est. Land Value = 15,000

2018 Est. T.C.V. 009-160-099-00 = 15,000

Est. TCV/Total Floor Area = 8.89, Most recent sale 08/01/1999 for 56,500

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
7,800	7,800	7,800	1,166	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-300	0	24	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
7,500	7,500	7,500	1,190	1,190	1,190	

009-160-101-00 2018 Est. T.C.V. FOSS JACK T & BRENDA J
 Property Class: 401 6401 W BUENA VISTA BLVD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> C BACK LOTS 12K					12000	100		12,000
76 Actual Front Feet, 0.23 Total Acres								Total Est. Land Value = 12,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.20	1.00	510	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	0.5	95	475
Total Estimated Land Improvements True Cash Value =					475

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

(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	62.91	-9.40	-2.85	600	30,396
1	Story Siding	Basement	62.91	0.00	-2.85	168	10,090

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing			
Average Fixture(s)	630.00	1	630

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

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

(16) Porches			
CGEP (1 Story), Standard	27.75	288	7,992

(16) Deck/Balcony			
Treated Wood, Standard	6.57	246	1,616

(17) Garages

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

Base Cost	19.84	396	7,857
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 => Cost New = 88,211

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 52,927
 ECF (4161 BUENA VISTA AREA BACK LOTS) 1.010 => TCV of Bldg: 1 = 53,456

2018 Est. T.C.V. 009-160-101-00 = 65,931

Est. TCV/Total Floor Area = 85.85

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
30,100	30,100	30,100	30,100	2.10	
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	2,900	0	0	632	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
33,000	33,000	33,000	30,732	30,732	30,732

009-160-102-00 2018 Est. T.C.V. KEWAY MARILYN J
 Property Class: 401 6385 W BUENA VISTA BLVD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

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

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.20	1.00	144	71	327
Shed: Wood Frame	8.75	1.00	192	71	1,193
Total Estimated Land Improvements True Cash Value =					1,520

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

(11) Heating System: Forced Heat & Cool

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	57.75	0.00	1.87	1152	68,682

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1415.00	1	1,415
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(16) Porches

CGEP (1 Story), Standard	36.57	140	5,120
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(17) Carports

Aluminum	7.50	274	2,055
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(17) Garages

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

Base Cost	21.08	1	21
No Floor Deduction	-3.10	274	-849

County Multiplier = 1.38 => Cost New = 109,950

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 71,467
 ECF (4161 BUENA VISTA AREA BACK LOTS) 1.010 => TCV of Bldg: 1 = 72,182

2018 Est. T.C.V. 009-160-102-00 = 85,702

Est. TCV/Total Floor Area = 74.39

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
41,800	41,800	41,800	34,618	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	1,100	0	726	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
42,900	42,900	42,900	35,344	35,344	35,344	

009-160-103-00 2018 Est. T.C.V. MCGEE JEFFREY M & DODY C
 Property Class: 401 W BUENA VISTA BLVD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> C BACK LOTS 12K					12000	100		12,000
74 Actual Front Feet, 0.21 Total Acres Total Est. Land Value =								12,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Ren. Conc.	4.21	1.00	600	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 2500	2500.00	1.00	1.0	95	2,375
Total Estimated Land Improvements True Cash Value =					2,375

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

(11) Heating System: No Heating/Cooling

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

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

Other Additions/Adjustments	Rate	Size	Cost

(13) Plumbing

3 Fixture Bath	2400.00	-1	-2,400
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(17) Garages

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

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

County Multiplier = 1.38 => Cost New = 26,353

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 23,718
 ECF (4161 BUENA VISTA AREA BACK LOTS) 1.010 => TCV of Bldg: 1 = 23,955

2018 Est. T.C.V. 009-160-103-00 = 38,330

Est. TCV/Total Floor Area = 0.00, Most recent sale 11/01/1997 for 27,500

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
0	0	0	17,800	2.10		
2018	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
19,200	0	0	0	0	19,200	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
19,200	19,200	19,200	18,173	19,200	0	

009-160-105-00 2018 Est. T.C.V. COURTADE THERESA E
 Property Class: 401 W LAKEWOOD DL
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> C BACK LOTS 12K					12000	100		12,000
98 Actual Front Feet, 0.23 Total Acres Total Est. Land Value =								12,000

Cost Est. for Res. Bldg: 1 Single Family GRG Cls CD Blt 1984

(11) Heating System: No Heating/Cooling

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

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

Other Additions/Adjustments	Rate	Size	Cost

(17) Garages

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

Base Cost	9.30	1120	10,416
Mechanical Doors	325.00	1	325

County Multiplier = 1.38 => Cost New = 14,823

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 11,858
 ECF (4161 BUENA VISTA AREA BACK LOTS) 1.010 => TCV of Bldg: 1 = 11,977

2018 Est. T.C.V. 009-160-105-00 = 23,977

Est. TCV/Total Floor Area = 0.00

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
11,600	11,600	11,600	7,779	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	400	0	4,221	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
12,000	12,000	12,000	7,942	12,000	0	

009-160-106-00 2018 Est. T.C.V. COURTADE THERESA E
 Property Class: 401 6401 W LAKEVIEW DR
 Map #: LAKE TOWNSHIP Lake City, MI 49651

Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS
 * Factors * PRT 106, 105 & 104

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 25K					25000	100		25,000
125 Actual Front Feet, 0.33 Total Acres Total Est. Land Value =								25,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Ren. Conc.	4.21	1.00	900	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 2500	2500.00	1.00	1.0	100	2,500
Total Estimated Land Improvements True Cash Value =					2,500

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C+10 Blt 2003

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1108 SF Floor Area = 1781 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Crawl Space	92.42	-10.46	3.16	1008	85,801
1.25	Story Siding	Slab	83.47	-12.69	2.67	100	7,345
1	Story Siding	Overhang	38.31	0.00	0.00	144	5,517

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
Separate Shower	775.00	1	775

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Porches

WCP (1 Story), Standard	21.95	192	4,214
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(16) Deck/Balcony

Treated Wood, Standard	6.42	432	2,773
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(17) Garages

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

Base Cost	22.65	576	13,046
Automatic Doors	375.00	1	375

County Multiplier = 1.38 => Cost New = 179,378

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 161,440
 ECF (4161 BUENA VISTA AREA BACK LOTS) 1.010 => TCV of Bldg: 1 = 163,054

2018 Est. T.C.V. 009-160-106-00 = 190,554

Est. TCV/Total Floor Area = 106.99, Most recent sale 05/26/2017 for 255,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
100,400	100,400	100,400	81,884	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	12,828	17,928	0	-4,384	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
95,300	95,300	95,300	83,603	95,300	95,300	

009-160-107-00 2018 Est. T.C.V. ROOT BRANDI S
 Property Class: 401 6370 W BUENA VISTA
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value H> GROUP H SITE10K					10000	100		10,000
<Site Value H> GROUP H SITE10K					10000	100	LOT 108	10,000
85 Actual Front Feet, 0.18 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	10.45	1.00	48	56	281
Total Estimated Land Improvements True Cash Value =					281

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D+10 Blt 1938

(11) Heating System: Space Heater

Ground Area = Size for Rates = 1275 SF Floor Area = 1275 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	50.78	-8.67	-2.08	1275	51,038

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

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

(15) Built-Ins & Fireplaces

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

(17) Garages

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

Base Cost	26.85	240	6,444
Common Wall: 1 Wall	-1175.00	1	-1,175
Automatic Doors	350.00	1	350

County Multiplier = 1.38 => Cost New = 88,257

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, Depr.Cost = 48,541
 ECF (4161 BUENA VISTA AREA BACK LOTS) 1.010 => TCV of Bldg: 1 = 49,027

2018 Est. T.C.V. 009-160-107-00 = 69,308

Est. TCV/Total Floor Area = 54.36, Most recent sale 03/01/2003 for 75,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
32,000	32,000	32,000	24,354	2.10	
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,700	0	511	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
34,700	34,700	34,700	24,865	24,865	24,865

009-160-109-00 2018 Est. T.C.V. SCHREMS JEFFREY R & LISA K
 Property Class: 401 6371 W BUENA VISTA DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> C BACK LOTS 12K					12000	100		12,000
62 Actual Front Feet, 0.22 Total Acres Total Est. Land Value =								12,000

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C+5 Blt 1961

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

Ground Area = Size for Rates = 601 SF Floor Area = 701 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25	Story Siding	Slab	91.11	-13.84	-1.04	401	30,568
1	Story Siding	Slab	79.24	-13.84	-0.82	200	12,916

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

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

(15) Built-Ins & Fireplaces

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

(17) Garages

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

Base Cost	22.43	330	7,402
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 => Cost New = 83,453

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 50,072
 ECF (4161 BUENA VISTA AREA BACK LOTS) 1.010 => TCV of Bldg: 1 = 50,572

2018 Est. T.C.V. 009-160-109-00 = 62,572

Est. TCV/Total Floor Area = 89.26, Most recent sale 01/13/2012 for 62,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
28,500	28,500	28,500	28,500	2.10		
2018	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	2,800	0	0	598	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
31,300	31,300	31,300	29,098	29,098		0

009-160-110-00 2018 Est. T.C.V. SHAFER ERIC D & BONNIE J &
 Property Class: 401 6367 W BUENA VISTA DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> C BACK LOTS 12K					12000	100		12,000
62 Actual Front Feet, 0.22 Total Acres Total Est. Land Value =								12,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Concrete	3.35	1.00	270	0	0
Shed: Wood Frame	9.48	1.00	144	50	683

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 =					1,158

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls CD Blt 1962

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 988 SF Floor Area = 1235 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25	Story Siding	Basement	68.99	0.00	0.00	988	68,162

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

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

(15) Built-Ins & Fireplaces

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

Treated Wood,Standard	9.15	64	586
Treated Wood,Standard	8.47	80	678

(17) Garages

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

Base Cost	17.70	624	11,045
Common Wall: 1/2 Wall	-625.00	1	-625
Automatic Doors	375.00	1	375

County Multiplier = 1.38 => Cost New = 117,114

Phy/Ab.Phy/Func/Econ/Comb.%Good= 62/100/100/100/62.0, Depr.Cost = 72,611
 ECF (4161 BUENA VISTA AREA BACK LOTS) 1.010 => TCV of Bldg: 1 = 73,337

2018 Est. T.C.V. 009-160-110-00 = 86,495

Est. TCV/Total Floor Area = 70.04

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
41,400	41,400	41,400	33,855	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,800	0	0	710	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
43,200	43,200	43,200	34,565	34,565	34,565	

009-160-113-00	2018 Est. T.C.V.	SHARP BRETT A & EMILY B
Property Class: 402		S MAPLEWOOD AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> GRP B BACK LOTS					7000	100		7,000
60 Actual Front Feet, 0.12 Total Acres							Total Est. Land Value =	7,000

2018 Est. T.C.V. 009-160-113-00 = 7,000

Est. TCV/Total Floor Area = 5.67, Most recent sale 03/27/2017 for 12,500

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.				
7,000	7,000	7,000	892	2.10				
2018 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses			
0	0	3,500	0	-874	0			
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT			
3,500	3,500	3,500	910	910	0			

009-160-114-00	2018 Est. T.C.V.	SHARP BRETT A & EMILY B
Property Class: 402		S MAPLEWOOD AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> GRP B BACK LOTS					7000	100		7,000
50 Actual Front Feet, 0.11 Total Acres							Total Est. Land Value =	7,000

2018 Est. T.C.V. 009-160-114-00 = 7,000

Est. TCV/Total Floor Area = 5.67, Most recent sale 03/31/2017 for 12,500

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
0	0	0	892	2.10			
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses			
3,500	0	0	3,500	0			
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
3,500	3,500	3,500	910	3,500	0		

009-160-115-00	2018 Est. T.C.V.	SHARP BRETT A & EMILY B
Property Class: 402		S MAPLEWOOD AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> C BACK LOTS 12K					12000	100		12,000
100 Actual Front Feet, 0.21 Total Acres							Total Est. Land Value =	12,000

2018 Est. T.C.V. 009-160-115-00 = 12,000

Est. TCV/Total Floor Area = 9.72, Most recent sale 10/12/2016 for 13,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.				
6,000	6,000	6,000	6,000	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			
6,000	6,000	6,000	6,126	6,000	0			

009-160-117-00	2018 Est. T.C.V.	CRISSMAN COTTAGE TRUST
Property Class: 401		6327 W BUENA VISTA BLVD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS
 * Factors * LOTS 117, 121, &1/2 OF122

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C>	C BACK	LOTS 12K			12000	100		12,000
<Site Value C>	C BACK	LOTS 12K			12000	100		12,000
153 Actual Front Feet, 0.39 Total Acres								Total Est. Land Value = 24,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	11.53	1.00	96	85	941
Total Estimated Land Improvements True Cash Value =					941

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C-5 Blt 1979

(11) Heating System: Space Heater

Ground Area = Size for Rates = 1673 SF Floor Area = 2091 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25	Story Siding	Crawl Space	67.50	-8.10	0.00	1673	99,376

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

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

(15) Built-Ins & Fireplaces

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

(16) Porches

WPP, Standard	10.46	212	2,218
WPP, Standard	7.17	632	4,531

(16) Deck/Balcony

Treated Wood,Standard	19.24	16	308
Treated Wood,Standard	6.52	344	2,243

(17) Garages

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

Base Cost	17.19	728	12,514
Common Wall: 1 Wall	-1300.00	1	-1,300
Automatic Doors	375.00	2	750
Storage area over garage	3.95	485	1,916

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

Base Cost	17.35	1285	22,295
Automatic Doors	375.00	1	375

County Multiplier = 1.38 => Cost New = 209,743

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 146,820
 ECF (4161 BUENA VISTA AREA BACK LOTS) 1.010 => TCV of Bldg: 1 = 148,288

2018 Est. T.C.V. 009-160-117-00 = 173,229

Est. TCV/Total Floor Area = 82.85

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
84,400	84,400	84,400	65,156	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
6,000	-3,800	0	0	5,432	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
86,600	86,600	86,600	66,524	66,524	0	

009-160-118-00 2018 Est. T.C.V. DAVIS FRANK D
 Property Class: 401 6371 W LAKEVIEW DR
 Map #: LAKE TOWNSHIP Lake City, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> C BACK LOTS 12K					12000	100		12,000
93 Actual Front Feet, 0.24 Total Acres Total Est. Land Value =								12,000

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 793 SF Floor Area = 793 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1+	Story Siding	Slab	64.70	-11.07	0.00	793	42,529

Other Additions/Adjustments	Rate	Size	Cost
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(1) Exterior			
Brick Veneer	8.00	56	448

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

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

(15) Built-Ins & Fireplaces			
Appliance Allowance	1415.00	1	1,415
Fireplace: Interior 1 Story	2900.00	1	2,900

(16) Porches			
CCP (1 Story), Standard	30.55	81	2,475

(17) Garages

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

Base Cost	20.83	441	9,186
Common Wall: 1/2 Wall	-625.00	1	-625
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 => Cost New = 85,432

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 51,259
 ECF (4161 BUENA VISTA AREA BACK LOTS) 1.010 => TCV of Bldg: 1 = 51,772

2018 Est. T.C.V. 009-160-118-00 = 63,772

Est. TCV/Total Floor Area = 80.42

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
29,100	29,100	29,100	26,083	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,800	0	0	547	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
31,900	31,900	31,900	26,630	26,630	0	

009-160-119-00	2018 Est. T.C.V.	DAVIS FRANK D
Property Class: 402		W LAKEVIEW AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> C BACK LOTS 12K					12000	100		12,000
50 Actual Front Feet, 0.08 Total Acres							Total Est. Land Value =	12,000

2018 Est. T.C.V. 009-160-119-00 = 12,000

Est. TCV/Total Floor Area = 15.13

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
6,000	6,000	6,000	1,784	2.10		
2018 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	37	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
6,000	6,000	6,000	1,821	1,821	0	

009-160-120-00	2018 Est. T.C.V.	SPURGEON WILLIAM K & MARY K TRUST
Property Class: 402		W LAKEVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> C BACK LOTS 12K					12000	100		12,000
1 Actual Front Feet, 0.00 Total Acres					Total Est.		Land Value =	12,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	10.75	1.00	80	50	430

Residential Local Cost Land Improvements

Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.0	97	970
Total Estimated Land Improvements True Cash Value =					1,400

2018 Est. T.C.V. 009-160-120-00 = 13,400

Est. TCV/Total Floor Area = 16.90

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
6,500	6,500	6,500	1,449	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	200	0	0	30	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
6,700	6,700	6,700	1,479	1,479	1,479	

009-160-123-00 2018 Est. T.C.V. ROWELL ROBIN GAYLE TRUST
 Property Class: 401 W LAKEVIEW DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> C BACK LOTS 12K					12000	100		12,000
80 Actual Front Feet, 0.22 Total Acres Total Est. Land Value =								12,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	2.98	1.00	144	71	305
Total Estimated Land Improvements True Cash Value =					305

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

(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 = 11,145

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 7,244

ECF (4161 BUENA VISTA AREA BACK LOTS) 1.010 => TCV of Bldg: 1 = 7,317

2018 Est. T.C.V. 009-160-123-00 = 19,622

Est. TCV/Total Floor Area = 0.00

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
9,700	9,700	9,700	6,812	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	100	0	143	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
9,800	9,800	9,800	6,955	6,955	0	

009-160-124-00 2018 Est. T.C.V. ROWELL ROBIN GAYLE TRUST
 Property Class: 401 6313 W LAKEVIEW DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> C BACK LOTS 12K					12000	100	LOT 126	12,000
<Site Value C> C BACK LOTS 12K					12000	100	LOT 125	12,000
<Site Value B> GRP B BACK LOTS					7000	100	LOT 124, IRR	7,000
185 Actual Front Feet, 0.34 Total Acres Total Est. Land Value =								31,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	2.98	1.00	246	71	520
Total Estimated Land Improvements True Cash Value =					520

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

(11) Heating System: Space Heater

Ground Area = Size for Rates = 1202 SF Floor Area = 1202 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	46.65	0.00	-1.89	1202	53,802

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

County Multiplier = 1.38 => Cost New = 85,834

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 51,500
 ECF (4161 BUENA VISTA AREA BACK LOTS) 1.010 => TCV of Bldg: 1 = 52,015

2018 Est. T.C.V. 009-160-124-00 = 83,535

Est. TCV/Total Floor Area = 69.50

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
38,900	38,900	38,900	29,903	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	2,900	0	627	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
41,800	41,800	41,800	30,530	30,530	0	

009-160-127-00	2018 Est. T.C.V.	ROWELL ROBIN GAYLE TRUST
Property Class: 402		BIRCHWOOD AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value E> E BACK LOTS					5000	100	TRIANGLE	5,000
92 Actual Front Feet, 0.14 Total Acres							Total Est. Land Value =	5,000

2018 Est. T.C.V. 009-160-127-00 = 5,000

Est. TCV/Total Floor Area = 4.16

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
2,800	2,800	2,800	439	2.10			
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-300	0	0	9	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
2,500	2,500	2,500	448	448	0		

009-160-128-00	2018 Est. T.C.V.	ROWELL ROBIN GAYLE TRUST
Property Class: 402		BUENA VISTA BLVD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value D> GROUP D BACKLOT					8000	100		8,000
65 Actual Front Feet, 0.13 Total Acres							Total Est. Land Value =	8,000

2018 Est. T.C.V. 009-160-128-00 = 8,000

Est. TCV/Total Floor Area = 6.66

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
4,000	4,000	4,000	778	2.10			
2018 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	16	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
4,000	4,000	4,000	794	794	0		

009-160-129-00 2018 Est. T.C.V. HUNTER CRAIG & TERESA
 Property Class: 401 BEACHWOOD ST
 Map #: LAKE TOWNSHIP Lake City, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C>	C BACK LOTS	12K			12000	100	LOT 129	12,000
<Site Value C>	C BACK LOTS	12K			12000	100	LOT 130	12,000
<Site Value C>	C BACK LOTS	12K			12000	100	LOT 131	12,000
159 Actual Front Feet, 0.40 Total Acres Total Est. Land Value =								36,000

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

(11) Heating System: Wall/Floor Furnace

Ground Area = Size for Rates = 0 SF Floor Area = 672 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Overhang	36.34	0.00	0.00	672	24,420

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

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

(17) Garages

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

Base Cost	15.17	780	11,833
Mechanical Doors	325.00	1	325

County Multiplier = 1.38 => Cost New = 53,910

Notes: GRG W/UPPER LIVING AREA

Phy/Ab.Phy/Func/Econ/Comb.%Good= 86/100/100/100/86.0, Depr.Cost = 46,362
 ECF (4161 BUENA VISTA AREA BACK LOTS) 1.010 => TCV of Bldg: 1 = 46,826

2018 Est. T.C.V. 009-160-129-00 = 82,826

Est. TCV/Total Floor Area = 123.25, Most recent sale 11/01/1997 for 10,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
40,700	40,700	40,700	35,372	2.10		
2018	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	700	0	0	742	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
41,400	41,400	41,400	36,114	36,114		0

009-160-132-00 2018 Est. T.C.V. SPITZLEY JAMES P & BARBARA A
 Property Class: 401 BEACHWOOD AVE
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 25K					25000	100		25,000
58 Actual Front Feet, 0.18 Total Acres Total Est. Land Value =								25,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Patio Blocks	7.45	1.00	104	66	511
Total Estimated Land Improvements True Cash Value =					511

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1947

(11) Heating System: Forced Air w/ Ducts

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Block	Slab	61.17	-10.63	0.00	936	47,305

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing			
Average Fixture(s)	630.00	1	630

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

(15) Built-Ins & Fireplaces			
Appliance Allowance	1415.00	1	1,415
Fireplace: Interior 1 Story	2900.00	1	2,900

(16) Porches			
CGEP (1 Story), Standard	31.02	208	6,452

County Multiplier = 1.42 => Cost New = 87,050

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 52,230
 ECF (4161 BUENA VISTA AREA BACK LOTS) 1.010 => TCV of Bldg: 1 = 52,752

2018 Est. T.C.V. 009-160-132-00 = 78,263

Est. TCV/Total Floor Area = 83.61

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
29,800	29,800	29,800	29,800	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	9,300	0	625	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
39,100	39,100	39,100	30,425	30,425	0	

009-160-133-00 2018 Est. T.C.V. JAMROZY RICHARD J
 Property Class: 401 6293 W LAKEVIEW DR
 Map #: LAKE TOWNSHIP Lake City, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 25K					25000	100		25,000
59 Actual Front Feet, 0.16 Total Acres Total Est. Land Value =								25,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Patio Blocks	6.84	1.00	90	0	0
D/W/P: 4in Concrete	3.12	1.00	96	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 BOCA/STATE Cls D Blt 1990

(11) Heating System: Forced Air w/ Ducts

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	48.08	0.00	0.66	1040	50,690

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

Public Sewer	912.00	1	912
Well, 100 Feet	2425.00	1	2,425

(15) Built-Ins & Fireplaces

Appliance Allowance	1235.00	1	1,235
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(16) Porches

WCP (1 Story), Standard	18.21	260	4,735
WPP, Standard	30.89	16	494

(17) Garages

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

Base Cost	17.65	576	10,166
Mechanical Doors	325.00	1	325

County Multiplier = 1.38 => Cost New = 100,956

Phy/Ab.Phy/Func/Econ/Comb.%Good= 79/100/100/100/79.0, Depr.Cost = 79,756
 ECF (4161 BUENA VISTA AREA BACK LOTS) 1.010 => TCV of Bldg: 1 = 80,553

2018 Est. T.C.V. 009-160-133-00 = 106,028

Est. TCV/Total Floor Area = 101.95

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
41,400	41,400	41,400	30,724	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	11,600	0	0	645	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
53,000	53,000	53,000	31,369	31,369	0	

009-160-134-00 2018 Est. T.C.V. WOLCOTT IV HENRY W & NEIL H
 Property Class: 401 6275 W LAKEVIEW DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 25K					25000	100		25,000
58 Actual Front Feet, 0.14 Total Acres Total Est. Land Value =								25,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	2.98	1.00	761	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 D+10 Blt 1954

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 896 SF Floor Area = 896 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	54.65	-10.68	0.72	896	40,042

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1235.00	1	1,235
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(16) Porches

CGEP (1 Story), Standard	41.65	100	4,165
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County Multiplier = 1.38 => Cost New = 66,867

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 40,120
 ECF (4161 BUENA VISTA AREA BACK LOTS) 1.010 => TCV of Bldg: 1 = 40,521

2018 Est. T.C.V. 009-160-134-00 = 66,491

Est. TCV/Total Floor Area = 74.21, Most recent sale 01/01/2012 for 57,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
24,500	24,500	24,500	24,500	2.10		
2018	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	8,700	0	0	514	0	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
33,200	33,200	33,200	25,014	25,014	0	0

009-160-135-00 2018 Est. T.C.V. CAULFIELD JAMES & BENSON NANCY
 Property Class: 401 1616 S ELMWOOD DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 25K					25000	100		25,000
58 Actual Front Feet, 0.12 Total Acres Total Est. Land Value =								25,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	2.98	1.00	300	0	0
Fencing: Wd, Split, 2 Rail	7.04	1.00	40	0	0
Shed: Metal Prefab	7.77	1.00	80	35	218
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 =					1,188

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D+10 Blt 1976

(11) Heating System: Forced Air w/ Ducts

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	54.44	0.00	0.72	912	50,306

Other Additions/Adjustments Rate Size Cost

(1) Exterior Brick Veneer 7.85 64 502

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

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

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

(16) Porches CPP, Standard 21.02 40 841

(17) Garages Class:D Exterior: Siding Foundation: 42 Inch (Unfinished)
 Base Cost 19.15 480 9,192
 Common Wall: 1 Wall -1175.00 1 -1,175
 Automatic Doors 350.00 1 350

County Multiplier = 1.38 => Cost New = 90,201

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 58,631

Separately Depreciated Items:

(9) Basement Finish Basement Recreation Finish 9.65 912 8,801
 County Multiplier = 1.38 => Cost New = 12,145
 Phy/Ab.Phy/Func/Econ/Comb.%Good= 10/100/100/100/10.0, Depr.Cost = 1,215

Total Depreciated Cost = 59,845
 ECF (4161 BUENA VISTA AREA BACK LOTS) 1.010 => TCv of Bldg: 1 = 60,444

2018 Est. T.C.V. 009-160-135-00 = 86,632

Est. TCv/Total Floor Area = 94.99

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
35,900	35,900	35,900	35,723	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	7,400	0	750	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
43,300	43,300	43,300	36,473	36,473	0	

009-160-136-00 2018 Est. T.C.V. MCCOMAS FAMILY REV TRUST
 Property Class: 401 1626 S ELMWOOD
 Map #: LAKE TOWNSHIP Lake City, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> C BACK LOTS 12K					12000	100		12,000
50 Actual Front Feet, 0.13 Total Acres Total Est. Land Value =								12,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.20	1.00	600	0	0
Shed: Wood Frame	11.71	1.00	48	50	281

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 =					1,231

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 = 1008 SF Floor Area = 1008 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	59.23	0.00	0.00	1008	59,704

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1415.00	1	1,415
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(16) Porches

CPP, Standard	17.79	60	1,067
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(17) Garages

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

Base Cost	18.20	480	8,736
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 => Cost New = 104,642

Notes: WALL UNIT AC

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 68,017
 ECF (4161 BUENA VISTA AREA BACK LOTS) 1.010 => TCV of Bldg: 1 = 68,697

2018 Est. T.C.V. 009-160-136-00 = 81,928

Est. TCV/Total Floor Area = 81.28, Most recent sale 09/15/2003 for 86,500

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
39,900	39,900	39,900	39,670	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,100	0	0	833	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
41,000	41,000	41,000	40,503	40,503	0	

009-160-137-00 2018 Est. T.C.V. JAMROZY LINDA M ETAL
 Property Class: 401 1636 S ELMWOOD ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> C BACK LOTS 12K					12000	100		12,000
50 Actual Front Feet, 0.13 Total Acres Total Est. Land Value =								12,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.20	1.00	750	0	0
Shed: Wood Frame	10.27	1.00	96	50	493

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 =					1,443

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

(11) Heating System: Forced Air w/ Ducts

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	60.49	-8.98	0.00	576	29,670
1	Story Siding	Basement	60.49	0.00	0.00	336	20,325

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing			
Average Fixture(s)	630.00	1	630

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

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

(17) Garages

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

Base Cost	20.85	352	7,339
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 => Cost New = 86,013

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 55,909

Separately Depreciated Items:

(16) Porches			
WCP (1 Story), Standard	31.00	72	2,232
County Multiplier = 1.38 =>			Cost New = 3,080
Phy/Ab.Phy/Func/Econ/Comb.%Good= 76/100/100/100/76.0,			Depr.Cost = 2,341

Total Depreciated Cost =			58,250
ECF (4161 BUENA VISTA AREA BACK LOTS)	1.010 => TCV of Bldg: 1	=	58,832

2018 Est. T.C.V. 009-160-137-00 = 72,275

Est. TCV/Total Floor Area = 79.25

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
36,800	36,800	36,800	27,575	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-700	0	0	579	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
36,100	36,100	36,100	28,154	28,154	0	

009-160-138-00 2018 Est. T.C.V. ROUSSE MICHAEL J L/E & ET AL J/T
 Property Class: 401 1646 S ELMWOOD ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> C BACK LOTS 12K					12000	100		12,000
47 Actual Front Feet, 0.12 Total Acres Total Est. Land Value =								12,000

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 1977

(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	Basement	53.49	0.00	-1.89	672	34,675

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

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

(15) Built-Ins & Fireplaces

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

Treated Wood,Standard	10.82	40	433
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County Multiplier = 1.38 => Cost New = 54,310

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 35,301
 ECF (4161 BUENA VISTA AREA BACK LOTS) 1.010 => TCV of Bldg: 1 = 35,654

2018 Est. T.C.V. 009-160-138-00 = 47,654

Est. TCV/Total Floor Area = 70.91

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
23,300	23,300	23,300	23,174	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	500	0	0	486	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
23,800	23,800	23,800	23,660	23,660	23,660	

009-160-139-00	2018 Est. T.C.V.	JAMROZY LINDA M ETAL
Property Class: 402		S ELMWOOD ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> C BACK LOTS 12K					12000	100		12,000
47 Actual Front Feet, 0.12 Total Acres							Total Est. Land Value =	12,000

2018 Est. T.C.V. 009-160-139-00 = 12,000

Est. TCV/Total Floor Area = 17.86

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
6,000	6,000	6,000	1,895	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	
6,000	6,000	6,000	1,934	1,934	0	

009-160-144-00 2018 Est. T.C.V. VENEMA DOUGLAS & DIANE
 Property Class: 401 W LAKEVIEW DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 25K					25000	100		25,000
58 Actual Front Feet, 0.09 Total Acres Total Est. Land Value =								25,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

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

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

(11) Heating System: No Heating/Cooling

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

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

Other Additions/Adjustments	Rate	Size	Cost

(17) Garages

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

Base Cost	16.80	576	9,677
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 => Cost New = 13,837

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 9,686
 ECF (4161 BUENA VISTA AREA BACK LOTS) 1.010 => TCV of Bldg: 1 = 9,783

2018 Est. T.C.V. 009-160-144-00 = 35,258

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	10,998	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	6,600	0	230	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
17,600	17,600	17,600	11,228	11,228	0	

009-160-145-00	2018 Est. T.C.V.	LINE ROBERT S & BARBARA C
Property Class: 402		OTTAWA
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> C BACK LOTS 12K					12000	100		12,000
55 Actual Front Feet, 0.13 Total Acres							Total Est. Land Value =	12,000

2018 Est. T.C.V. 009-160-145-00 = 12,000

Est. TCV/Total Floor Area = 0.00, Most recent sale 01/07/2004 for 0

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.				
6,000	6,000	6,000	1,115	2.10				
2018 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses			
0	0	0	0	23	0			
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT			
6,000	6,000	6,000	1,138	1,138	0			

009-160-147-00 2018 Est. T.C.V. COOPER STEVEN & LAURIE
 Property Class: 401 6195 W LAKEVIEW DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 25K					25000	100		25,000
58 Actual Front Feet, 0.20 Total Acres Total Est. Land Value =								25,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Concrete	3.35	1.00	446	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 1962

(11) Heating System: Space Heater

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	60.49	-10.70	-2.85	576	27,037
1	Story Siding	Basement	60.49	0.00	-2.85	336	19,367

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing			
Average Fixture(s)	630.00	1	630

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

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

(16) Deck/Balcony			
Treated Wood,Standard	6.59	240	1,582

(17) Garages

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

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

County Multiplier = 1.38 => Cost New = 84,590

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 54,983
 ECF (4161 BUENA VISTA AREA BACK LOTS) 1.010 => TCV of Bldg: 1 = 55,533

2018 Est. T.C.V. 009-160-147-00 = 81,483

Est. TCV/Total Floor Area = 89.35, Most recent sale 10/21/2016 for 75,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
33,400	33,400	33,400	31,505	2.10	
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	7,300	0	661	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
40,700	40,700	40,700	32,166	32,166	0

009-160-148-00 2018 Est. T.C.V. FERRICK BRIAN & KARYN
 Property Class: 401 W LAKEVIEW DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 25K					25000	100		25,000
57 Actual Front Feet, 0.18 Total Acres Total Est. Land Value =								25,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.20	1.00	448	76	1,090
Shed: Metal Prefab	8.16	1.00	100	35	286
Total Estimated Land Improvements True Cash Value =					1,376

Cost Est. for Res. Bldg: 1 Single Family GRG Cls CD Blt 1981

(11) Heating System: No Heating/Cooling

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

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

Other Additions/Adjustments	Rate	Size	Cost

(17) Garages

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

Base Cost	14.26	840	11,978
Storage area over garage	3.85	800	3,080

County Multiplier = 1.38 => Cost New = 20,781

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 16,624

ECF (4161 BUENA VISTA AREA BACK LOTS) 1.010 => TCV of Bldg: 1 = 16,791

2018 Est. T.C.V. 009-160-148-00 = 43,167

Est. TCV/Total Floor Area = 0.00

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
14,800	14,800	14,800	12,062	2.10		
2018	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	6,800	0	0	253	0	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
21,600	21,600	21,600	12,315	12,315	0	0

009-160-149-00	2018 Est. T.C.V.	KENNEDY FAMILY LIVING TRUST
Property Class: 401		6181 LAKEVIEW DR
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 25K					25000	100		25,000
55 Actual Front Feet, 0.16 Total Acres								Total Est. Land Value = 25,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	8.79	1.00	120	71	749
Total Estimated Land Improvements True Cash Value =					749

2018 Est. T.C.V. 009-160-149-00 = 25,749

Est. TCV/Total Floor Area = 0.00

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
6,400	6,400	6,400	2,566	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	6,500	0	53	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
12,900	12,900	12,900	2,619	2,619	0	

009-160-150-00	2018 Est. T.C.V.	LOTT JAMES R ET AL
Property Class: 402		W LAKEVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 25K					25000	100		25,000
55 Actual Front Feet, 0.15 Total Acres							Total Est. Land Value =	25,000

2018 Est. T.C.V. 009-160-150-00 = 25,000

Est. TCV/Total Floor Area = 0.00

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
6,000	6,000	6,000	2,120	2.10			
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	6,500	0	0	44	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
12,500	12,500	12,500	2,164	2,164	0		

009-160-151-00 2018 Est. T.C.V. DERUITER ADVERTISING & CONSULTING I
 Property Class: 401 6159 W LAKEVIEW DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 25K					25000	100		25,000
55 Actual Front Feet, 0.14 Total Acres Total Est. Land Value =								25,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Asphalt Paving	1.42	1.00	630	45	403
Shed: Metal Prefab	7.16	1.00	144	35	361
Total Estimated Land Improvements True Cash Value =					764

Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE Cls D Blt 1992

(11) Heating System: Forced Air w/ Ducts

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	46.35	-7.93	0.66	1248	48,772

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

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

(15) Built-Ins & Fireplaces

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

(16) Deck/Balcony

Treated Wood,Standard	6.79	160	1,086
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(17) Garages

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

Base Cost	19.23	384	7,384
Mechanical Doors	325.00	1	325

County Multiplier = 1.38 => Cost New = 86,615

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0, Depr.Cost = 64,961
 ECF (4161 BUENA VISTA AREA BACK LOTS) 1.010 => TCV of Bldg: 1 = 65,611

2018 Est. T.C.V. 009-160-151-00 = 91,375

Est. TCV/Total Floor Area = 73.22, Most recent sale 10/13/2014 for 66,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
37,600	37,600	37,600	37,600	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	8,100	0	0	789	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
45,700	45,700	45,700	38,389	38,389	0	

009-160-152-00 2018 Est. T.C.V. DERUITER BRUE & JOHANNA
 Property Class: 401 W LAKEVIEW DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 25K					25000	100		25,000
55 Actual Front Feet, 0.13 Total Acres Total Est. Land Value =								25,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Ren. Conc.	4.21	1.00	1250	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 GRG Cls C+10 Blt 2015

(11) Heating System: Space Heater

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

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

(17) Garages

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

Base Cost	17.35	1170	20,300
Automatic Doors	375.00	2	750
Storage area over garage	3.95	576	2,275

County Multiplier = 1.38 => Cost New = 32,188

Notes: WINDOW A/C ON 2ND FLOOR. 1BATH

Phy/Ab.Phy/Func/Econ/Comb.%Good= 97/100/100/100/97.0, Depr.Cost = 31,222
 ECF (4161 BUENA VISTA AREA BACK LOTS) 1.010 => TCV of Bldg: 1 = 31,535

2018 Est. T.C.V. 009-160-152-00	=	60,098			
Est. TCV/Total Floor Area = 0.00, Most recent sale 10/13/2014 for 12,000					
2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
23,400	23,400	23,400	23,400	2.10	
2018	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	6,600	0	0	491	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
30,000	30,000	30,000	23,891	23,891	23,891

009-160-153-00	2018 Est. T.C.V.	SELENO RICHARD R & KATHY L
Property Class: 401		6129 W LAKEVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 25K					25000	100		25,000
58 Actual Front Feet, 0.15 Total Acres					Total Est.		Land Value =	25,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Patio Blocks	6.84	1.00	288	0	0
Shed: Metal Prefab	7.16	1.00	144	50	516

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 =					991

Cost Est. for Res. Bldg: 1	Single Family	1S		Cls D	Blt 1946
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(11) Heating System: Wall/Floor Furnace

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	-0.78	924	36,923

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1235.00	1	1,235
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County Multiplier = 1.38 =>	Cost New =	58,333
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Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0,	Depr.Cost =	37,916
ECF (4161 BUENA VISTA AREA BACK LOTS) 1.010 => TCV of Bldg: 1 =		38,295

2018 Est. T.C.V. 009-160-153-00	=	64,286
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Est. TCV/Total Floor Area = 69.57

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
25,100	25,100	25,100	18,435	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	7,000	0	387	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
32,100	32,100	32,100	18,822	18,822	0	

009-160-154-00 2018 Est. T.C.V. DRACHT GAYLE TRUST & DRACHT MARY
 Property Class: 401 6119 W LAKEVIEW DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 25K					25000	100		25,000
59 Actual Front Feet, 0.18 Total Acres Total Est. Land Value =								25,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.20	1.00	340	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 1962

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1180 SF Floor Area = 1180 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	57.49	-8.39	0.00	1180	57,938

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1415.00	1	1,415
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(16) Porches

WGEP (1 Story), Standard	40.21	112	4,504
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(17) Garages

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

Base Cost	15.91	778	12,378
Automatic Doors	375.00	1	375
Storage area over garage	3.85	389	1,498

County Multiplier = 1.38 => Cost New = 112,245

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 72,959

ECF (4161 BUENA VISTA AREA BACK LOTS) 1.010 => TCV of Bldg: 1 = 73,689

2018 Est. T.C.V. 009-160-154-00 = 99,639

Est. TCV/Total Floor Area = 84.44, Most recent sale 03/19/2004 for 0

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
42,200	42,200	42,200	35,261	2.10	
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	7,600	0	740	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
49,800	49,800	49,800	36,001	36,001	0

009-160-155-00 2018 Est. T.C.V. GREMEL GARY D & MONICA M
 Property Class: 401 6111 W LAKEVIEW DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors * LOTS 156&155
 Description Frontage Depth Front Depth Rate %Adj. Reason Value
 <Site Value A> GROUP A 25K 25000 100 25,000
 60 Actual Front Feet, 0.19 Total Acres Total Est. Land Value = 25,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Ren. Conc.	4.21	1.00	216	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	97	970
Total Estimated Land Improvements True Cash Value =					2,011

Cost Est. for Res. Bldg: 1 Single Family 1.75S Cls C Blt 1950

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1547 SF Floor Area = 2322 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	62.53	-8.70	0.00	463	24,923
1	Story Siding	Basement	62.53	0.00	0.00	309	19,322
2	Story Siding	Basement	98.87	0.00	0.00	387	38,263
2	Story Siding	Slab	98.87	-10.73	0.00	388	34,198

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
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(16) Porches

WPP, Standard	12.22	144	1,760
CCP (1 Story), Standard	19.27	336	6,475

(16) Deck/Balcony

Treated Wood, Standard	6.86	238	1,633
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(17) Basement Garages

Basement Garage: 1 Car	1550.00	1	1,550
Automatic Doors	375.00	1	375

County Multiplier = 1.38 => Cost New = 191,420

Notes: DUPLEX TYPE

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 133,994
 ECF (4161 BUENA VISTA AREA BACK LOTS) 1.010 => TCV of Bldg: 1 = 135,334

2018 Est. T.C.V. 009-160-155-00 = 162,345

Est. TCV/Total Floor Area = 69.92, Most recent sale 11/30/2009 for 80,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
72,700	72,700	72,700	72,055	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	8,500	0	0	1,513	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
81,200	81,200	81,200	73,568	73,568	0	

009-160-157-00 2018 Est. T.C.V. CHRISTESEN CHRISTIAN A &
 Property Class: 401 6091 W LAKEVIEW DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> C BACK LOTS 12K					12000	100		12,000
60 Actual Front Feet, 0.20 Total Acres Total Est. Land Value =								12,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	10.75	1.00	80	71	611
Total Estimated Land Improvements True Cash Value =					611

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

(11) Heating System: Forced Air w/ Ducts

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

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

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1415.00	1	1,415
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(16) Porches

CCP (1 Story), Standard	52.78	24	1,267
CGEP (1 Story), Standard	52.74	60	3,164

(17) Garages

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

Base Cost	20.85	352	7,339
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County Multiplier = 1.38 => Cost New = 100,374

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 60,224

Separately Depreciated Items:

(16) Deck/Balcony

Treated Wood, Standard	6.78	196	1,329
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County Multiplier = 1.38 => Cost New = 1,834

Phy/Ab.Phy/Func/Econ/Comb.%Good= 88/100/100/100/88.0, Depr.Cost = 1,614

Unit-in-Place Cost Items:

ROOF STRUCT. (SQ FT)	3.97	96	381
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County Multiplier = 1.38 => Cost New = 526

Phy/Ab.Phy/Func/Econ/Comb.%Good= 71/100/100/100/71.0, Depr.Cost = 373

Total Depreciated Cost = 62,211

ECF (4161 BUENA VISTA AREA BACK LOTS) 1.010 => TCV of Bldg: 1 = 62,833

2018 Est. T.C.V. 009-160-157-00 = 75,444

Est. TCV/Total Floor Area = 80.60, Most recent sale 07/01/2000 for 73,900

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
34,300	34,300	34,300	31,443	2.10	
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,400	0	660	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
37,700	37,700	37,700	32,103	32,103	0

009-160-158-00	2018 Est. T.C.V.	CHRISTESEN CHRISTIAN A &
Property Class: 402		W LAKEVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> C BACK LOTS 12K					12000	100		12,000
50 Actual Front Feet, 0.16 Total Acres							Total Est. Land Value =	12,000

2018 Est. T.C.V. 009-160-158-00 = 12,000

Est. TCV/Total Floor Area = 12.82

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
6,000	6,000	6,000	2,120	2.10		
2018 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	44	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
6,000	6,000	6,000	2,164	2,164	0	

009-160-159-00 2018 Est. T.C.V. BACHMAN RICHARD W & LUELLA A TRUST
 Property Class: 401 6081 W LAKEVIEW DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors * LOTS 159 & 160
 Description Frontage Depth Front Depth Rate %Adj. Reason Value
 <Site Value C> C BACK LOTS 12K 12000 100 12,000
 100 Actual Front Feet, 0.31 Total Acres Total Est. Land Value = 12,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.20	1.00	720	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 2S Cls CD Blt 1974

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1860 SF Floor Area = 3255 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.75	Story Siding	Crawl Space	76.40	-7.44	0.00	1860	128,266

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
2 Fixture Bath	1325.00	1	1,325

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1415.00	1	1,415
Fireplace: Wood Stove	1125.00	1	1,125
Fireplace: Direct-Vented Gas	925.00	1	925

(16) Porches

WCP (1 Story), Standard	17.97	320	5,750
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(16) Deck/Balcony

Treated Wood, Standard	7.10	160	1,136
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(16) Breezeways

Frame Wall, Finished	27.25	84	2,289
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(17) Garages

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

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

County Multiplier = 1.38 =>

Cost New = 216,954

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 130,173

ECF (4161 BUENA VISTA AREA BACK LOTS) 1.010 => TCV of Bldg: 1 = 131,474

2018 Est. T.C.V. 009-160-159-00 = 144,444

Est. TCV/Total Floor Area = 44.38

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
71,800	71,800	71,800	62,574	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	400	0	1,314	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
72,200	72,200	72,200	63,888	63,888	63,888	

009-160-164-00	2018 Est. T.C.V.	BUENA VISTA PARK PLAT LOT OWNERS
Property Class: 700		W LAKEVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Description	Frontage	Depth	* Factors *		Rate	%Adj.	Reason	Value
			Front	Depth				
GROUP F & SURPL2598.00	74.28	0.4429	1.0000		800	100		920,597
2598 Actual Front Feet, 4.43 Total Acres							Total Est. Land Value =	920,597

2018 Est. T.C.V. 009-160-164-00	=	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

009-160-165-00	2018 Est. T.C.V.	PUBLIC PROPERTY
Property Class: 700		W LAKEVIEW 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
SALES & EQ RATE			0.500	Acres	12,000	100		6,000
		0.50	Total Acres		Total Est.	Land Value =		6,000

2018 Est. T.C.V. 009-160-165-00 = 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	

009-180-001-00 2018 Est. T.C.V. DERUITER KAREN S
 Property Class: 401 1727 S DICKERSON RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 8.RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> RURAL LOTS					5000	100		5,000
83 Actual Front Feet, 0.28 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 1990

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 896 SF Floor Area = 896 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	72.12	-10.57	0.00	896	55,149

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
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(16) Porches

WCP (1 Story), Standard	19.93	256	5,102
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County Multiplier = 1.38 => Cost New = 95,479

Phy/Ab.Phy/Func/Econ/Comb.%Good= 84/100/100/100/84.0, Depr.Cost = 80,203
 ECF (404 - MISSAUKEE LAKE BACK LOTS RES) 1.100 => TCV of Bldg: 1 = 88,223

2018 Est. T.C.V. 009-180-001-00 = 94,193

Est. TCV/Total Floor Area = 105.13, Most recent sale 03/18/2005 for 105,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
45,100	45,100	45,100	35,043	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,000	0	0	735	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
47,100	47,100	47,100	35,778	35,778	35,778	

009-180-002-00	2018 Est. T.C.V.	BALL PATRICIA A
Property Class: 401		1671 S DICKERSON RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 8.RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> RURAL LOTS					5000	100		5,000
83 Actual Front Feet, 0.28 Total Acres							Total Est. Land Value =	5,000

Cost Est. for Res. Bldg: 1	Single Family	GRG		Cls CD	Blt	0
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(11) Heating System: No Heating/Cooling

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

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

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

Base Cost		10.01		1200	12,012
Mechanical Doors		325.00		1	325

County Multiplier = 1.38 =>		Cost New =	17,025
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Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0,	Depr.Cost =	11,066
ECF (404 - MISSAUKEE LAKE BACK LOTS RES) 1.100 => TCV of Bldg: 1 =		12,173

2018 Est. T.C.V. 009-180-002-00	=	17,173
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Est. TCV/Total Floor Area = 0.00

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
8,300	8,300	8,300	6,368	2.10		
2018 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	300	0	0	133	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
8,600	8,600	8,600	6,501	6,501	0	

009-180-003-00 2018 Est. T.C.V. DITTMER JEAN L & TRIPP JANE K J/T
 Property Class: 401 1767 S DICKERSON RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 8.RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> RURAL LOTS					5000	100	LOT 3	5,000
<Site Value A> RURAL LOTS					5000	100	LOT 4	5,000
165 Actual Front Feet, 0.55 Total Acres Total Est. Land Value =								10,000

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	60	94	926
Shed: Wood Frame	12.07	1.00	80	50	483
Total Estimated Land Improvements True Cash Value =					1,409

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 780 SF Floor Area = 975 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25	Story Siding	Crawl Space	85.52	-10.96	0.00	780	58,157

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
Fireplace: Prefab 1 Story	2200.00	1	2,200
Fireplace: Raised Hearth	170.00	1	170

County Multiplier = 1.38 => Cost New = 93,204

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 83,883
 ECF (404 - MISSAUKEE LAKE BACK LOTS RES) 1.100 => TCV of Bldg: 1 = 92,272

2018 Est. T.C.V. 009-180-003-00 = 103,681

Est. TCV/Total Floor Area = 106.34, Most recent sale 05/31/2011 for 94,900

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
50,200	50,200	50,200	45,675	2.10		
2018 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,600	0	0	959	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
51,800	51,800	51,800	46,634	46,634	46,634	

009-180-005-00 2018 Est. T.C.V. ZWOLAK EUGENE JULIAN & KATHRYN PAGE
 Property Class: 401 S DICKERSON RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 8.RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> RURAL LOTS					5000	100		5,000
90 Actual Front Feet, 0.28 Total Acres					Total Est. Land Value =			5,000

Cost Est. for Res. Bldg: 1 Single Family GRG Cls C Blt 2013

(11) Heating System: No Heating/Cooling

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

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

Other Additions/Adjustments	Rate	Size	Cost

(17) Garages

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

Base Cost	10.13	1200	12,156
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 => Cost New = 17,258

Phy/Ab.Phy/Func/Econ/Comb.%Good= 96/100/100/100/96.0, Depr.Cost = 16,568
 ECF (409 - RURAL SUBS) 1.010 => TCV of Bldg: 1 = 16,734

2018 Est. T.C.V. 009-180-005-00 = 21,734

Est. TCV/Total Floor Area = 0.00, Most recent sale 04/24/2013 for 0

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
10,600	10,600	10,600	10,178	2.10		
2018	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	300	0	0	213	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
10,900	10,900	10,900	10,391	10,391	0	

009-180-007-00	2018 Est. T.C.V.	BARTHOLOMEW JAY & KAMI
Property Class: 402		S DICKERSON RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 8.RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> RURAL LOTS					5000	100		5,000
90 Actual Front Feet, 0.28 Total Acres							Total Est. Land Value =	5,000

2018 Est. T.C.V. 009-180-007-00 = 5,000

Est. TCV/Total Floor Area = 3.91, Most recent sale 05/22/2006 for 7,800

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.				
2,500	2,500	2,500	1,974	2.10				
2018 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses			
0	0	0	0	41	0			
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT			
2,500	2,500	2,500	2,015	2,015	2,015			

009-180-008-00 2018 Est. T.C.V. BLUMBERG BLISS L
 Property Class: 401 S DICKERSON RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 8.RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> RURAL LOTS					5000	100		5,000
90 Actual Front Feet, 0.28 Total Acres Total Est. Land Value =								5,000

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

(11) Heating System: No Heating/Cooling

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

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

Other Additions/Adjustments	Rate	Size	Cost

(17) Garages

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

Base Cost	10.91	1024	11,172
Automatic Doors	375.00	1	375

County Multiplier = 1.38 => Cost New = 15,935

Phy/Ab.Phy/Func/Econ/Comb.%Good= 95/100/100/100/95.0, Depr.Cost = 15,138

Separately Depreciated Items:

Unit-in-Place Cost Items:

ROOF STRUCT. (SQ FT) 3.97 256 1,016

County Multiplier = 1.38 => Cost New = 1,403

Phy/Ab.Phy/Func/Econ/Comb.%Good= 94/100/100/100/94.0, Depr.Cost = 1,318

Total Depreciated Cost = 16,456

ECF (409 - RURAL SUBS) 1.010 => TCV of Bldg: 1 = 16,621

2018 Est. T.C.V. 009-180-008-00 = 21,621

Est. TCV/Total Floor Area = 0.00

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
10,300	10,300	10,300	8,237	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	500	0	0	172	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
10,800	10,800	10,800	8,409	8,409	0	

009-180-010-00	2018 Est. T.C.V.	BALL SAM
Property Class: 201		1947 S DICKERSON RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 8.RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> RURAL LOTS					5000	100		5,000
90 Actual Front Feet, 0.28 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.	3.39	1.37	285	94	1,244
Fencing: Wd, Split, 2 Rail	7.04	1.37	50	50	241
Total Estimated Land Improvements True Cash Value =					1,485

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 2009

Description of Occupancy: BALL CONSTRUCTION STORAGE

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

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

Class: D Quality: Average Percent Adj: +0

Base Rate for Upper Floors = 16.85

(10) Heating system: Hot Water, Baseboard/Radiators Cost/SqFt: 4.25 100%

Adjusted Square Foot Cost for Upper Floors = 21.10

1 Stories Number of Stories Multiplier: 1.000

Average Height per Story: 13 Height per Story Multiplier: 1.060

Ave. Floor Area: 1,799 Perimeter: 172 Perim. Multiplier: 1.028

Refined Square Foot Cost for Upper Floors: 22.99

County Multiplier: 1.37, Final Square Foot Cost for Upper Floors = 31.499

Total Floor Area: 1,799 Base Cost New of Upper Floors = 56,667

Reproduction/Replacement Cost = 56,667

Eff.Age:5 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 82 /100/100/100/82.0

Total Depreciated Cost = 46,467

ECF (201A GENERAL COMMERCIAL) 1.120 => TCV of Bldg: 1 = 52,043

Replacement Cost/Floor Area= 31.50 Est. TCV/Floor Area= 28.93

Total Estimated True Cash Value of Commercial/Industrial Buildings = 52,043

2018 Est. T.C.V. 009-180-010-00 = 58,528

Est. TCV/Total Floor Area = 32.53, Most recent sale 03/09/2009 for 5,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
23,000	23,000	23,000	16,448	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	6,300	0	0	345	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
29,300	29,300	29,300	16,793	16,793	0	

009-180-011-00	2018 Est. T.C.V.	INDIAN LAKES L C
Property Class: 402		W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 8.RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> RURAL LOTS					5000	100		5,000
<Site Value D> 180-BURGETT JEN					4000	100		4,000
199 Actual Front Feet, 0.62 Total Acres Total Est. Land Value =								9,000

2018 Est. T.C.V. 009-180-011-00 = 9,000

Est. TCV/Total Floor Area = 5.00, Most recent sale 01/01/1999 for 2,500

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
4,500	4,500	4,500	2,008	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	42	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
4,500	4,500	4,500	2,050	2,050	0	

009-180-012-00	2018 Est. T.C.V.	BALL SAMUEL R & RACHEL
Property Class: 402		W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 8.RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value D> 180-BURGETT JEN					4000	100		4,000
90 Actual Front Feet, 0.28 Total Acres							Total Est. Land Value =	4,000

2018 Est. T.C.V. 009-180-012-00 = 4,000

Est. TCV/Total Floor Area = 2.22, Most recent sale 12/21/2010 for 2,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.				
2,000	2,000	2,000	1,849	2.10				
2018 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses			
0	0	0	0	38	0			
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT			
2,000	2,000	2,000	1,887	1,887	0			

009-180-013-00 2018 Est. T.C.V. HAUSERMAN ELIZABETH & SCHWAB RYAN
 Property Class: 401 7950 W JENNINGS RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 8.RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value D>	180-BURGETT JEN				4000	100		4,000
90 Actual Front Feet, 0.28 Total Acres Total Est. Land Value =								4,000

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 BOCA/STATE Cls CD Blt 1975

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1128 SF Floor Area = 1128 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	57.99	-8.49	1.87	1128	57,945

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1415.00	1	1,415
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(16) Porches

WCP (1 Story), Standard	41.46	40	1,658
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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 = 108,403

Notes: HUD

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 75,882
 ECF (409 - RURAL SUBS) 0.700 => TCV of Bldg: 1 = 53,118

2018 Est. T.C.V. 009-180-013-00 = 57,593

Est. TCV/Total Floor Area = 51.06, Most recent sale 08/28/2014 for 65,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
26,900	26,900	26,900	24,794	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	1,900	0	520	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
28,800	28,800	28,800	25,314	25,314	25,314	

009-180-014-00 2018 Est. T.C.V. DREWS KENNETH & IRENE
 Property Class: 401 W JENNINGS RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 8.RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value D>	180-BURGETT JEN				4000	100		4,000
90 Actual Front Feet, 0.28 Total Acres Total Est. Land Value =								4,000

Cost Est. for Res. Bldg: 1 Single Family GRG Cls CD Blt 1986

(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	13.65	480	6,552
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 => Cost New = 9,525

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0,	Depr.Cost =	7,620
ECF (409 - RURAL SUBS) 1.010 => TCV of Bldg: 1 =		7,696

2018 Est. T.C.V. 009-180-014-00 = 11,696

Est. TCV/Total Floor Area = 0.00, Most recent sale 01/15/2016 for 15,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
5,600	5,600	5,600	5,600	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	200	0	117	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
5,800	5,800	5,800	5,717	5,717	0	

009-180-015-00 2018 Est. T.C.V. JONES DONA L
 Property Class: 401 7914 W JENNINGS RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 8.RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value D>	180-BURGETT JEN				4000	100		4,000
90 Actual Front Feet, 0.28 Total Acres Total Est. Land Value =								4,000

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	212	71	518
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 =					1,468

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1213 SF Floor Area = 1213 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	61.66	-8.83	0.00	1213	64,083

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
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(16) Porches

CCP (1 Story), Standard	51.56	28	1,444
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(16) Deck/Balcony

Treated Wood, Standard	11.81	40	472
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(17) Garages

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

Base Cost	18.37	520	9,552
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 =>

Cost New = 112,212

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 72,938
 ECF (409 - RURAL SUBS) 0.950 => TCV of Bldg: 1 = 69,291

2018 Est. T.C.V. 009-180-015-00 = 74,759

Est. TCV/Total Floor Area = 61.63, Most recent sale 04/16/2012 for 55,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
35,600	35,600	35,600	30,125	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,800	0	0	632	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
37,400	37,400	37,400	30,757	30,757	30,757	

009-180-016-00 2018 Est. T.C.V. SKAGGS SHANA R
 Property Class: 401 7898 W JENNINGS RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 8.RURAL SUBS

* Factors * LOTS 16 & 17

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value D>	180-BURGETT JEN				4000	100		4,000
<Site Value D>	180-BURGETT JEN				4000	100		4,000
180 Actual Front Feet, 0.56 Total Acres Total Est. Land Value =								8,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Fencing: Wire Mesh, #9	1.90	1.00	250	94	447
Total Estimated Land Improvements True Cash Value =					447

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C Blt 1972

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 816 SF Floor Area = 1164 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25	Story Siding	Slab	80.62	-12.33	0.00	624	42,613
1.5	Story Siding	Slab	89.20	-12.33	0.00	192	14,759
1	Story Siding	Overhang	40.64	0.00	0.00	96	3,901

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
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(16) Porches

WCP (1 Story), Standard	17.80	400	7,120
WPP, Standard	16.43	72	1,183

(17) Garages

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

Base Cost	24.83	336	8,343
Common Wall: 1 Wall	-1300.00	1	-1,300
Automatic Doors	375.00	1	375

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

Base Cost	13.49	660	8,903
Automatic Doors	375.00	1	375

County Multiplier = 1.38 => Cost New = 132,491

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 92,743
 ECF (409 - RURAL SUBS) 0.950 => TCV of Bldg: 1 = 88,106

2018 Est. T.C.V. 009-180-016-00 = 96,553

Est. TCV/Total Floor Area = 82.95, Most recent sale 03/30/2015 for 98,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
46,000	46,000	46,000	46,000	2.10	
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,300	0	966	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
48,300	48,300	48,300	46,966	46,966	46,966

009-190-001-00 2018 Est. T.C.V. PRAY JOSEPH E TRUST
 Property Class: 401 S CAROLYN AVE
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 8.RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value J> CAROLYN'S AREA			4000	100				4,000
100 Actual Front Feet, 0.34 Total Acres					Total Est.		Land Value =	4,000

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

(11) Heating System: No Heating/Cooling

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

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

Other Additions/Adjustments	Rate	Size	Cost

County Multiplier = 1.38 =>	Cost New =	0
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Phy/Ab.Phy/Func/Econ/Comb.%Good= 95/100/100/100/95.0,	Depr.Cost =	0
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Separately Depreciated Items:

(17) Garages

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

Base Cost	10.13	1664	16,856
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County Multiplier = 1.38 =>	Cost New =	23,262
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Phy/Ab.Phy/Func/Econ/Comb.%Good= 87/100/100/100/87.0,	Depr.Cost =	20,238
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Total Depreciated Cost =	20,238
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ECF (409 - RURAL SUBS)	1.010 => TCV of Bldg: 1 =	20,440
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2018 Est. T.C.V. 009-190-001-00	=	24,440
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Est. TCV/Total Floor Area = 0.00, Most recent sale 09/01/1997 for 4,300

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
11,600	11,600	11,600	10,796	2.10

2018	New	Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	600	0	0	0	226	0

2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
12,200	12,200	12,200	11,022	11,022	0

009-190-002-00 2018 Est. T.C.V. NICHOLS THOMAS A & JENNIFER L
 Property Class: 401 267 S CAROLYN AVE
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 8.RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value J> CAROLYN'S AREA					4000	100		4,000
100 Actual Front Feet, 0.34 Total Acres Total Est. Land Value =								4,000

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	92	0	0
D/W/P: 4in Concrete	3.61	1.00	12	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.0	95	950
Total Estimated Land Improvements True Cash Value =					950

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C-5 Blt 1977

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1732 SF Floor Area = 1732 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	58.43	0.00	0.00	1732	101,201

Other Additions/Adjustments

	Rate	Size	Cost
Walk out Basement Door(s)	775.00	1	775

(13) Plumbing

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
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(16) Porches

CCP (1 Story), Standard	36.44	56	2,041
WPP, Standard	8.74	372	3,251

(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 = 169,018

Notes: 1977 HOME RELOCATED 2007 VACANT & STUDS INTERIOR 2016

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0,	Depr.Cost =	135,214
ECF (409 - RURAL SUBS) 1.010 => TCV of Bldg: 1 =		136,567

2018 Est. T.C.V. 009-190-002-00 = 141,517

Est. TCV/Total Floor Area = 81.71, Most recent sale 11/13/2017 for 190,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
32,600	32,600	32,600	32,600	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
36,500	1,700	0	36,500	1,700	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
70,800	70,800	70,800	69,784	70,800	70,800	

009-190-004-00 2018 Est. T.C.V. WARREN J & S JOINT LIVING TRUST
 Property Class: 401 S CAROLYN AVE
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 8.RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value J> CAROLYN'S AREA			4000	100				4,000
100 Actual Front Feet, 0.34 Total Acres							Total Est. Land Value =	4,000

Cost Est. for Res. Bldg: 1 Single Family GRG Cls C Blt 2012

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

Base Cost	10.13	1320	13,372
Mechanical Doors	350.00	2	700

County Multiplier = 1.38 => Cost New = 19,419

Phy/Ab.Phy/Func/Econ/Comb.%Good= 95/100/100/100/95.0, Depr.Cost = 18,448
 ECF (409 - RURAL SUBS) 1.010 => TCV of Bldg: 1 = 18,632

2018 Est. T.C.V. 009-190-004-00 = 22,632

Est. TCV/Total Floor Area = 0.00, Most recent sale 10/14/2011 for 9,500

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
11,100	11,100	11,100	10,383	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	200	0	218	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
11,300	11,300	11,300	10,601	10,601	0	

009-190-009-00 2018 Est. T.C.V. LASKOWSKI ELLEN M
 Property Class: 401 S CAROLYN AVE
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

 Land Value Estimates for Land Table Res 8.RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value J> CAROLYN'S AREA					4000	100		4,000
100 Actual Front Feet, 0.38 Total Acres					Total Est.		Land Value =	4,000

 Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	9.48	1.00	144	94	1,283
Total Estimated Land Improvements True Cash Value =					1,283

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

Base Cost	10.13	1792	18,153
Automatic Doors	375.00	1	375

County Multiplier = 1.38 => Cost New = 25,569

Phy/Ab.Phy/Func/Econ/Comb.%Good= 95/100/100/100/95.0, Depr.Cost = 24,290
 ECF (409 - RURAL SUBS) 1.010 => TCV of Bldg: 1 = 24,533

 2018 Est. T.C.V. 009-190-009-00 = 29,816

Est. TCV/Total Floor Area = 0.00, Most recent sale 03/01/1996 for 86,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
14,200	14,200	14,200	13,057	2.10	
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	700	0	274	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
14,900	14,900	14,900	13,331	13,331	13,331

009-190-011-00 2018 Est. T.C.V. BALL JANICE & JAMES
 Property Class: 401 S CAROLYN AVE
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 8.RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value J> CAROLYN'S AREA					4000	100		4,000
100 Actual Front Feet, 0.35 Total Acres							Total Est. Land Value =	4,000

Cost Est. for Res. Bldg: 1 Single Family GRG Cls C Blt 1995

(11) Heating System: No Heating/Cooling

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

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

Other Additions/Adjustments	Rate	Size	Cost

(17) Garages

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

Base Cost	10.13	1440	14,587
Automatic Doors	375.00	1	375

County Multiplier = 1.38 => Cost New = 20,648

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 18,583
 ECF (409 - RURAL SUBS) 1.010 => TCV of Bldg: 1 = 18,769

2018 Est. T.C.V. 009-190-011-00 = 22,769

Est. TCV/Total Floor Area = 0.00

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
10,800	10,800	10,800	9,350	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	600	0	196	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
11,400	11,400	11,400	9,546	9,546	0	

009-190-012-00	2018 Est. T.C.V.	LARSON KERRY & HEATHER JEAN
Property Class: 402		S CAROLYN AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 8.RURAL SUBS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value J> CAROLYN'S AREA					4000	100		4,000
86 Actual Front Feet, 0.29 Total Acres							Total Est. Land Value =	4,000

2018 Est. T.C.V. 009-190-012-00 = 4,000

Est. TCV/Total Floor Area = 0.00, Most recent sale 10/12/2005 for 12,500

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.				
2,000	2,000	2,000	2,000	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			
2,000	2,000	2,000	2,042	2,000	0			

009-190-013-00	2018 Est. T.C.V.	PARKER BRIAN P
Property Class: 402		S CAROLYN AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 8.RURAL SUBS

* Factors * IRR - EFF

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value J> CAROLYN'S AREA					4000	100		4,000
113 Actual Front Feet, 0.39 Total Acres							Total Est. Land Value =	4,000

2018 Est. T.C.V. 009-190-013-00	=	4,000			
Est. TCV/Total Floor Area = 0.00					
2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
2,000	2,000	2,000	2,000	2.10	
2018	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	0	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
2,000	2,000	2,000	2,042	2,000	0

009-190-014-00	2018 Est. T.C.V.	HINDY GERARD T & MOLLIE M
Property Class: 402		S CAROLYN AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 8.RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value J> CAROLYN'S AREA					4000	100		4,000
109 Actual Front Feet, 0.38 Total Acres							Total Est. Land Value =	4,000

2018 Est. T.C.V. 009-190-014-00 = 4,000

Est. TCV/Total Floor Area = 0.00, Most recent sale 07/01/2002 for 13,500

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.				
2,000	2,000	2,000	2,000	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			
2,000	2,000	2,000	2,042	2,000	0			

009-190-017-00 2018 Est. T.C.V. OSBORNE'S TRUST CLIFFORD D &
 Property Class: 402 S CAROLYN AVE
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 8.RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value J> CAROLYN'S AREA					4000	100		4,000
100 Actual Front Feet, 0.36 Total Acres					Total Est.		Land Value =	4,000

Cost Est. for Res. Bldg: 1 Single Family GRG Cls D Blt 2000

(11) Heating System: No Heating/Cooling

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

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

Other Additions/Adjustments	Rate	Size	Cost

(17) Garages

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

Base Cost	9.30	1200	11,160
Automatic Doors	350.00	1	350
Mechanical Doors	325.00	1	325

County Multiplier = 1.38 => Cost New = 16,332

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0, Depr.Cost = 13,882

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.980 => TCV of Bldg: 1 = 13,605

2018 Est. T.C.V. 009-190-017-00 = 17,605

Est. TCV/Total Floor Area = 0.00, Most recent sale 10/01/1999 for 7,500

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
2,000	2,000	2,000	2,000	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
6,800	0	6,800	0	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
8,800	8,800	8,800	8,842	8,800	0	

009-190-018-00 2018 Est. T.C.V. TIEMAN JAMES R & LYNN L
 Property Class: 401 S CAROLYN AVE
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 8.RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value J> CAROLYN'S AREA					4000	100		4,000
101 Actual Front Feet, 0.39 Total Acres Total Est. Land Value =								4,000

Cost Est. for Res. Bldg: 1 Single Family GRG Cls C Blt 2002

(11) Heating System: No Heating/Cooling

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

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

Other Additions/Adjustments	Rate	Size	Cost

(17) Garages

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

Base Cost	10.91	1536	16,758
Automatic Doors	375.00	2	750

County Multiplier = 1.38 => Cost New = 24,161

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 21,745
 ECF (409 - RURAL SUBS) 1.010 => TCV of Bldg: 1 = 21,962

2018 Est. T.C.V. 009-190-018-00 = 25,962

Est. TCV/Total Floor Area = 0.00, Most recent sale 07/01/2001 for 12,500

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
12,900	12,900	12,900	11,824	2.10		
2018	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	100	0	0	248	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
13,000	13,000	13,000	12,072	12,072	0	