

009-300-002-00	2018 Est. T.C.V.	SIETSEMA MARK E & DEBRA L
Property Class: 402		9142 W OAK LN
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP I \$500	50.00	167.00	1.0000	1.0000	500	100		25,000
50 Actual Front Feet, 0.19 Total Acres Total Est. Land Value =								25,000

2018 Est. T.C.V. 009-300-002-00 = 25,000

Est. TCV/Total Floor Area = 21.37, Most recent sale 06/29/2010 for 196,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
12,500	12,500	12,500	12,500	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	
12,500	12,500	12,500	12,762	12,500	0	

009-300-003-00 2018 Est. T.C.V. CLOUSTON WILLIAM A & ELENA
 Property Class: 401 9122 W OAK LN
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP I \$500	110.00	151.00	0.6051	1.0000	500	100		33,283
<Site Value F> GROUP F15K/SITE					15000	100		15,000
210 Actual Front Feet, 0.70 Total Acres Total Est. Land Value =								48,283

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	650	0	0
D/W/P: 4in Concrete	3.61	1.00	800	0	0
D/W/P: 4in Concrete	3.61	1.00	200	0	0
Dock: Light posts	21.31	1.00	420	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 5000	5000.00	1.00	1.0	95	4,750
Total Estimated Land Improvements True Cash Value =					4,750

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

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1584 SF Floor Area = 1584 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	62.26	-8.65	1.92	1008	55,974
1	Story Siding	Crawl Space	62.26	-8.65	1.92	288	15,993
1	Story Siding	Crawl Space	62.26	-8.65	1.92	288	15,993

Other Additions/Adjustments Rate Size Cost

(9) Basement Finish
 Basement Living Finish 17.25 400 6,900

(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

(16) Porches
 WCP (1 Story), Standard 43.22 40 1,729
 CPP, Standard 10.60 250 2,650

(16) Deck/Balcony
 Roof Cover Only, Standard 12.05 156 1,880

(17) Garages
 Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)
 Base Cost 15.56 896 13,942
 Common Wall: 1 Wall -1300.00 1 -1,300
 Automatic Doors 375.00 2 750

County Multiplier = 1.38 => Cost New = 172,565

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 112,167
ECF (410- SAPPHIRE LAKE AREA) 1.360 => TCV of Bldg: 1 = 152,547

2018 Est. T.C.V. 009-300-003-00 = 205,580

Est. TCV/Total Floor Area = 129.79, Most recent sale 11/30/2010 for 14,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
90,600	90,600	90,600	88,899	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
4,000	8,200	4,000	1,866	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
102,800	102,800	102,800	94,765	94,765	0	

009-300-007-00	2018 Est. T.C.V.	TOASO RIK & DONNA
Property Class: 401		9082 W OAK LN
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP I \$500	66.00	193.00	0.9074	1.0000	500	100		29,944
66 Actual Front Feet, 0.29 Total Acres								Total Est. Land Value = 29,944

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	183	71	416
Total Estimated Land Improvements True Cash Value =					416

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1228 SF Floor Area = 1228 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	57.10	-9.95	0.00	1228	57,900

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: Interior 1 Story	2900.00	1	2,900

(16) Porches

CGEP (1 Story), Standard	30.44	220	6,697
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(16) Deck/Balcony

Treated Wood,Standard	6.49	264	1,713
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County Multiplier = 1.38 => Cost New = 103,749

Phy/Ab.Phy/Func/Econ/Comb.%Good= 64/100/100/100/64.0, Depr.Cost = 66,399

Separately Depreciated Items:

(17) Garages

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

Base Cost	14.85	768	11,405
County Multiplier = 1.38 =>			Cost New = 15,739
Phy/Ab.Phy/Func/Econ/Comb.%Good= 82/100/100/100/82.0,			Depr.Cost = 12,906

Unit-in-Place Cost Items:

BOAT HOUSE (BY SQ FT)

3.75	396	1,485
County Multiplier = 1.38 =>		Cost New = 2,049
Phy/Ab.Phy/Func/Econ/Comb.%Good= 71/100/100/100/71.0,		Depr.Cost = 1,455

Total Depreciated Cost = 80,760

ECF (410- SAPPHIRE LAKE AREA) 1.360 => TCV of Bldg: 1 = 109,834

2018 Est. T.C.V. 009-300-007-00 = 140,194

Est. TCV/Total Floor Area = 114.16, Most recent sale 01/17/2013 for 131,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
67,700	67,700	67,700	61,692	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,400	0	0	1,295	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
70,100	70,100	70,100	62,987	62,987	0	

009-300-008-00 2018 Est. T.C.V. THOMPSON DARRELL & THERESA
 Property Class: 401 9062 W OAK LN
 Map #: LAKE TOWNSHIP Lake City, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP I \$500	50.00	183.00	1.0000	1.0000	500	100		25,000
50 Actual Front Feet, 0.21 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 2500	2500.00	1.00	1.0	97	2,425
Total Estimated Land Improvements True Cash Value =					2,425

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C+10 Blt 2006

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1432 SF Floor Area = 2004 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Basement	88.57	0.00	0.00	1144	101,324
1	Story Siding	Overhang	36.73	0.00	0.00	288	10,578

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

Basement Recreation Finish	11.45	500	5,725
Walk out Basement Door(s)	775.00	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
Fireplace: Prefab 1 Story	2200.00	1	2,200

(16) Porches

CCP (1 Story), Standard	38.96	48	1,870
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(16) Deck/Balcony

Treated Wood, Standard	8.40	96	806
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(17) Garages

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

Base Cost	22.65	576	13,046
Common Wall: 1 Wall	-1300.00	1	-1,300
Automatic Doors	375.00	1	375

County Multiplier = 1.38 => Cost New = 200,255

Local Cost Items:

GENERATOR	1500.00	1	1,500
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Phy/Ab.Phy/Func/Econ/Comb.%Good= 95/100/100/100/95.0, Depr.Cost = 191,667
 ECF (410- SAPPHIRE LAKE AREA) 1.360 => TCV of Bldg: 1 = 260,667

2018 Est. T.C.V. 009-300-008-00 = 288,092

Est. TCV/Total Floor Area = 143.76

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
138,300	138,300	138,300	92,242	2.10	
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	5,700	0	0	1,937	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
144,000	144,000	144,000	94,179	94,179	94,179

009-300-009-00	2018 Est. T.C.V.	THOMPSON DARRELL & THERESA
Property Class: 402		W OAK LN
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP I \$500	50.00	169.00	1.0000	1.0000	500	100		25,000
50 Actual Front Feet, 0.19 Total Acres								Total Est. Land Value = 25,000

2018 Est. T.C.V. 009-300-009-00 = 25,000

Est. TCV/Total Floor Area = 12.48, Most recent sale 11/04/2004 for 125,500

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
12,500	12,500	12,500	12,500	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		
12,500	12,500	12,500	12,762	12,500	12,500		

009-300-010-00	2018 Est. T.C.V.	THOMPSON DARREL
Property Class: 402		W OAK LN
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP I \$500	50.00	157.00	1.0000	1.0000	500	100		25,000
50 Actual Front Feet, 0.18 Total Acres								Total Est. Land Value = 25,000

2018 Est. T.C.V. 009-300-010-00 = 25,000

Est. TCV/Total Floor Area = 12.48, Most recent sale 08/01/2014 for 19,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
12,500	12,500	12,500	12,500	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		
12,500	12,500	12,500	12,762	12,500	12,500		

009-300-011-00 2018 Est. T.C.V. SCHWAGER DONALD F
 Property Class: 401 9042 W OAK LN
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP I \$500	100.00	149.00	0.7846	1.0000	500	100		39,229
100 Actual Front Feet, 0.34 Total Acres Total Est. Land Value =								39,229

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	400	71	977
Shed: Wood Frame	11.06	1.00	120	45	597
Total Estimated Land Improvements True Cash Value =					1,574

Cost Est. for Res. Bldg: 1 Single Family 1.75S Cls C-5 Blt 1977

(11) Heating System: Forced Air w/ Ducts

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.75	Story Siding	Basement	98.08	0.00	0.00	768	75,325

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) Deck/Balcony	Rate	Size	Cost
Treated Wood,Standard	7.13	192	1,369
Treated Wood,Standard	6.91	228	1,575

County Multiplier = 1.38 => Cost New = 118,103

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 82,672
 ECF (410- SAPPHIRE LAKE AREA) 1.360 => TCV of Bldg: 1 = 112,434

2018 Est. T.C.V. 009-300-011-00 = 153,237

Est. TCV/Total Floor Area = 114.02, Most recent sale 08/01/2000 for 145,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
74,100	74,100	74,100	69,050	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,500	0	0	1,450	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
76,600	76,600	76,600	70,500	70,500	70,500	

009-300-013-00 2018 Est. T.C.V. RIFE JACK & EDNA ETAL
 Property Class: 401 9020 W OAK LN
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP I \$500	50.00	143.00	1.0000	1.0000	500	100		25,000
50 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: 3.5 Concrete	3.20	1.00	493	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 2500	2500.00	1.00	1.0	95	2,375
Total Estimated Land Improvements True Cash Value =					2,375

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

(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	Slab	64.97	-11.53	-2.85	672	33,996

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

(17) Garages

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

Base Cost	23.90	288	6,883
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 => Cost New = 68,068

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 40,841
 ECF (410- SAPPHIRE LAKE AREA) 1.300 => TCV of Bldg: 1 = 53,093

2018 Est. T.C.V. 009-300-013-00 = 80,468

Est. TCV/Total Floor Area = 119.74

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
38,200	38,200	38,200	32,894	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,000	0	0	690	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
40,200	40,200	40,200	33,584	33,584	0	

009-300-014-00 2018 Est. T.C.V. JOHNSON REUBEN R
 Property Class: 401 9010 W OAK LN
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP I \$500	100.00	160.00	0.7846	1.0000	500	100		39,229
100 Actual Front Feet, 0.37 Total Acres Total Est. Land Value =								39,229

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

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

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

(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	Slab	59.23	-10.44	0.00	1008	49,180

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: 18 Inch (Unfinished)

Base Cost	13.44	952	12,795
Mechanical Doors	350.00	2	700

County Multiplier = 1.38 => Cost New = 92,902

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 55,741
 ECF (410- SAPPHIRE LAKE AREA) 1.300 => TCV of Bldg: 1 = 72,463

2018 Est. T.C.V. 009-300-014-00 = 112,632

Est. TCV/Total Floor Area = 111.74

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
53,500	53,500	53,500	52,347	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,800	0	0	1,099	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
56,300	56,300	56,300	53,446	53,446	53,446	

009-300-016-00 2018 Est. T.C.V. GRUMM JOEL & NANCY
 Property Class: 401 8980 W OAK LN
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP I \$500	100.00	147.00	0.7846	1.0000	500	100		39,229
100 Actual Front Feet, 0.34 Total Acres Total Est. Land Value =								39,229

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	377	0	0
D/W/P: Asphalt Paving	1.51	1.00	995	0	0
D/W/P: Patio Blocks	7.45	1.00	88	0	0
Shed: Wood Frame	10.81	1.00	78	50	422
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 =					2,922

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

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1063 SF Floor Area = 1063 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Block	Slab	59.55	-10.31	1.87	1063	54,330

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: Exterior 1 Story 3450.00 1 3,450

(16) Porches

CGEP (1 Story), Standard 34.65 160 5,544

(17) Garages

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

Base Cost 14.48 952 13,785
Mechanical Doors 350.00 2 700
Storage area over garage 3.85 762 2,934

County Multiplier = 1.42 => Cost New = 121,250

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 72,750
ECF (410- SAPPHIRE LAKE AREA) 1.300 => TCV of Bldg: 1 = 94,575

2018 Est. T.C.V. 009-300-016-00 = 136,726

Est. TCV/Total Floor Area = 128.62, Most recent sale 04/03/2013 for 130,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
62,200	62,200	62,200	62,200	2.10	
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	6,200	0	0	1,306	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
68,400	68,400	68,400	63,506	63,506	0

009-300-018-00 2018 Est. T.C.V. MEYER LARRY L & GAIL R
 Property Class: 401 8968 W OAK LN
 Map #: LAKE TOWNSHIP Lake City, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP I \$500	100.00	121.00	0.7846	1.0000	500	100		39,229
100 Actual Front Feet, 0.28 Total Acres Total Est. Land Value =								39,229

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

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

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 960 SF Floor Area = 1920 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Siding	Basement	107.09	0.00	0.00	960	102,806

Other Additions/Adjustments	Rate	Size	Cost
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(1) Exterior

Stone Veneer	10.25	64	656
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
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(16) Porches

WGEP (1 Story), Standard	36.83	144	5,304
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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: 18 Inch (Unfinished)

Base Cost	18.95	480	9,096
Common Wall: 1 Wall	-1025.00	1	-1,025
Automatic Doors	375.00	1	375

County Multiplier = 1.38 => Cost New = 178,982

Phy/Ab.Phy/Func/Econ/Comb.%Good= 91/100/100/100/91.0, Depr.Cost = 162,874

ECF (410- SAPPHIRE LAKE AREA) 1.360 => TCV of Bldg: 1 = 221,509

2018 Est. T.C.V. 009-300-018-00 = 261,678

Est. TCV/Total Floor Area = 136.29

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
121,900	121,900	121,900	91,616	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	8,900	0	1,923	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
130,800	130,800	130,800	93,539	93,539	0	

009-300-020-00 2018 Est. T.C.V. STEPHENS FAMILY TRUST
 Property Class: 401 8944 W OAK LN
 Map #: LAKE TOWNSHIP Lake City, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP I \$500	50.00	123.00	1.0000	1.0000	500	100		25,000
50 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
Shed: Wood Frame	13.42	1.00	28	71	267
Total Estimated Land Improvements True Cash Value =					267

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 620 SF Floor Area = 620 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	74.84	-13.09	0.00	620	38,285

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: Exterior 1 Story 3875.00 1 3,875

(16) Porches

CGEP (1 Story), Standard 30.71 240 7,370

(16) Deck/Balcony

Treated Wood, Standard 6.65 300 1,995

County Multiplier = 1.38 => Cost New = 78,574

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 51,073

ECF (410- SAPPHIRE LAKE AREA) 1.360 => TCV of Bldg: 1 = 69,459

2018 Est. T.C.V. 009-300-020-00 = 94,726

Est. TCV/Total Floor Area = 152.78

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
45,800	45,800	45,800	36,387	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,600	0	0	764	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
47,400	47,400	47,400	37,151	37,151	0	

009-300-021-00 2018 Est. T.C.V. BROWN EARL M TRUST &
 Property Class: 401 8928 W OAK LN
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP I \$500	100.00	133.00	0.7846	1.0000	500	100		39,229
100 Actual Front Feet, 0.30 Total Acres Total Est. Land Value =								39,229

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	640	71	1,563
Total Estimated Land Improvements True Cash Value =					1,563

Cost Est. for Res. Bldg: 1 Single Family 1S C1s C B1t 1974

(11) Heating System: Forced Hot Water

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	63.17	0.00	1.11	1440	92,563

Other Additions/Adjustments	Rate	Size	Cost
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(1) Exterior

Brick Veneer 8.25 736 6,072

(9) Basement Finish

Basement Recreation Finish 11.45 600 6,870

(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: Exterior 1 Story 3875.00 1 3,875

(16) Porches

CCP (1 Story), Standard 22.07 208 4,591

(16) Deck/Balcony

Treated Wood, Standard 6.59 320 2,109

Treated Wood w/Roof, Standard 24.50 85 2,083

(17) Garages

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

Base Cost 20.90 480 10,032

Common Wall: 1 Wall -1300.00 1 -1,300

Mechanical Doors 350.00 2 700

County Multiplier = 1.38 =>

Cost New = 190,621

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 123,904

ECF (410- SAPPHIRE LAKE AREA) 1.360 => TCV of Bldg: 1 = 168,509

2018 Est. T.C.V. 009-300-021-00 = 209,301

Est. TCV/Total Floor Area = 145.35

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
100,900	100,900	100,900	82,763	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	3,800	0	1,738	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
104,700	104,700	104,700	84,501	84,501	84,501	

009-300-023-00 2018 Est. T.C.V. MILLER SHANNON & TERESA D
 Property Class: 401 8918 W OAK LN
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP I \$500	50.00	134.00	1.0000	1.0000	500	100		25,000
50 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
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 2002

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 896 SF Floor Area = 1120 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25	Story Siding	Basement	82.94	0.00	0.00	896	74,314

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

(13) Plumbing

Average Fixture(s) 760.00 1 760

(14) Water/Sewer

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 2 Story	2505.00	1	2,505

(16) Deck/Balcony

Treated Wood,Standard 6.33 484 3,064

(17) Garages

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

Base Cost	17.84	672	11,988
Automatic Doors	375.00	2	750
Storage area over garage	3.95	322	1,272

County Multiplier = 1.38 => Cost New = 139,663

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 125,697
 ECF (410- SAPPHIRE LAKE AREA) 1.360 => TCV of Bldg: 1 = 170,948

2018 Est. T.C.V. 009-300-023-00 = 198,448

Est. TCV/Total Floor Area = 177.19, Most recent sale 06/04/2013 for 157,500

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
95,500	95,500	95,500	80,816	2.10	
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,700	0	1,697	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
99,200	99,200	99,200	82,513	82,513	0

009-300-024-00 2018 Est. T.C.V. WYATT DAVID L JR & LINDA R
 Property Class: 401 8906 W OAK LN
 Map #: LAKE TOWNSHIP LAKE CITY , MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP I \$500	50.00	135.00	1.0000	1.0000	500	100		25,000
50 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: 3.5 Concrete	3.20	1.00	540	0	0
Gazebo(s): Standard	1800.00	1.00	1	94	1,692

Residential Local Cost Land Improvements

Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 2500	2500.00	1.00	1.0	95	2,375
Total Estimated Land Improvements True Cash Value =					4,067

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

(11) Heating System: Wall/Floor Furnace

Ground Area = Size for Rates = 408 SF Floor Area = 408 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	75.66	-13.02	-1.63	408	24,892

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	26.26	119	3,125
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(16) Deck/Balcony

Treated Wood, Standard	6.18	417	2,577
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(17) Garages

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

Base Cost	18.31	632	11,572
Mechanical Doors	350.00	1	350
Storage area over garage	3.95	316	1,248

County Multiplier = 1.38 => Cost New = 66,805

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 40,083

Separately Depreciated Items:

Square footage # 1 is depreciated at 51 %Good...	Base Cost Was =	24,892
County Multiplier = 1.38 =>	Cost New =	34,351
Phy/Ab.Phy/Func/Econ/Comb.%Good= -9/100/100/100/-9.0,	Depr.Cost =	-3,092
ECF (410- SAPPHIRE LAKE AREA) 1.300 => TCV of Bldg: 1 =		48,089

2018 Est. T.C.V. 009-300-024-00 = 77,156

Est. TCV/Total Floor Area = 189.11, Most recent sale 10/11/2006 for 99,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
36,700	36,700	36,700	35,204	2.10	
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,900	0	739	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
38,600	38,600	38,600	35,943	35,943	0

009-300-025-00 2018 Est. T.C.V. ALLADAFFER SCOTT
 Property Class: 401 8896 W OAK LN
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP I \$500	80.62	120.00	0.8460	1.0000	500	100		34,103
61 Actual Front Feet, 0.25 Total Acres Total Est. Land Value =								34,103

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	792	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.0	97	970
Total Estimated Land Improvements True Cash Value =					970

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

(11) Heating System: Forced Hot Water

Ground Area = Size for Rates = 1112 SF Floor Area = 1112 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	65.94	-11.53	1.11	1112	61,738

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

(17) Garages

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

Base Cost	27.25	280	7,630
Common Wall: 1 Wall	-1300.00	1	-1,300

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

Base Cost	16.75	960	16,080
Mechanical Doors	350.00	2	700

County Multiplier = 1.38 => Cost New = 133,219

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 86,592
 ECF (410- SAPPHIRE LAKE AREA) 1.360 => TCV of Bldg: 1 = 117,765

2018 Est. T.C.V. 009-300-025-00 = 152,838

Est. TCV/Total Floor Area = 137.44, Most recent sale 12/22/2009 for 148,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
73,800	73,800	73,800	65,917	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	2,600	0	1,384	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
76,400	76,400	76,400	67,301	67,301	67,301	

009-300-027-00 2018 Est. T.C.V. COOLEY DAVID & KATHLEEN
 Property Class: 401 1646 S DUCK POINT RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP I \$500	80.00	124.00	0.8483	1.0000	500	100		33,933
80 Actual Front Feet, 0.23 Total Acres Total Est. Land Value =								33,933

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	9.24	1.00	160	71	1,049
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 =					2,019

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 = 1246 SF Floor Area = 1246 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	56.96	-9.92	0.00	1246	58,612

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	37.34	126	4,705
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(17) Garages

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

Base Cost	19.20	528	10,138
Common Wall: 1/2 Wall	-625.00	1	-625
Mechanical Doors	350.00	2	700

County Multiplier = 1.38 => Cost New = 111,883

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 67,130
 ECF (410- SAPPHIRE LAKE AREA) 1.300 => TCV of Bldg: 1 = 87,268

2018 Est. T.C.V. 009-300-027-00 = 123,220

Est. TCV/Total Floor Area = 98.89, Most recent sale 10/12/2009 for 99,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
58,300	58,300	58,300	51,772	2.10	
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,300	0	1,087	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
61,600	61,600	61,600	52,859	52,859	0

009-300-029-00 2018 Est. T.C.V. THOMPSON JAMES R & VICKI L
 Property Class: 401 1636 S DUCK POINT RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP I \$500	50.00	101.00	1.0000	1.0000	500	100		25,000
50 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
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 CD Blt 1946

(11) Heating System: Space Heater

Ground Area = Size for Rates = 852 SF Floor Area = 852 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	61.36	-10.87	-2.85	852	40,589

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

CGEP (1 Story), Standard 41.89 108 4,524

(16) Deck/Balcony

Roof Cover Only, Standard	10.50	192	2,016
Treated Wood, Standard	7.27	144	1,047

(17) Garages

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

Base Cost	21.97	396	8,700
Common Wall: 1 Wall	-1225.00	1	-1,225
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 => Cost New = 85,245

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 51,147

Separately Depreciated Items:

Square footage # 1 is depreciated at 66 %Good...	Base Cost Was =	40,589
County Multiplier = 1.38 =>	Cost New =	56,013
Phy/Ab.+hy/Func/Econ/Comb.%Good= 6/100/100/100/6.0,	Depr.Cost =	3,361
ECF (410- SAPPHIRE LAKE AREA) 1.300 => TCV of Bldg: 1 =		70,860

2018 Est. T.C.V. 009-300-029-00 = 96,830

Est. TCV/Total Floor Area = 113.65, Most recent sale 10/27/2017 for 133,500

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
45,200	45,200	45,200	32,230	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	3,200	0	16,170	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
48,400	48,400	48,400	32,906	48,400	0	

009-300-030-70	2018 Est. T.C.V.	THOMPSON JAMES R & VICKI L
Property Class: 402		S DUCK POINT RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP I \$500	15.00	87.00	1.5241	1.0000	500	100		11,431
15 Actual Front Feet, 0.03 Total Acres Total Est. Land Value =								11,431

2018 Est. T.C.V. 009-300-030-70 = 11,431

Est. TCV/Total Floor Area = 13.42, Most recent sale 10/27/2017 for 1

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
5,700	5,700	5,700	2,980	2.10			
2018 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	2,720	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
5,700	5,700	5,700	3,042	5,700	0		

009-300-031-00 2018 Est. T.C.V. ZEIEN GERALD & CHRISTINE TRUST
 Property Class: 401 1616 S DUCK POINT RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP I \$500	136.00	85.50	0.7045	1.0000	500	100		47,908
136 Actual Front Feet, 0.27 Total Acres Total Est. Land Value =								47,908

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	8.24	1.00	160	71	937
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	0.5	95	475
Total Estimated Land Improvements True Cash Value =					1,412

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

(11) Heating System: Forced Hot Water

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	50.45	-9.87	1.51	840	35,356

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: Interior 1 Story	2600.00	1	2,600

(16) Porches

CPP, Standard	26.23	24	630
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(17) Garages

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

Base Cost	15.75	728	11,466
Mechanical Doors	325.00	1	325

County Multiplier = 1.38 =>

Cost New = 76,553

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0,	Depr.Cost =	42,104
ECF (410- SAPPHIRE LAKE AREA)	1.300 => TCV of Bldg: 1 =	54,735

2018 Est. T.C.V. 009-300-031-00 = 104,055

Est. TCV/Total Floor Area = 123.88, Most recent sale 09/25/2006 for 150,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
49,900	49,900	49,900	49,900	2.10	
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,100	0	1,047	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
52,000	52,000	52,000	50,947	50,947	0

009-300-033-00 2018 Est. T.C.V. BERG PAUL D & KATRINA L
 Property Class: 401 1625 S DUCK POINT RD
 Map #: LAKE TOWNSHIP Lake City, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA

* Factors * 100'X165'X192'' TRIANGLE

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP I \$500	70.00	42.97	0.6244	1.0000	500	100		21,855
<Site Value F> GROUP F15K/SITE					15000	100		15,000
192 Actual Front Feet, 0.19 Total Acres Total Est. Land Value =								36,855

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	182	0	0
Shed: Wood Frame	9.17	1.00	96	71	625
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 =					1,100

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

(11) Heating System: Space Heater

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	54.65	-10.63	-1.89	624	26,289

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: Wood Stove 950.00 1 950

County Multiplier = 1.38 => Cost New = 43,451

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 26,071
 ECF (410- SAPPHIRE LAKE AREA) 1.300 => TCV of Bldg: 1 = 33,892

2018 Est. T.C.V. 009-300-033-00 = 71,847

Est. TCV/Total Floor Area = 115.14, Most recent sale 06/02/2010 for 104,900

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
34,600	34,600	34,600	34,600	2.10	
2018 New Eq.	Adj. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	1,300	0	0	726	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
35,900	35,900	35,900	35,326	35,326	0

009-300-033-50 2018 Est. T.C.V. BERG LAWRENCE D
 Property Class: 401 1635 S DUCK POINT RD
 Map #: LAKE TOWNSHIP Lake City, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP I \$500	70.00	98.00	0.8889	1.0000	500	100		31,112
70 Actual Front Feet, 0.16 Total Acres Total Est. Land Value =								31,112

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

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

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C Blt 2003

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 896 SF Floor Area = 1344 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Basement	87.43	0.00	0.00	896	78,337

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

(13) Plumbing

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

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

(15) Built-Ins & Fireplaces

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

(16) Porches

WPP, Standard	10.27	224	2,300
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(16) Deck/Balcony

Wood Balcony	17.50	32	560
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County Multiplier = 1.38 => Cost New = 123,799

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 111,420
 ECF (410- SAPPHIRE LAKE AREA) 1.360 => TCV of Bldg: 1 = 151,531

2018 Est. T.C.V. 009-300-033-50 = 185,143

Est. TCV/Total Floor Area = 137.76

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
89,200	89,200	89,200	71,564	2.10		
2018	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	3,400	0	0	1,502	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
92,600	92,600	92,600	73,066	73,066	0	

009-300-034-00 2018 Est. T.C.V. BRINKMAN ROGER & NORMA
 Property Class: 401 1645 S DUCK POINT RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP I \$500	56.00	114.00	0.9611	1.0000	500	100		26,911
56 Actual Front Feet, 0.15 Total Acres Total Est. Land Value =								26,911

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Metal Prefab	7.77	1.00	80	45	280
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 =					1,230

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 1947

(11) Heating System: Space Heater

Ground Area = Size for Rates = 1054 SF Floor Area = 1054 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	47.94	-9.33	-1.89	1054	38,703

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: Prefab 1 Story	1330.00	1	1,330
Fireplace: Wood Stove	950.00	1	950

(16) Porches

CGEP (1 Story), Standard 33.14 160 5,302

(17) Garages

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

Base Cost	22.49	345	7,759
Common Wall: 1 Wall	-1175.00	1	-1,175
Mechanical Doors	325.00	1	325

County Multiplier = 1.38 =>

Cost New = 79,269

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0,	Depr.Cost =	47,561
ECF (410- SAPPHIRE LAKE AREA) 1.300 => TCV of Bldg: 1 =		61,830

2018 Est. T.C.V. 009-300-034-00 = 89,971

Est. TCV/Total Floor Area = 85.36, Most recent sale 01/01/2001 for 104,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
42,600	42,600	42,600	40,740	2.10		
2018	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	2,400	0	0	0	855	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
45,000	45,000	45,000	41,595	41,595	0	

009-300-035-00	2018 Est. T.C.V.	METCALF DOUGLAS & DEBORAH
Property Class: 401		1655 S DUCK POINT RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP I \$500	67.00	133.00	0.9026	1.0000	500	100		30,238
67 Actual Front Feet, 0.20 Total Acres								Total Est. Land Value = 30,238

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	350	61	636
Shed: Wood Frame	9.06	1.00	100	75	680
Total Estimated Land Improvements True Cash Value =					1,316

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

(11) Heating System: Space Heater

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	47.60	-9.25	-1.89	1092	39,814

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: Wood Stove 950.00 1 950

County Multiplier = 1.38 => Cost New = 62,116

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, Depr.Cost = 34,164
ECF (410- SAPPHIRE LAKE AREA) 1.300 => TCV of Bldg: 1 = 44,413

2018 Est. T.C.V. 009-300-035-00 = 75,967

Est. TCV/Total Floor Area = 69.57

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
36,300	36,300	36,300	29,736	2.10		
2018	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	1,700	0	0	624	0	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
38,000	38,000	38,000	30,360	30,360	0	

009-300-036-00 2018 Est. T.C.V. POLTORAK ERIN J & BRANDON
 Property Class: 401 1665 S DUCK POINT RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP I \$500	50.00	148.00	0.8018	1.0000	500	100		20,046
GROUP I \$500	43.98	148.00	0.8018	1.0000	500	100		17,632
94 Actual Front Feet, 0.32 Total Acres Total Est. Land Value =								37,678

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.20	1.00	724	0	0
D/W/P: 3.5 Concrete	3.20	1.00	416	0	0
Shed: Wood Frame	9.45	1.00	146	50	690
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 =					1,660

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

(11) Heating System: Forced Hot Water

Ground Area = Size for Rates = 1432 SF Floor Area = 1432 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	55.64	-9.58	0.97	1432	67,347

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

WPP, Standard 7.55 483 3,647

(17) Garages

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

Base Cost	15.00	1020	15,300
Mechanical Doors	325.00	2	650

County Multiplier = 1.38 => Cost New = 131,153

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, Depr.Cost = 72,134
ECF (410- SAPPHIRE LAKE AREA) 1.300 => TCV of Bldg: 1 = 93,775

2018 Est. T.C.V. 009-300-036-00 = 133,113

Est. TCV/Total Floor Area = 92.96, Most recent sale 07/08/2016 for 121,500

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
62,900	62,900	62,900	62,900	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,700	0	0	1,320	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
66,600	66,600	66,600	64,220	64,220	0	

009-300-038-00 2018 Est. T.C.V. LEHMAN JAMES E & DIANE K
 Property Class: 401 1685 S DUCK POINT RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP I \$500	47.26	173.28	1.0199	1.0000	500	100		24,101
47 Actual Front Feet, 0.19 Total Acres Total Est. Land Value =								24,101

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Ren. Conc.	4.21	1.00	336	0	0
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 1.5S Cls C Blt 1977

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1104 SF Floor Area = 1512 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Crawl Space	84.07	-9.52	0.00	816	60,833
1	Story Siding	Crawl Space	66.03	-9.52	0.00	288	16,275

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: Wood Stove	1350.00	1	1,350

(16) Porches

CGEP (1 Story), Standard	74.14	35	2,595
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(16) Deck/Balcony

Treated Wood, Standard	7.25	180	1,305
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(17) Garages

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

Base Cost	24.55	480	11,784
Common Wall: 1/2 Wall	-650.00	1	-650
Automatic Doors	375.00	1	375

County Multiplier = 1.38 => Cost New = 139,212

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 97,449
 ECF (410- SAPPHIRE LAKE AREA) 1.360 => TCv of Bldg: 1 = 132,530

2018 Est. T.C.V. 009-300-038-00 = 158,056

Est. TCv/Total Floor Area = 104.53, Most recent sale 04/01/1999 for 132,500

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
76,100	76,100	76,100	57,664	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,900	0	0	1,210	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
79,000	79,000	79,000	58,874	58,874	58,874	

009-300-039-00 2018 Est. T.C.V. CATALFIO VITO III
 Property Class: 401 1725 S DUCK POINT RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP J 250	207.00	159.00	0.6667	1.0000	250	100		34,502
207 Actual Front Feet, 0.76 Total Acres Total Est. Land Value =								34,502

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	1877	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 2500	2500.00	1.00	1.0	95	2,375
Total Estimated Land Improvements True Cash Value =					2,375

Cost Est. for Res. Bldg: 1 Single Family 1.75S Cls C Blt 1985

(11) Heating System: Forced Hot Water

Ground Area = Size for Rates = 1917 SF Floor Area = 2828 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.75	Story Siding	Basement	88.03	0.00	1.95	1215	109,326
1	Story Siding	Basement	60.67	0.00	1.11	702	43,370

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

Basement Recreation Finish	11.45	1500	17,175
Walk out Basement Door(s)	775.00	1	775

(13) Plumbing

Average Fixture(s)	760.00	1	760
3 Fixture Bath	2400.00	3	7,200

(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

CGEP (1 Story), Standard	28.11	315	8,855
WSEP (1 Story), Standard	31.63	120	3,796
WPP, Standard	7.10	700	4,970

(16) Deck/Balcony

Treated Wood, Standard	10.72	47	504
Wood Balcony	17.50	32	560

(17) Garages

Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)							
Base Cost	15.79	868	13,706				
Common Wall: 2 Wall	-2575.00	1	-2,575				
Automatic Doors	375.00	2	750				
Mechanical Doors	350.00	1	350				
Class:C Exterior: Siding Foundation: 18 Inch (Unfinished)							
Base Cost	20.98	384	8,056				
Mechanical Doors	350.00	1	350				

County Multiplier = 1.38 => Cost New = 310,194

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 217,136
 ECF (410- SAPPHIRE LAKE AREA) 1.360 => TCV of Bldg: 1 = 295,305

2018 Est. T.C.V. 009-300-039-00 = 332,182

Est. TCV/Total Floor Area = 117.46, Most recent sale 02/01/2017 for 240,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
159,600	159,600	159,600	159,600	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	6,500	0	0	6,500	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
166,100	166,100	166,100	162,951	166,100	0	

009-300-039-95	2018 Est. T.C.V.	LEHMAN JAMES E & DIANE K
Property Class: 402		S DUCK POINT RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

 Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA

Description	Frontage	Depth	* Factors *		Rate	%Adj.	Reason	Value
			Front	Depth				
GROUP J 250	23.33	150.92	1.0000	1.0000	250	100		5,833
23 Actual Front Feet, 0.08 Total Acres Total Est. Land Value =								5,833

 2018 Est. T.C.V. 009-300-039-95 = 5,833

Est. TCV/Total Floor Area = 2.06, Most recent sale 08/01/2008 for 8,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
2,900	2,900	2,900	2,854	2.10		
2018 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	46	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
2,900	2,900	2,900	2,913	2,900	2,900	

009-300-045-00 2018 Est. T.C.V. LOCKWOOD JOEL M
Property Class: 401 8907 W OAK LN
Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA

* Factors * LOT 45 & 46

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value D> DuckPt Bk Lots					5000	100		5,000
<Site Value D> DuckPt Bk Lots					5000	100		5,000
100 Actual Front Feet, 0.33 Total Acres Total Est. Land Value =								10,000

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.44	1.00	250	71	611
Shed: Wood Frame	12.34	1.00	72	94	835
Total Estimated Land Improvements True Cash Value =					1,446

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C-5 Blt 1958

(11) Heating System: Forced Hot Water
Ground Area = Size for Rates = 1664 SF Floor Area = 1664 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	58.74	-10.04	1.05	1664	82,784

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: Interior 1 Story 3250.00 1 3,250

(16) Porches
CCP (1 Story), Standard 30.27 96 2,906

(17) Carports
Comp.Shingle 7.85 216 1,696

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

Base Cost		Size	Value
16.72		768	12,841
-650.00	Common Wall: 1/2 Wall	1	-650
375.00	Automatic Doors	2	750

County Multiplier = 1.38 => Cost New = 150,404

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 90,242
ECF (412 - SAPPHIRE LAKE BACK LOTS RES) 1.000 => TCV of Bldg: 1 = 90,242

2018 Est. T.C.V. 009-300-045-00 = 101,688

Est. TCV/Total Floor Area = 61.11

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
49,900	49,900	49,900	42,144	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	900	0	885	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
50,800	50,800	50,800	43,029	43,029	43,029	

009-300-047-00 2018 Est. T.C.V. HUTCHINSON EDWARD C
 Property Class: 401 8939 W OAK LN
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA
 * Factors *
 Description Frontage Depth Front Depth Rate %Adj. Reason Value
 <Site Value D> DuckPt Bk Lots 5000 100 2 Lots 5,000
 <Site Value D> DuckPt Bk Lots 5000 100 5,000
 0.00 Total Acres Total Est. Land Value = 10,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000
 Description Rate CountyMult. Size %Good Cash Value
 D/W/P: 3.5 Concrete 3.20 1.00 794 66 1,677
 Total Estimated Land Improvements True Cash Value = 1,677

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

(11) Heating System: Forced Air w/ Ducts
 Ground Area = Size for Rates = 2373 SF Floor Area = 2373 SF.
 Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost
 1 Story Block Slab 52.30 -8.47 0.00 1375 60,266
 1 Story Siding Crawl Space 51.82 -6.97 0.00 998 44,760

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) Porches
 CCP (1 Story), Standard 16.56 492 8,148

(17) Carports
 Comp.Shingle 7.75 300 2,325

(17) Garages
 Class:CD Exterior: Block Foundation: 42 Inch (Unfinished)
 Base Cost 18.19 625 11,369
 Common Wall: 1 Wall -1425.00 1 -1,425
 Mechanical Doors 350.00 1 350

County Multiplier = 1.42 => Cost New = 186,606

Phy/Ab.Phy/Func/Econ/Comb.%Good= 62/100/100/100/62.0, Depr.Cost = 115,696

Separately Depreciated Items:

Square footage # 2 is depreciated at 86 %Good... Base Cost Was = 44,760
 County Multiplier = 1.42 => Cost New = 63,560
 Phy/Ab.+hy/Func/Econ/Comb.%Good= 24/100/100/100/24.0, Depr.Cost = 15,254
 ECF (412 - SAPPHIRE LAKE BACK LOTS RES) 1.100 => TCV of Bldg: 1 = 144,045

2018 Est. T.C.V. 009-300-047-00 = 155,722

Est. TCV/Total Floor Area = 65.62

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
70,000	70,000	70,000	61,967	2.10	
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	7,900	0	0	1,301	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
77,900	77,900	77,900	63,268	63,268	63,268

009-300-049-00	2018 Est. T.C.V.	GOFF DENNIS H & NANCY L TRUSTEES
Property Class: 401		8969 S OAK LN
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA
 * Factors * Shared Lake Access

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value D> DuckPt Bk Lots					5000	100		5,000
50 Actual Front Feet, 0.13 Total Acres Total Est. Land Value =								5,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	10.45	1.00	48	46	231
Total Estimated Land Improvements True Cash Value =					231

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

(11) Heating System: Wall/Floor Furnace

Ground Area = Size for Rates = 356 SF Floor Area = 356 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	63.46	-11.86	-0.78	356	18,092

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

CSEP (1 Story), Standard	26.44	160	4,230
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County Multiplier = 1.38 => Cost New = 36,666

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, Depr.Cost = 20,166
 ECF (412 - SAPPHIRE LAKE BACK LOTS RES) 1.000 => TCV of Bldg: 1 = 20,166

2018 Est. T.C.V. 009-300-049-00 = 25,397

Est. TCV/Total Floor Area = 71.34, Most recent sale 09/23/2004 for 30,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
12,500	12,500	12,500	11,444	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	200	0	240	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
12,700	12,700	12,700	11,684	11,684	0	

009-300-050-00 2018 Est. T.C.V. LOVELAND ERIC & TRACY
 Property Class: 401 311 S OAK LN
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value D> DuckPt Bk Lots					5000	100		5,000
50 Actual Front Feet, 0.14 Total Acres Total Est. Land Value =								5,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	2.98	1.00	15	71	32
Shed: Metal Prefab	7.77	1.00	80	45	280
Total Estimated Land Improvements True Cash Value =					312

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

(11) Heating System: Space Heater

Ground Area = Size for Rates = 792 SF Floor Area = 792 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	51.24	-10.02	-1.89	792	31,149

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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County Multiplier = 1.38 => Cost New = 48,847

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, Depr.Cost = 26,866
 ECF (412 - SAPPHIRE LAKE BACK LOTS RES) 1.000 => TCV of Bldg: 1 = 26,866

2018 Est. T.C.V. 009-300-050-00 = 32,178

Est. TCV/Total Floor Area = 40.63, Most recent sale 04/30/2013 for 29,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
15,800	15,800	15,800	14,702	2.10		
2018	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	300	0	0	308	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
16,100	16,100	16,100	15,010	15,010	0	

009-300-051-00 2018 Est. T.C.V. GARARD JERRY
 Property Class: 401 8991 W OAK LN
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value D> DuckPt Bk Lots					5000	100	3 Lots	5,000
<Site Value D> DuckPt Bk Lots					5000	100		5,000
<Site Value D> DuckPt Bk Lots					5000	100		5,000
0.00 Total Acres Total Est. Land Value =								15,000

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1989

(11) Heating System: Space Heater

Ground Area = Size for Rates = 528 SF Floor Area = 528 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1+	Story Siding	Slab	72.00	-12.23	-2.85	528	30,054

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	25.04	132	3,305
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(16) Deck/Balcony

Roof Cover Only, Standard	8.00	560	4,480
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(16) Breezeways

Frame Wall, Unfinished	22.75	264	6,006
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(17) Garages

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

Base Cost	21.32	336	7,164
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Mechanical Doors	350.00	1	350
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Storage area over garage	3.85	48	185
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Class:D Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	17.65	576	10,166
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Mechanical Doors	325.00	1	325
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County Multiplier = 1.38 => Cost New = 92,018

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 59,812

ECF (412 - SAPPHIRE LAKE BACK LOTS RES) 1.100 => TCV of Bldg: 1 = 65,793

2018 Est. T.C.V. 009-300-051-00 = 80,793

Est. TCV/Total Floor Area = 153.02

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
39,500	0	0	0	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
40,400	0	35,013	0	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
40,400	40,400	40,400	35,013	35,013	35,013	

009-300-055-00	2018 Est. T.C.V.	DUCK POINT PLAT LOT OWNERS
Property Class: 700		S DUCK POINT RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP H \$800	110.00	219.14	0.8337	1.0000	800	100		73,369
110 Actual Front Feet, 0.55 Total Acres Total Est. Land Value =								73,369

2018 Est. T.C.V. 009-300-055-00 = 0

Est. TCV/Total Floor Area = 0.00

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

009-330-001-00 2018 Est. T.C.V. RAYMOND GREGORY P
 Property Class: 401 8479 W WORKMAN RD
 Map #: LAKE TOWNSHIP Lake City, MI 49651

Land Value Estimates for Land Table Riv .CLAM RIVER AREA SUBS&SITES

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value E> CLAM RIVER 30K					30000	100		30,000
445 Actual Front Feet, 1.02 Total Acres Total Est. Land Value =								30,000

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

(11) Heating System: Forced Air w/ Ducts

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	48.46	-8.42	0.66	1000	40,700

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1235.00	1	1,235
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(16) Porches

CGEP (1 Story), Standard	24.95	350	8,733
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(16) Deck/Balcony

Treated Wood, Standard	6.17	276	1,703
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(17) Garages

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

Base Cost	16.05	576	9,245
Mechanical Doors	325.00	2	650

County Multiplier = 1.38 => Cost New = 96,028

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, Depr.Cost = 52,815

Separately Depreciated Items:

Unit-in-Place Cost Items:

CABIN	1.00	2000	2,000
County Multiplier = 1.38 =>			Cost New = 2,760
Phy/Ab.Phy/Func/Econ/Comb.%Good= 50/100/100/100/50.0,			Depr.Cost = 1,380
MISC	1.00	4000	4,000
County Multiplier = 1.38 =>			Cost New = 5,520
Phy/Ab.Phy/Func/Econ/Comb.%Good= 50/100/100/100/50.0,			Depr.Cost = 2,760

	Total Depreciated Cost =	56,955
ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.980 => TCv of Bldg: 1 =		55,816

2018 Est. T.C.V. 009-330-001-00 = 85,816

Est. TCv/Total Floor Area = 85.82, Most recent sale 07/02/2003 for 109,300

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
40,600	40,600	40,600	24,388	2.10			
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses			
0	2,300	0	512	0			
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
42,900	42,900	42,900	24,900	24,900	0		

009-330-009-00	2018 Est. T.C.V.	JENSEN DAVID E
Property Class: 402		W X WORKMAN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Riv .CLAM RIVER AREA SUBS&SITES
 * Factors * LOTS 9 & 10

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> CLAM RIVER 15K					15000	100		15,000
100 Actual Front Feet, 0.23 Total Acres							Total Est. Land Value =	15,000

2018 Est. T.C.V. 009-330-009-00 = 15,000

Est. TCV/Total Floor Area = 15.00

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
7,500	7,500	7,500	6,364	2.10		
2018 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	133	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
7,500	7,500	7,500	6,497	6,497	0	

009-330-011-00	2018 Est. T.C.V.	LANGMESSER JEAN M
Property Class: 402		W X WORKMAN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Riv .CLAM RIVER AREA SUBS&SITES

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A>	CLAM RIVER	15K			15000	100		15,000
100 Actual Front Feet, 0.23 Total Acres								Total Est. Land Value = 15,000

2018 Est. T.C.V. 009-330-011-00 = 15,000

Est. TCV/Total Floor Area = 15.00, Most recent sale 12/01/1999 for 76,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
7,500	7,500	7,500	4,606	2.10			
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	96	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
7,500	7,500	7,500	4,702	4,702	4,702		

009-330-013-00 2018 Est. T.C.V. LANGMESSER JEAN M
 Property Class: 401 8415 W WORKMAN RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Riv .CLAM RIVER AREA SUBS&SITES

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> CLAM RIVER 15K					15000	100		15,000
150 Actual Front Feet, 0.34 Total Acres Total Est. Land Value =								15,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

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

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C+5 Blt 2008

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1252 SF Floor Area = 1878 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Basement	86.37	0.00	3.01	1252	111,904

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

(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Porches

WCP (1 Story), Standard	17.21	442	7,607
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(16) Deck/Balcony

Treated Wood, Standard	6.10	1106	6,747
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(17) Garages

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

Base Cost	16.05	576	9,245
Mechanical Doors	325.00	2	650

County Multiplier = 1.38 => Cost New = 210,639

Phy/Ab.Phy/Func/Econ/Comb.%Good= 95/100/100/100/95.0, Depr.Cost = 200,107
 ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.980 => TCV of Bldg: 1 = 196,105

2018 Est. T.C.V. 009-330-013-00 = 211,580

Est. TCV/Total Floor Area = 112.66

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
102,800	102,800	102,800	78,557	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	3,000	0	1,649	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
105,800	105,800	105,800	80,206	80,206	80,206	

009-340-001-00	2018 Est. T.C.V.	WRIGHT MICHAEL D & KATHLEEN A
Property Class: 401		10262 W KELLY 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
							Total Est. Land Value =	5,000

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 2317 SF Floor Area = 2317 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	51.97	-7.02	0.00	1766	79,382
1	Story Siding	Slab	51.97	-8.52	0.00	551	23,941

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1415.00	1	1,415
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(16) Porches

CCP (1 Story), Standard	47.06	32	1,506
WCP (1 Story), Standard	17.28	380	6,566

County Multiplier = 1.38 => Cost New = 166,787

Notes: RELOCATION

Phy/Ab.Phy/Func/Econ/Comb.%Good= 72/100/100/100/72.0,	Depr.Cost =	120,086
ECF (409 - RURAL SUBS) 1.010 => TCV of Bldg: 1 =		121,287

2018 Est. T.C.V. 009-340-001-00 = 126,287

Est. TCV/Total Floor Area = 54.50, Most recent sale 08/21/2006 for 135,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
59,500	59,500	59,500	49,456	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,600	0	0	1,038	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
63,100	63,100	63,100	50,494	50,494	50,494	

009-340-002-00	2018 Est. T.C.V.	CLARK TAMMY
Property Class: 401		10284 W KELLY 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
120 Actual Front Feet, 1.73 Total Acres								Total Est. Land Value = 5,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	10.65	1.00	144	94	1,441
Total Estimated Land Improvements True Cash Value =					1,441

Cost Est. for Res. Bldg: 1	Single Family	1S		Cls	C-5	Blt	2002
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(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	61.40	-8.75	0.00	1248	65,707

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

Average Fixture(s) 760.00 1 760

(14) Water/Sewer

Well, 100 Feet 2700.00 1 2,700

1000 Gal Septic 3085.00 1 3,085

(15) Built-Ins & Fireplaces

Appliance Allowance 1915.00 1 1,915

(16) Porches

WCP (1 Story), Standard 45.75 36 1,647

County Multiplier = 1.38 => Cost New = 104,624

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 94,161

ECF (409 - RURAL SUBS) 1.010 => TCV of Bldg: 1 = 95,103

2018 Est. T.C.V. 009-340-002-00 = 101,544

Est. TCV/Total Floor Area = 81.37, Most recent sale 03/01/2002 for 8,250

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
47,900	47,900	47,900	40,305	2.10	
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,900	0	846	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
50,800	50,800	50,800	41,151	41,151	41,151

009-340-003-00	2018 Est. T.C.V.	HOFFMAN AMY
Property Class: 401		10306 W KELLY 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
120 Actual Front Feet, 1.73 Total Acres								Total Est. Land Value = 5,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	10.65	1.00	144	94	1,441
Total Estimated Land Improvements True Cash Value =					1,441

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C-5 Blt 2002

(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	61.40	-8.75	0.00	1248	65,707

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

Average Fixture(s) 760.00 1 760

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance 1915.00 1 1,915

(16) Porches

WCP (1 Story), Standard 45.75 36 1,647

County Multiplier = 1.38 => Cost New = 104,624

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 94,161
ECF (409 - RURAL SUBS) 1.010 => TCV of Bldg: 1 = 95,103

2018 Est. T.C.V. 009-340-003-00 = 101,544

Est. TCV/Total Floor Area = 81.37, Most recent sale 02/06/2007 for 78,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
47,900	47,900	47,900	40,305	2.10	
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,900	0	846	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
50,800	50,800	50,800	41,151	41,151	41,151

009-340-004-00 2018 Est. T.C.V. CROSBY DOUG A & PAULA
 Property Class: 401 10328 W KELLY RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 8.RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP F	120.00	627.00	1.0000	1.0000	70	100		8,400
GROUP F	120.00	627.00	1.0000	1.0000	70	100		8,400
240 Actual Front Feet, 3.46 Total Acres Total Est. Land Value =								16,800

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	288	0	0
Shed: Wood Frame	11.06	1.00	120	50	663
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.0	97	970
Total Estimated Land Improvements True Cash Value =					1,633

Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE Cls C Blt 1996

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1400 SF Floor Area = 1400 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	63.41	-8.94	0.00	1400	76,258

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
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(16) Porches

CPP, Standard	24.21	36	872
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(16) Deck/Balcony

Treated Wood, Standard	7.90	120	948
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(17) Garages

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

Base Cost	20.90	480	10,032
Common Wall: 1 Wall	-1300.00	1	-1,300
Automatic Doors	375.00	1	375

County Multiplier = 1.38 =>

Cost New = 135,301

Notes: MODULAR

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0, Depr.Cost = 115,006
 ECF (409 - RURAL SUBS) 0.700 => TCV of Bldg: 1 = 80,504

2018 Est. T.C.V. 009-340-004-00 = 98,937

Est. TCV/Total Floor Area = 70.67, Most recent sale 08/01/1998 for 88,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
46,600	46,600	46,600	41,744	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	2,900	0	876	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
49,500	49,500	49,500	42,620	42,620	42,620	

009-340-006-00 2018 Est. T.C.V. NAVAKOVICH CATHERINE
 Property Class: 401 10372 W KELLY 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
120 Actual Front Feet, 1.73 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.	3.78	1.00	192	0	0
Fencing: Wd, Split, 2 Rail	7.50	1.00	50	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 BOCA/STATE Cls CD Blt 2004

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1568 SF Floor Area = 1568 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	54.85	0.00	1.87	1568	88,937

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Deck/Balcony

Treated Wood, Standard	8.47	80	678
Treated Wood, Standard	6.81	192	1,308

(17) Garages

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

Base Cost	17.14	672	11,518
Common Wall: 1 Wall	-1225.00	1	-1,225
Automatic Doors	375.00	1	375

County Multiplier = 1.38 => Cost New = 155,616

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 140,054
 ECF (409 - RURAL SUBS) 0.700 => TCV of Bldg: 1 = 98,038

2018 Est. T.C.V. 009-340-006-00 = 104,008

Est. TCV/Total Floor Area = 66.33, Most recent sale 06/23/2006 for 126,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
48,500	48,500	48,500	42,772	2.10	
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	3,500	0	0	898	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
52,000	52,000	52,000	43,670	43,670	43,670

009-340-008-00 2018 Est. T.C.V. ACEVEDO DAVID J & GERTRUDE L
 Property Class: 401 10416 W KELLY RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 8.RURAL SUBS

* Factors * LOT 7 & 8
 Description Frontage Depth Front Depth Rate %Adj. Reason Value
 <Site Value I> GROUP I \$5000 5000 100 5,000
 <Site Value I> GROUP I \$5000 5000 100 5,000
 240 Actual Front Feet, 3.46 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	672	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.5	95	1,425
Total Estimated Land Improvements True Cash Value =					1,425

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C-5 Blt 2014

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1452 SF Floor Area = 1452 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	59.95	0.00	0.00	1452	87,047

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

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

(16) Porches

WCP (1 Story), Standard	23.55	160	3,768
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(16) Deck/Balcony

Treated Wood, Standard	7.12	193	1,374
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(17) Garages

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

Base Cost	17.82	674	12,011
Common Wall: 1 Wall	-1300.00	1	-1,300
Automatic Doors	375.00	1	375

County Multiplier = 1.38 => Cost New = 149,999

Phy/Ab.Phy/Func/Econ/Comb.%Good= 97/100/100/100/97.0, Depr.Cost = 145,499

ECF (409 - RURAL SUBS) 1.010 => TCV of Bldg: 1 = 146,954

2018 Est. T.C.V. 009-340-008-00 = 158,379

Est. TCV/Total Floor Area = 109.08

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
76,200	76,200	76,200	62,340	2.10	
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,000	0	1,309	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
79,200	79,200	79,200	63,649	63,649	63,649

009-340-009-00	2018 Est. T.C.V.	NIELSEN DAVID & CAROL TRUST
Property Class: 402		W KELLY 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
120 Actual Front Feet, 1.73 Total Acres					Total Est. Land Value =			5,000

2018 Est. T.C.V. 009-340-009-00 = 5,000

Est. TCV/Total Floor Area = 3.44, Most recent sale 04/01/2002 for 11,500

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

009-340-010-00 2018 Est. T.C.V. NIELSEN DAVID & CAROL TRUST
 Property Class: 401 10482 W KELLY RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 8.RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP F	120.00	627.00	1.0000	1.0000	70	100		8,400
GROUP F	120.00	627.00	1.0000	1.0000	70	100		8,400
240 Actual Front Feet, 3.46 Total Acres Total Est. Land Value =								16,800

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	288	0	0
Shed: Wood Frame	11.40	1.00	100	50	570
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 =					1,540

Cost Est. for Res. Bldg: 1 Single Family 1+S Cls C+10 Blt 1999

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1404 SF Floor Area = 1404 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1+	Story Siding	Basement	73.30	0.00	0.00	1404	102,913

Other Additions/Adjustments

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

(13) Plumbing

Average Fixture(s)	Rate	Size	Cost
3 Fixture Bath	2400.00	2	4,800

(14) Water/Sewer

Well, 100 Feet	Rate	Size	Cost
1000 Gal Septic	3085.00	1	3,085

(15) Built-Ins & Fireplaces

Appliance Allowance	Rate	Size	Cost
	1915.00	1	1,915

(16) Porches

WPP, Standard	Rate	Size	Cost
WCP (1 Story), Standard	28.74	102	2,931

(16) Breezeways

Frame Wall, Finished	Rate	Size	Cost
	27.75	240	6,660

(17) Garages

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

Base Cost	Rate	Size	Cost
Automatic Doors	375.00	2	750
Storage area over garage	3.95	468	1,849

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

Base Cost	Rate	Size	Cost
Automatic Doors	375.00	3	1,125

County Multiplier = 1.38 =>

Cost New = 234,255

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0,

Depr.Cost = 199,116

Separately Depreciated Items:

(9) Basement Finish

Basement Recreation Finish	Rate	Size	Cost
	11.45	1052	12,045

County Multiplier = 1.38 =>

Cost New = 16,623

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

Depr.Cost = 8,311

Total Depreciated Cost = 207,428

ECF (409 - RURAL SUBS)

1.010 => TCV of Bldg: 1 = 209,502

2018 Est. T.C.V. 009-340-010-00 = 227,842

Est. TCV/Total Floor Area = 162.28, Most recent sale 10/01/1998 for 16,100

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
107,700	107,700	107,700	90,571	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	6,200	0	0	1,901	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	

Parcel Number: 009-340-010-00

Page: 2

113,900

113,900

113,900

92,472

92,472

92,472

009-340-012-00 2018 Est. T.C.V. SPRAGG JAMES A & PATRICIA A
 Property Class: 401 10504 W KELLY RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 8.RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP F	120.00	627.00	1.0000	1.0000	70	100		8,400
GROUP F	120.00	627.00	1.0000	1.0000	70	100		8,400
GROUP A 30/FF	60.00	624.00	1.0000	1.0000	30	100	1/2 LOT 14	1,800
300 Actual Front Feet, 4.31 Total Acres Total Est. Land Value =								18,600

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	1400	94	5,540
D/W/P: 4in Ren. Conc.	4.21	1.00	250	94	989
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 =					9,030

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

(11) Heating System: Radiant (in-floor)

Ground Area = Size for Rates = 1736 SF Floor Area = 1736 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	61.50	0.00	1.09	1736	108,656

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

CCP (1 Story), Standard	29.85	100	2,985
WGEP (1 Story), Standard	29.86	240	7,166

(16) Deck/Balcony

Treated Wood, Standard	7.34	168	1,233
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(17) Garages

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

Base Cost	17.19	728	12,514
Common Wall: 1 Wall	-1300.00	1	-1,300
Automatic Doors	375.00	1	375

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

Base Cost	10.91	1200	13,092
Automatic Doors	375.00	1	375

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

Base Cost	12.37	728	9,005
Common Wall: 1 Wall	-918.75	1	-919
No Floor Deduction	-3.10	728	-2,257

County Multiplier = 1.38 => Cost New = 225,474

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0, Depr.Cost = 191,653

Separately Depreciated Items:

(9) Basement Finish

Basement Recreation Finish	11.45	850	9,733
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County Multiplier = 1.38 => Cost New = 13,431

Phy/Ab.Phy/Func/Econ/Comb.%Good= 50/100/100/100/50.0, Depr.Cost = 6,715

Total Depreciated Cost = 198,368

ECF (409 - RURAL SUBS) 1.010 => TCV of Bldg: 1 = 200,352

2018 Est. T.C.V. 009-340-012-00 = 227,982

Est. TCV/Total Floor Area = 131.33, Most recent sale 10/01/1997 for 12,100

Parcel Number: 009-340-012-00

Page: 2

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
108,000	108,000	108,000	85,139	2.10		
2018 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	6,000	0	0	1,787	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
114,000	114,000	114,000	86,926	86,926	86,926	

009-340-015-00 2018 Est. T.C.V. KRUEGER LYNN W & BEVERLY J
 Property Class: 401 10570 W KELLY 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
GROUP A 30/FF	60.00	627.00	1.0000	1.0000	30	100	W1/2 OF LOT 14	1,800
180 Actual Front Feet, 2.59 Total Acres Total Est. Land Value =								6,800

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	1200	0	0
D/W/P: 4in Ren. Conc.	4.21	1.00	288	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 1S Cls C+5 Blt 2001

(11) Heating System: Forced Heat & Cool

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	64.84	0.00	2.01	1680	112,308

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
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(16) Porches

WCP (1 Story), Standard	22.55	180	4,059
WCP (1 Story), Standard	20.35	240	4,884

(16) Deck/Balcony

Treated Wood, Standard	6.77	260	1,760
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(17) Garages

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

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

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

Base Cost	15.83	864	13,677
Automatic Doors	375.00	2	750

County Multiplier = 1.38 => Cost New = 222,980

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 200,682
 ECF (409 - RURAL SUBS) 1.010 => TCV of Bldg: 1 = 202,688

2018 Est. T.C.V. 009-340-015-00 = 211,913

Est. TCV/Total Floor Area = 126.14

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
99,900	99,900	99,900	79,891	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	6,100	0	1,677	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
106,000	106,000	106,000	81,568	81,568	81,568	

009-340-016-00	2018 Est. T.C.V.	KRUEGER LYNN W & BEVERLY J
Property Class: 402		W KELLY 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
120 Actual Front Feet, 1.73 Total Acres							Total Est. Land Value =	5,000

2018 Est. T.C.V. 009-340-016-00 = 5,000

Est. TCV/Total Floor Area = 2.98

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

009-340-017-00 2018 Est. T.C.V. EISENGA DAVID J & CONNIE S
 Property Class: 401 10614 W KELLY 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
120 Actual Front Feet, 1.73 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	240	0	0
D/W/P: 3.5 Concrete	3.44	1.00	384	0	0
Fencing: Wd, Split, 2 Rail	8.01	1.00	60	0	0
Shed: Wood Frame	8.24	1.00	384	94	2,974
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.0	97	970
Total Estimated Land Improvements True Cash Value =					3,944

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C-5 Blt 1998

(11) Heating System: Forced Air w/ Ducts

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

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

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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) Deck/Balcony

Treated Wood,Standard 6.69 288 1,927

Treated Wood,Standard 8.40 96 806

(17) Garages

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

Base Cost 21.70 624 13,541

Common Wall: 1 Wall -1300.00 1 -1,300

Mechanical Doors 350.00 1 350

County Multiplier = 1.38 =>

Cost New = 138,295

Phy/Ab.Phy/Func/Econ/Comb.%Good= 82/100/100/100/82.0, Depr.Cost = 113,402

ECF (409 - RURAL SUBS) 1.010 => TCV of Bldg: 1 = 114,536

2018 Est. T.C.V. 009-340-017-00 = 123,480

Est. TCV/Total Floor Area = 81.67, Most recent sale 10/30/2015 for 115,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
58,300	58,300	58,300	56,604	2.10	
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,400	0	1,188	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
61,700	61,700	61,700	57,792	57,792	57,792

009-340-018-00	2018 Est. T.C.V.	EISENGA DAVID J & CONNIE S
Property Class: 402		W KELLY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 8.RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP I 75/FF	60.00	400.00	1.0000	1.0000	75	100	1/2 LOT 18	4,500
60 Actual Front Feet, 0.55 Total Acres							Total Est. Land Value =	4,500

2018 Est. T.C.V. 009-340-018-00	=	4,500
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Est. TCV/Total Floor Area = 2.98, Most recent sale 07/01/2000 for 12,575

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
2,300	2,300	2,300	2,300	2.10		
2018 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
2,300	2,300	2,300	2,348	2,300	2,300	

009-340-019-00 2018 Est. T.C.V. SANDELIUS DAN & KELLY J
 Property Class: 401 10658 W KELLY 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 A> RURAL LOTS					5000	100		5,000
GROUP A 30/FF	60.00	400.00	1.0000	1.0000	30	100	1/2 LOT 18	1,800
300 Actual Front Feet, 2.75 Total Acres					Total Est.		Land Value =	11,800

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	1050	0	0
D/W/P: 4in Ren. Conc.	4.21	1.00	480	0	0
Shed: Wood Frame	9.83	1.00	192	50	943
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 2500	2500.00	1.00	1.5	97	3,638
Total Estimated Land Improvements True Cash Value =					4,581

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C+5 Blt 2002

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 2000 SF Floor Area = 2000 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	63.30	0.00	2.01	2000	130,620

Other Additions/Adjustments Rate Size Cost

(9) Basement Finish
 Basement Recreation Finish 11.45 979 11,210

(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
 Fireplace: Prefab 1 Story 2200.00 1 2,200

(16) Porches
 WCP (1 Story), Standard 26.40 120 3,168
 WPP, Standard 9.54 276 2,633

(16) Deck/Balcony
 Roof Cover Only, Standard 8.60 480 4,128
 Treated Wood, Standard 6.34 480 3,043

(17) Garages
 Class:C Exterior: Siding Foundation: 42 Inch (Finished)
 Base Cost 21.14 672 14,206
 Common Wall: 1 Wall -1300.00 1 -1,300
 Automatic Doors 375.00 2 750
 Class:C Exterior: Pole Foundation: 42 Inch (Unfinished)
 Base Cost 10.91 1200 13,092
 Mechanical Doors 350.00 2 700

County Multiplier = 1.38 => Cost New = 271,736

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 244,562
 ECF (409 - RURAL SUBS) 1.010 => TCV of Bldg: 1 = 247,008

2018 Est. T.C.V. 009-340-019-00 = 263,389
 Est. TCV/Total Floor Area = 131.69, Most recent sale 04/20/2015 for 240,000

Year	Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
2017	124,400	124,400	124,400	120,777	2.10	
Year	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
2018	0	7,300	0	0	2,536	0
Year	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
2018	131,700	131,700	131,700	123,313	123,313	123,313

009-340-021-00 2018 Est. T.C.V. COCKERAM TERRILL L II
 Property Class: 401 10702 W KELLY 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
120 Actual Front Feet, 1.10 Total Acres Total Est. Land Value =								5,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	9.59	1.00	80	94	721
Total Estimated Land Improvements True Cash Value =					721

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D+10 Blt 2000

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1400 SF Floor Area = 1400 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	49.86	-8.46	0.72	1400	58,968

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

Average Fixture(s) 525.00 1 525

(14) Water/Sewer

Well, 100 Feet 2425.00 1 2,425

1000 Gal Septic 2720.00 1 2,720

(15) Built-Ins & Fireplaces

Appliance Allowance 1235.00 1 1,235

(16) Deck/Balcony

Treated Wood,Standard 19.75 9 178

Treated Wood,Standard 19.75 9 178

(17) Carports

Aluminum 7.25 378 2,741

County Multiplier = 1.38 => Cost New = 95,177

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 85,659

ECF (409 - RURAL SUBS) 1.010 => TCV of Bldg: 1 = 86,516

2018 Est. T.C.V. 009-340-021-00 = 92,237

Est. TCV/Total Floor Area = 65.88, Most recent sale 08/13/2010 for 79,900

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
43,500	43,500	43,500	36,706	2.10	
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	2,600	0	0	770	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
46,100	46,100	46,100	37,476	37,476	37,476

009-340-022-00 2018 Est. T.C.V. HOUSER JEREMY
 Property Class: 401 10724 W KELLY RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 8.RURAL SUBS
 * Factors * LOT 22 & 1/2 23

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 60/FF	120.00	400.00	1.0000	1.0000	60	100		7,200
GROUP A 30/FF	60.00	400.00	1.0000	1.0000	30	100	SURPLUS	1,800
180 Actual Front Feet, 1.65 Total Acres Total Est. Land Value =								9,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Ren. Conc.	4.21	1.00	288	0	0
D/W/P: Asphalt Paving	1.61	1.00	960	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 1S Cls C Blt 1995

(11) Heating System: Forced Air w/ Ducts
 Ground Area = Size for Rates = 1120 SF Floor Area = 1120 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	65.85	-9.49	0.00	1120	63,123

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
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(16) Porches

WGEP (1 Story), Standard	40.12	120	4,814
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(17) Garages
 Class:C Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	22.65	576	13,046
Common Wall: 1 Wall	-1300.00	1	-1,300
Automatic Doors	375.00	1	375

County Multiplier = 1.38 => Cost New = 125,468
 Notes: BOCA MODULAR

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0, Depr.Cost = 106,648
 ECF (409 - RURAL SUBS) 1.010 => TCV of Bldg: 1 = 107,714

2018 Est. T.C.V. 009-340-022-00 = 119,139
 Est. TCV/Total Floor Area = 106.37, Most recent sale 04/12/2013 for 99,900

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
56,400	56,400	56,400	46,989	2.10	
2018 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	3,200	0	0	986	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
59,600	59,600	59,600	47,975	47,975	47,975

009-340-023-50	2018 Est. T.C.V.	HOEKWATER GERALD L & MARCIA K
Property Class: 402		W KELLY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 8.RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP I 75/FF	60.00	400.00	1.0000	1.0000	75	100	1/2 LOT 23	4,500
60 Actual Front Feet, 0.55 Total Acres							Total Est. Land Value =	4,500

2018 Est. T.C.V. 009-340-023-50 = 4,500

Est. TCV/Total Floor Area = 4.02

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
2,300	2,300	2,300	1,755	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	36	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
2,300	2,300	2,300	1,791	1,791	1,791	

009-340-024-00 2018 Est. T.C.V. HOEKWATER GERALD L & MARCIA K
 Property Class: 401 10768 W KELLY 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
120 Actual Front Feet, 1.10 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	900	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 2000

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1456 SF Floor Area = 2184 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Basement	88.36	0.00	3.16	1456	133,253

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	19.93	256	5,102
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(16) Breezeways

Frame Wall, Finished	27.75	168	4,662
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(17) Garages

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

Base Cost	17.35	1344	23,318
Automatic Doors	375.00	1	375

County Multiplier = 1.38 => Cost New = 247,255

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 222,530

ECF (409 - RURAL SUBS) 1.010 => TCV of Bldg: 1 = 224,755

2018 Est. T.C.V. 009-340-024-00 = 232,180

Est. TCV/Total Floor Area = 106.31, Most recent sale 10/01/1998 for 11,625

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
109,400	109,400	109,400	89,865	2.10	
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	6,700	0	0	1,887	
0				0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
116,100	116,100	116,100	91,752	91,752	91,752

009-340-025-00 2018 Est. T.C.V. GILSON CINDY
 Property Class: 401 10790 W KELLY 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
120 Actual Front Feet, 1.10 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 1+S Cls C Blt 2002

(11) Heating System: Forced Heat & Cool

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1+	Story Siding	Crawl Space	68.96	-9.43	1.92	1144	70,299

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
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(16) Porches

WCP (1 Story), Standard	25.27	132	3,336
WCP (1 Story), Standard	25.27	132	3,336

(17) Garages

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

Base Cost	24.48	484	11,848
Common Wall: 1 Wall	-1300.00	1	-1,300
Automatic Doors	375.00	1	375

County Multiplier = 1.38 =>

Cost New = 136,280

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 122,652

ECF (409 - RURAL SUBS) 1.010 => TCV of Bldg: 1 = 123,878

2018 Est. T.C.V. 009-340-025-00 = 129,848

Est. TCV/Total Floor Area = 113.50, Most recent sale 05/01/2001 for 8,750

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
61,200	61,200	61,200	50,998	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	3,700	0	1,070	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
64,900	64,900	64,900	52,068	52,068	52,068	

009-340-026-00 2018 Est. T.C.V. SWANSON DAVID L & LISA A
 Property Class: 401 10812 W KELLY 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
120 Actual Front Feet, 1.10 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	288	0	0
D/W/P: Asphalt Paving	1.61	1.00	720	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 2006

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 2152 SF Floor Area = 2152 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	59.80	0.00	1.92	2152	132,821

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
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(16) Porches

CCP (1 Story), Standard	44.00	40	1,760
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(16) Deck/Balcony

Treated Wood, Standard	6.46	392	2,532
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(17) Garages

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

Base Cost	18.97	840	15,935
Common Wall: 1.5 Wall	-1925.00	1	-1,925
Automatic Doors	375.00	2	750
Storage area over garage	3.95	560	2,212

County Multiplier = 1.38 => Cost New = 227,625

Phy/Ab.Phy/Func/Econ/Comb.%Good= 92/100/100/100/92.0, Depr.Cost = 209,415
 ECF (409 - RURAL SUBS) 1.010 => TCV of Bldg: 1 = 211,509

2018 Est. T.C.V. 009-340-026-00 = 218,884

Est. TCV/Total Floor Area = 101.71, Most recent sale 07/29/2005 for 14,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
103,200	103,200	103,200	87,912	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	6,200	0	1,846	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
109,400	109,400	109,400	89,758	89,758	89,758	

009-340-027-00	2018 Est. T.C.V.	BELANGER CAMEON P
Property Class: 401		10824 W KELLY 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
120 Actual Front Feet, 1.10 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	2604	0	0
D/W/P: 4in Concrete	3.61	1.00	112	0	0
D/W/P: 4in Concrete	3.61	1.00	392	0	0
Shed: Wood Frame	11.06	1.00	120	50	663
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 5000	5000.00	1.00	1.0	95	4,750
Total Estimated Land Improvements True Cash Value =					5,413

Cost Est. for Res. Bldg: 1 Single Family 2S Cls C+5 Blt 2015

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1118 SF Floor Area = 2138 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.75	Story Siding	Basement	100.43	0.00	3.53	1118	116,227
0.5	Story Siding	Overhang	18.00	0.00	0.00	364	6,552

Other Additions/Adjustments Rate Size Cost

(9) Basement Finish
Basement Recreation Finish 11.45 952 10,900

(13) Plumbing
Average Fixture(s) 760.00 1 760
3 Fixture Bath 2400.00 2 4,800
2 Fixture Bath 1600.00 1 1,600

(14) Water/Sewer
Well, 100 Feet 2700.00 1 2,700
2000 Gal Septic 5000.00 1 5,000

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

(16) Porches
CCP (1 Story), Standard 25.58 139 3,556

(17) Garages
Class:C Exterior: Siding Foundation: 42 Inch (Finished)
Base Cost 19.05 831 15,831
Common Wall: 1 Wall -1300.00 1 -1,300
Automatic Doors 375.00 2 750

County Multiplier = 1.38 => Cost New = 233,621

Phy/Ab.Phy/Func/Econ/Comb.%Good= 97/100/100/100/97.0, Depr.Cost = 226,613
ECF (409 - RURAL SUBS) 0.950 => TCV of Bldg: 1 = 215,282

2018 Est. T.C.V. 009-340-027-00 = 225,695

Est. TCV/Total Floor Area = 105.56, Most recent sale 12/18/2017 for 234,900

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
98,000	98,000	98,000	98,000	2.10	
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
9,100	5,700	0	9,100	5,700	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
112,800	112,800	112,800	109,158	112,800	112,800

009-340-028-00 2018 Est. T.C.V. GREEN MICHAEL E & MICHAEL K
 Property Class: 401 10856 W KELLY 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
 120 Actual Front Feet, 1.10 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 1.00 288 0 0
 Residential Local Cost Land Improvements
 Description Rate CountyMult. Size %Good Cash Value
 LAND IMPROVE 1000 1000.00 1.00 1.0 97 970
 Total Estimated Land Improvements True Cash Value = 970

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

(11) Heating System: Forced Air w/ Ducts
 Ground Area = Size for Rates = 1456 SF Floor Area = 1456 SF.
 Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost
 1 Story Siding Basement 63.07 0.00 0.00 1456 91,830

Other Additions/Adjustments Rate Size Cost

(9) Basement Finish
 Basement Recreation Finish 11.45 500 5,725

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

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

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

(16) Porches
 CCP (1 Story), Standard 36.86 54 1,990
 WCP (1 Story), Standard 32.28 72 2,324

(17) Garages
 Class:C Exterior: Siding Foundation: 42 Inch (Finished)
 Base Cost 22.65 576 13,046
 Common Wall: 1 Wall -1300.00 1 -1,300
 Automatic Doors 375.00 1 375

County Multiplier = 1.38 => Cost New = 172,294

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 155,065
 ECF (409 - RURAL SUBS) 1.010 => TCV of Bldg: 1 = 156,615

2018 Est. T.C.V. 009-340-028-00 = 162,585
 Est. TCV/Total Floor Area = 111.67, Most recent sale 10/12/2017 for 172,000
 2017 Assessed MBOR S.E.V. Base for Cap C.P.I.
 73,300 73,300 73,300 62,340 2.10
 2018 New Eq. Adjustment Loss Additions Tax Adjustment Losses
 3,600 4,400 0 3,600 15,360 0
 2018 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT
 81,300 81,300 81,300 67,249 81,300 81,300

009-340-029-00 2018 Est. T.C.V. DOOLITTLE MATTHEW & JENNIFER
 Property Class: 401 10878 W KELLY 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
120 Actual Front Feet, 1.10 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.	3.78	1.00	288	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.0	97	970
Total Estimated Land Improvements True Cash Value =					970

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls CD Blt 1998

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1456 SF Floor Area = 1820 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25	Story Siding	Basement	64.36	0.00	0.00	1456	93,708

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

Average Fixture(s)	630.00	1	630
3 Fixture Bath	1975.00	2	3,950
2 Fixture Bath	1325.00	1	1,325

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

Treated Wood,Standard	6.20	384	2,381
Treated Wood,Standard	7.59	120	911

(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 = 164,292

Phy/Ab.Phy/Func/Econ/Comb.%Good= 88/100/100/100/88.0, Depr.Cost = 144,577
 ECF (409 - RURAL SUBS) 1.010 => TCV of Bldg: 1 = 146,023

2018 Est. T.C.V. 009-340-029-00 = 151,993

Est. TCV/Total Floor Area = 83.51, Most recent sale 05/24/2005 for 151,900

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
71,700	71,700	71,700	59,327	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	4,300	0	0	1,245	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
76,000	76,000	76,000	60,572	60,572	60,572	

009-340-030-00	2018 Est. T.C.V.	MARES RICHARD & MARCELLA
Property Class: 402		W KELLY 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
120 Actual Front Feet, 1.10 Total Acres							Total Est. Land Value =	5,000

2018 Est. T.C.V. 009-340-030-00 = 5,000

Est. TCV/Total Floor Area = 2.75, Most recent sale 04/01/2002 for 9,500

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			

009-340-031-00	2018 Est. T.C.V.	SILER BRADLEY S
Property Class: 402		W KELLY 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
120 Actual Front Feet, 1.10 Total Acres							Total Est. Land Value =	5,000

2018 Est. T.C.V. 009-340-031-00 = 5,000

Est. TCV/Total Floor Area = 2.75, Most recent sale 09/06/2016 for 161,500

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

009-340-032-00 2018 Est. T.C.V. SILER BRADLEY S
 Property Class: 401 10944 W KELLY RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 8.RURAL SUBS

* Factors * LOT 32
 Description Frontage Depth Front Depth Rate %Adj. Reason Value
 <Site Value A> RURAL LOTS 5000 100 5,000
 120 Actual Front Feet, 1.10 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: Crushed Rock	1.24	1.00	400	0	0
D/W/P: 4in Ren. Conc.	4.21	1.00	288	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.0	97	970
Total Estimated Land Improvements True Cash Value =					970

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C+5 Blt 1998

(11) Heating System: Forced Air w/ Ducts

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	65.86	0.00	0.00	1512	99,580

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
Fireplace: Wood Stove	1350.00	1	1,350

(16) Porches

WCP (1 Story), Standard	21.95	192	4,214
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(16) Deck/Balcony

Treated Wood,Standard	7.39	160	1,182
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(17) Garages

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

Base Cost	17.84	672	11,988
Common Wall: 1 Wall	-1300.00	1	-1,300
Automatic Doors	375.00	1	375

County Multiplier = 1.38 => Cost New = 179,194

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0, Depr.Cost = 152,315
ECF (409 - RURAL SUBS) 1.010 => TCV of Bldg: 1 = 153,838

2018 Est. T.C.V. 009-340-032-00 = 159,808

Est. TCV/Total Floor Area = 105.69, Most recent sale 09/06/2016 for 161,500

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
75,300	75,300	75,300	75,300	2.10			
2018	New Eq.	Adj	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	4,600		0	0	1,581	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
79,900	79,900	79,900	76,881	76,881	76,881		76,881

009-340-033-00	2018 Est. T.C.V.	SMITH MARK B & SUZANNE M
Property Class: 402		10944 W KELLY 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
120 Actual Front Feet, 1.10 Total Acres							Total Est. Land Value =	5,000

2018 Est. T.C.V. 009-340-033-00 = 5,000

Est. TCV/Total Floor Area = 3.31

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	

009-340-034-00 2018 Est. T.C.V. BARRON LARRY C & MARTHA J
 Property Class: 401 10281 W ROSTED RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
40/FF	240.00	540.00	1.0000	1.0000	40	100		9,600
240 Actual Front Feet, 2.98 Total Acres Total Est. Land Value =								9,600

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	8.63	1.00	200	50	863
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 =					3,213

Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE Cls CD Blt 1998

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1736 SF Floor Area = 1736 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	54.04	-7.58	0.00	1736	80,655

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	6.75	200	1,350
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County Multiplier = 1.38 => Cost New = 126,228

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 100,982
 ECF (4091 SEELEY & ROSTED RD AREA) 0.750 => TCV of Bldg: 1 = 75,737

2018 Est. T.C.V. 009-340-034-00 = 88,550

Est. TCV/Total Floor Area = 51.01, Most recent sale 12/30/2005 for 114,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
36,800	36,800	36,800	34,053	2.10	
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	7,500	0	0	715	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
44,300	44,300	44,300	34,768	34,768	34,768

009-340-035-00	2018 Est. T.C.V.	JONES KIMBERLEE
Property Class: 401		10311 W ROSTED RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
40/FF	120.00	540.00	1.0000	1.0000	40	100		4,800
120 Actual Front Feet, 1.49 Total Acres								Total Est. Land Value = 4,800

Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE Cls D Blt 2002

(11) Heating System: Forced Air w/ Ducts

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	48.08	-8.33	0.66	1040	42,026

Other Additions/Adjustments	Rate	Size	Cost
(13) Plumbing			
Average Fixture(s)	525.00	1	525
3 Fixture Bath	1650.00	1	1,650
(14) Water/Sewer			
Well, 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
(17) Garages			
Class:D Exterior: Pole Foundation: 18 Inch (Unfinished)			
Base Cost	9.30	1200	11,160
County Multiplier = 1.38 =>		Cost New =	85,203
Notes: PATROIT LPP13002ABIN			
Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0,	Depr.Cost =		72,423
ECF (4091 SEELEY & ROSTED RD AREA)	0.750 => TCv of Bldg: 1 =		54,317

2018 Est. T.C.V. 009-340-035-00 = 59,117

Est. TCv/Total Floor Area = 56.84, Most recent sale 03/19/2012 for 35,900

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
22,300	22,300	22,300	22,249	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	7,300	0	467	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
29,600	29,600	29,600	22,716	22,716	0	

009-340-036-00 2018 Est. T.C.V. SHIVLIE JAMES R
 Property Class: 401 10335 W ROSTED RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
40/FF	120.00	540.00	1.0000	1.0000	40	100		4,800
120 Actual Front Feet, 1.49 Total Acres Total Est. Land Value =								4,800

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Ren. Conc.	3.78	1.00	576	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 BOCA/STATE Cls CD Blt 2000

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1120 SF Floor Area = 1120 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	58.08	-8.51	0.00	1120	55,518

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	16.26	20	325
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(17) Garages

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

Base Cost	15.16	864	13,098
Automatic Doors	375.00	1	375

County Multiplier = 1.38 =>

Cost New = 108,719

Notes: REDMAN MHD

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0, Depr.Cost = 92,411
 ECF (4091 SEELEY & ROOSTED RD AREA) 0.750 => TCV of Bldg: 1 = 69,308

2018 Est. T.C.V. 009-340-036-00 = 75,048

Est. TCV/Total Floor Area = 67.01, Most recent sale 10/03/2005 for 57,150

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
29,800	29,800	29,800	29,666	2.10	
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	7,700	0	622	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
37,500	37,500	37,500	30,288	30,288	30,288

009-340-037-00 2018 Est. T.C.V. NOWICKI GARY L & DESIREE
 Property Class: 401 10361 W ROSTED RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
40/FF	120.00	540.00	1.0000	1.0000	40	100		4,800
120 Actual Front Feet, 1.49 Total Acres Total Est. Land Value =								4,800

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	94	2,350
Total Estimated Land Improvements True Cash Value =					2,350

Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE Cls CD Blt 1998

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

Ground Area = Size for Rates = 1615 SF Floor Area = 1615 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	54.57	-7.72	-0.71	1086	50,108
1	Story Siding	Crawl Space	54.57	-7.72	-0.71	529	24,408

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1415.00	1	1,415
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(16) Porches

WCP (1 Story), Standard	23.83	139	3,312
WPP, Standard	17.04	60	1,022

(17) Garages

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

Base Cost	14.78	913	13,494
Automatic Doors	375.00	1	375
Storage area over garage	3.85	457	1,759

County Multiplier = 1.38 =>

Cost New = 143,443

Notes: 1998 SCHULT

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0,	Depr.Cost =	114,755
ECF (4091 SEELEY & ROOSTED RD AREA) 0.750 => TCV of Bldg: 1 =		86,066

2018 Est. T.C.V. 009-340-037-00 = 93,216

Est. TCV/Total Floor Area = 57.72, Most recent sale 03/01/1999 for 7,950

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
38,300	38,300	38,300	37,710	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	8,300	0	0	791	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
46,600	46,600	46,600	38,501	38,501	38,501	

009-340-038-00	2018 Est. T.C.V.	SILVERBURG ROBERT A
Property Class: 402		W ROSTED RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
40/FF	120.00	540.00	1.0000	1.0000	40	100		4,800
120 Actual Front Feet, 1.49 Total Acres								Total Est. Land Value = 4,800

2018 Est. T.C.V. 009-340-038-00 = 4,800

Est. TCV/Total Floor Area = 2.97, Most recent sale 06/01/1999 for 16,400

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
2,400	2,400	2,400	2,400	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	
2,400	2,400	2,400	2,450	2,400	0	

009-340-039-00	2018 Est. T.C.V.	SILVERBURG ROBERT A
Property Class: 401		W ROSTED RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
40/FF	120.00	540.00	1.0000	1.0000	40	100		4,800
120 Actual Front Feet, 1.49 Total Acres								Total Est. Land Value = 4,800

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

Unit	Exterior	Roof	Rate	Heat/Roof	Ext.(%)	Size	Cost
BaseUnit	Siding	Comp.Shingle	34.46	1.24	0	980	34,986

Other Additions/Adjustments	Rate	Size	Cost
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(2) Skirting			
Metal/Vinyl	5.70	168	958

(9) Foundation			
Foundation Wall: Concrete	6.92	0	0

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

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

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

(16) Deck/Balcony			
Treated Wood,Standard	8.08	80	646

County Multiplier = 1.38 =>	Cost New =	62,224
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Notes: 1991 SKYLINE MH

Phy/Ab.Phy/Func/Econ/Comb.%Good= 44/100/100/100/44.0,	Depr.Cost =	27,379
ECF (4091 SEELEY & ROOSTED RD AREA)	0.550 => TCV of Bldg: 1 =	15,058

2018 Est. T.C.V. 009-340-039-00	=	19,858
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Est. TCV/Total Floor Area = 20.26

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
9,900	9,900	9,900	9,714	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	186	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
9,900	9,900	9,900	9,917	9,900	0	

009-340-040-00 2018 Est. T.C.V. LALONE FRANKLIN D & BEVERLY A TRUST
 Property Class: 401 10423 W ROSTED RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
40/FF	120.00	540.00	1.0000	1.0000	40	100		4,800
120 Actual Front Feet, 1.49 Total Acres Total Est. Land Value =								4,800

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	8.68	1.00	128	94	1,044
Shed: Wood Frame	8.68	1.00	128	94	1,044

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 =					3,029

Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE Cls D+10 Blt 1999

(11) Heating System: Forced Air w/ Ducts

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	48.38	-8.04	0.72	1680	68,981

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1235.00	1	1,235
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(16) Porches

WCP (1 Story), Standard	24.20	120	2,904
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(17) Garages

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

Base Cost	13.96	936	13,067
Automatic Doors	350.00	3	1,050

County Multiplier = 1.38 => Cost New = 130,488

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0, Depr.Cost = 110,915
 ECF (4091 SEELEY & ROOSTED RD AREA) 0.750 => TCV of Bldg: 1 = 83,186

2018 Est. T.C.V. 009-340-040-00 = 91,015

Est. TCV/Total Floor Area = 54.18, Most recent sale 05/01/1999 for 8,250

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
35,900	35,900	35,900	35,830	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	9,600	0	752	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
45,500	45,500	45,500	36,582	36,582	36,582	

009-340-041-00	2018 Est. T.C.V.	LEWIS MARGO
Property Class: 401		10449 W ROSTED RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
40/FF	120.00	540.00	1.0000	1.0000	40	100		4,800
120 Actual Front Feet, 1.49 Total Acres								Total Est. Land Value = 4,800

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	8.52	1.00	140	95	1,133
Total Estimated Land Improvements True Cash Value =					1,133

Cost Est. for Res. Bldg: 1	Single Family	BOCA/STATE	Cls	D	Blt	1990
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(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1064 SF Floor Area = 1064 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Piers	47.85	-12.01	0.66	1064	38,836

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

Treated Wood w/Roof,Standard	20.65	96	1,982
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County Multiplier = 1.38 =>	Cost New =	68,135
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Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0,	Depr.Cost =	54,508
ECF (4091 SEELEY & ROSTED RD AREA)	0.750 => TCV of Bldg: 1 =	40,881

2018 Est. T.C.V. 009-340-041-00	=	46,814
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Est. TCV/Total Floor Area = 44.00, Most recent sale 08/16/2013 for 38,500

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
18,000	18,000	18,000	17,960	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	5,400	0	377	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
23,400	23,400	23,400	18,337	18,337	18,337	

009-340-042-00 2018 Est. T.C.V. SIMPSON TODD & SHILTON KITTY
 Property Class: 401 10467 W ROSTED RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
40/FF	120.00	540.00	1.0000	1.0000	40	100		4,800
120 Actual Front Feet, 1.49 Total Acres Total Est. Land Value =								4,800

Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE Cls CD Blt 2000

(11) Heating System: Forced Heat & Cool

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	57.42	-8.37	1.87	1188	60,493

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1415.00	1	1,415
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(16) Porches

CCP (1 Story), Standard	37.36	48	1,793
CCP (1 Story), Standard	31.75	72	2,286

(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 = 119,430

Notes: 2000 BARRING MHD

Phy/Ab.Phy/Func/Econ/Comb.%Good= 83/100/100/100/83.0, Depr.Cost = 99,127
 ECF (4091 SEELEY & ROOSTED RD AREA) 0.750 => TCV of Bldg: 1 = 74,345

2018 Est. T.C.V. 009-340-042-00 = 79,145

Est. TCV/Total Floor Area = 66.62, Most recent sale 02/14/2017 for 1

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
31,300	31,300	31,300	31,300	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	8,300	0	0	657	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
39,600	39,600	39,600	31,957	31,957	31,957	

009-340-044-00 2018 Est. T.C.V. LAPRAD KENNETH J & KATHRYN A
 Property Class: 401 10515 W ROSTED RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6. RESIDENTIAL ACREAGE & LOTS
 * Factors * LOTS 43 & 44

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
40/FF	240.00	575.00	1.0000	1.0000	40	100		9,600
240 Actual Front Feet, 3.17 Total Acres Total Est. Land Value =								9,600

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	7.70	1.00	200	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 BOCA/STATE Cls D Blt 1997

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1794 SF Floor Area = 1794 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	43.50	-7.19	2.59	1794	69,787

Other Additions/Adjustments	Rate	Size	Cost
(13) Plumbing			
Average Fixture(s)	525.00	1	525
3 Fixture Bath	1650.00	1	1,650
(14) Water/Sewer			
Well, 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: Direct-Vented Gas	725.00	1	725
(16) Porches			
WGEP (1 Story), Standard	19.40	768	14,899
(16) Deck/Balcony			
Treated Wood,Standard	5.60	834	4,670
Treated Wood,Standard	6.30	240	1,512
(17) Garages			
Class:CD Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	17.70	624	11,045
Automatic Doors	375.00	1	375

County Multiplier = 1.38 => Cost New = 153,964

Phy./Ab.Phy./Func./Econ./Comb.%Good= 85/100/100/100/85.0, Depr.Cost = 130,869
 ECF (4091 SEELEY & ROOSTED RD AREA) 0.750 => TCV of Bldg: 1 = 98,152

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 2000

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

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

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

Base Rate for Upper Floors = 8.25

Adjusted Square Foot Cost for Upper Floors = 8.25

1 Stories	Number of Stories Multiplier: 1.000
Average Height per Story: 12	Height per Story Multiplier: 1.040
Ave. Floor Area: 1,200	Perimeter: 140 Perim. Multiplier: 1.084
Refined Square Foot Cost for Upper Floors: 9.30	

County Multiplier: 1.37, Final Square Foot Cost for Upper Floors = 12.742

Total Floor Area: 1,200 Base Cost New of Upper Floors = 15,290

Reproduction/Replacement Cost = 15,290

Eff.Age:15 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 54 /100/100/100/54.0

Total Depreciated Cost = 8,257

Parcel Number: 009-340-044-00

Page: 2

ECF (4091 SEELEY & ROOSTED RD AREA) 0.900 => TCV of Bldg: 1 = 7,431
 Replacement Cost/Floor Area= 12.74 Est. TCV/Floor Area= 6.19

Cost Estimates for Commercial/Industrial Building/Section: 2 Built 2000

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

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

Base Rate for Upper Floors = 8.25

Adjusted Square Foot Cost for Upper Floors = 8.25

1 Stories Number of Stories Multiplier: 1.000
 Average Height per Story: 12 Height per Story Multiplier: 1.040
 Ave. Floor Area: 960 Perimeter: 124 Perim. Multiplier: 1.117
 Refined Square Foot Cost for Upper Floors: 9.58

County Multiplier: 1.37, Final Square Foot Cost for Upper Floors = 13.130

Total Floor Area: 960 Base Cost New of Upper Floors = 12,605

Reproduction/Replacement Cost = 12,605
 Eff.Age:15 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 54 /100/100/100/54.0
 Total Depreciated Cost = 6,807

ECF (4091 SEELEY & ROOSTED RD AREA) 0.900 => TCV of Bldg: 2 = 6,126
 Replacement Cost/Floor Area= 13.13 Est. TCV/Floor Area= 6.38

Total Estimated True Cash Value of Commercial/Industrial Buildings = 13,557

2018 Est. T.C.V. 009-340-044-00 = 122,249

Est. TCV/Total Floor Area = 30.92, Most recent sale 09/23/2010 for 85,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
48,100	48,100	48,100	46,210	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	13,000	0	0	970	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
61,100	61,100	61,100	47,180	47,180	47,180	

009-340-045-00 2018 Est. T.C.V. KURZATKOWSKI KATHLEEN
 Property Class: 401 10537 ROSTED RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A		\$5000			5000	100		5,000
120 Actual Front Feet, 1.58 Total Acres Total Est. Land Value =								5,000

Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE Cls D+10 Blt 1991

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1680 SF Floor Area = 1680 SF.
 Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost
 1 Story Siding Crawl Space 48.38 -8.04 0.72 1680 68,981

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

(16) Deck/Balcony
 Treated Wood,Standard 9.68 48 465

County Multiplier = 1.38 => Cost New = 107,641
 Notes: 1991 FRIENDSHIP MHD

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 86,112
 ECF (4091 SEELEY & ROOSTED RD AREA) 0.750 => TCV of Bldg: 1 = 64,584

2018 Est. T.C.V. 009-340-045-00						=	69,584
Est. TCV/Total Floor Area = 41.42, Most recent sale 10/01/1999 for 14,000							
2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
26,200	26,200	26,200	25,488	2.10			
2018	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	8,600	0	0	535	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
34,800	34,800	34,800	26,023	26,023	26,023		

009-340-046-00 2018 Est. T.C.V. BOLSER MARVIN & VIRGINIA
 Property Class: 401 10559 W ROSTED RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A		\$5000			5000	100		5,000
120 Actual Front Feet, 1.58 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.	3.78	1.00	288	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.0	94	940
Total Estimated Land Improvements True Cash Value =					940

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

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

Ground Area = Size for Rates = 1456 SF Floor Area = 1456 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	55.50	-7.93	-0.71	1456	68,228

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	11.33	40	453
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(17) Garages

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

Base Cost	17.70	624	11,045
Common Wall: 1 Wall	-1225.00	1	-1,225
Automatic Doors	375.00	1	375

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

Base Cost	28.10	240	6,744
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 => Cost New = 131,701

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0, Depr.Cost = 111,945
 ECF (4091 SEELEY & ROSTED RD AREA) 0.750 => TCV of Bldg: 1 = 83,959

2018 Est. T.C.V. 009-340-046-00 = 89,899

Est. TCV/Total Floor Area = 61.74, Most recent sale 05/14/2007 for 68,500

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
35,200	35,200	35,200	34,995	2.10	
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	9,700	0	0	734	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
44,900	44,900	44,900	35,729	35,729	35,729

009-340-047-00	2018 Est. T.C.V.	HUGHES THOMAS JR & JANICE L
Property Class: 402		W ROSTED RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A		\$5000			5000	100		5,000
120 Actual Front Feet, 1.58 Total Acres							Total Est. Land Value =	5,000

2018 Est. T.C.V. 009-340-047-00 = 5,000

Est. TCV/Total Floor Area = 3.43

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
2,500	2,500	2,500	2,467	2.10		
2018 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	33	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
2,500	2,500	2,500	2,518	2,500	0	

009-340-048-00 2018 Est. T.C.V. PAULEY CLIFFORD A & IRMGARD
 Property Class: 401 10603 W ROSTED RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A		\$5000			5000	100		5,000
120 Actual Front Feet, 1.58 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	7.50	1.00	30	89	200
Total Estimated Land Improvements True Cash Value =					200

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

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

Ground Area = Size for Rates = 1456 SF Floor Area = 1456 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	55.50	-7.93	-0.71	1456	68,228

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	12.07	35	422
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County Multiplier = 1.38 => Cost New = 107,800

Notes: CENTURY AFFMAN 2012

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 86,240
 ECF (4091 SEELEY & ROOSTED RD AREA) 0.750 => TCV of Bldg: 1 = 64,680

2018 Est. T.C.V. 009-340-048-00 = 69,880

Est. TCV/Total Floor Area = 47.99, Most recent sale 08/13/2012 for 24,900

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
27,800	27,800	27,800	27,682	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	7,100	0	0	581	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
34,900	34,900	34,900	28,263	28,263	0	

009-340-049-00 2018 Est. T.C.V. WRIGHT JAMES D
 Property Class: 401 10625 W ROSTED RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A		\$5000			5000	100		5,000
120 Actual Front Feet, 1.58 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.	3.78	1.00	240	0	0
D/W/P: 3.5 Concrete	3.20	1.00	240	0	0
Shed: Wood Frame	10.75	1.00	80	50	430
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.0	95	950
Total Estimated Land Improvements True Cash Value =					1,380

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

(11) Heating System: Forced Air w/ Ducts

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	56.24	-8.10	0.00	1344	64,700

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
Separate Shower	670.00	1	670

(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	18.43	16	295
Treated Wood,Standard	18.43	16	295

(17) Garages

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

Base Cost	17.28	720	12,442
Automatic Doors	375.00	1	375

County Multiplier = 1.38 =>

Cost New = 121,773

Notes: HUD

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0, Depr.Cost = 103,507
 ECF (4091 SEELEY & ROOSTED RD AREA) 0.650 => TCV of Bldg: 1 = 67,280

2018 Est. T.C.V. 009-340-049-00 = 73,660

Est. TCV/Total Floor Area = 54.81, Most recent sale 06/28/2017 for 79,646

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
31,700	31,700	31,700	31,682	2.10	
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	5,100	0	5,118	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
36,800	36,800	36,800	32,347	36,800	36,800

009-350-001-00	2018 Est. T.C.V.	EDOF GURI L ETAL
Property Class: 401		9449 W OAK DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 1.CROOKED LAKE AREA

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A\$900/FF	90.00	164.00	0.7905	1.0000	900	100		64,029
90 Actual Front Feet, 0.34 Total Acres								Total Est. Land Value = 64,029

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.44	1.00	448	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 1960

(11) Heating System: Forced Heat & Cool

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	69.88	-12.24	2.01	1056	62,990

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) Porches

CGEP (1 Story), Standard	30.71	240	7,370
CGEP (1 Story), Standard	31.17	231	7,200
CGEP (1 Story), Standard	42.74	112	4,787
CGEP (1 Story), Standard	32.24	210	6,770

(17) Garages

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

Base Cost	19.20	576	11,059
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 => Cost New = 154,856

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 100,656
ECF (402R - CROOKED LAKE RESIDENTIAL) 1.400 => TCV of Bldg: 1 = 140,919

2018 Est. T.C.V. 009-350-001-00 = 205,898

Est. TCV/Total Floor Area = 194.98

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
108,700	108,700	108,700	76,756	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-5,800	0	0	1,611	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
102,900	102,900	102,900	78,367	78,367	0	

009-350-002-00 2018 Est. T.C.V. TAYLOR WILLIAM J
 Property Class: 401 9461 W OAK DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 1.CROOKED LAKE AREA

* Factors *
 Description Frontage Depth Front Depth Rate %Adj. Reason Value
 GROUP A\$900/FF 90.00 215.00 0.7905 1.0000 900 100 64,029
 90 Actual Front Feet, 0.44 Total Acres Total Est. Land Value = 64,029

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Ren. Conc.	4.21	1.00	1200	0	0
Shed: Wood Frame	10.65	1.00	144	50	767

Residential Local Cost Land Improvements

Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 2500	2500.00	1.00	1.0	95	2,375
Total Estimated Land Improvements True Cash Value =					3,142

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

(11) Heating System: Forced Heat & Cool

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	62.59	-8.72	1.92	864	48,203
1	Story Siding	Slab	62.59	-10.75	1.92	672	36,127

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

(17) Garages

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

Base Cost	17.28	720	12,442
Automatic Doors	375.00	2	750

County Multiplier = 1.38 => Cost New = 150,707

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 97,959

Separately Depreciated Items:

(16) Deck/Balcony

Treated Wood,Standard	6.97	216	1,506
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County Multiplier = 1.38 => Cost New = 2,078

Phy/Ab.Phy/Func/Econ/Comb.%Good= 92/100/100/100/92.0, Depr.Cost = 1,911

Total Depreciated Cost = 99,871

ECF (402R - CROOKED LAKE RESIDENTIAL) 1.400 => TCV of Bldg: 1 = 139,819

2018 Est. T.C.V. 009-350-002-00 = 206,990

Est. TCV/Total Floor Area = 134.76

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
109,300	109,300	109,300	85,407	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-5,800	0	1,793	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
103,500	103,500	103,500	87,200	87,200	87,200	

009-350-003-00 2018 Est. T.C.V. NEMECEK JOHN D
 Property Class: 401 9471 W OAK DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 1.CROOKED LAKE AREA

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A\$900/FF	101.00	237.00	0.7548	1.0000	900	100		68,616
101 Actual Front Feet, 0.55 Total Acres Total Est. Land Value =								68,616

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	1200	0	0
D/W/P: 4in Ren. Conc.	4.21	1.00	300	0	0
Shed: Wood Frame	10.65	1.00	144	50	767
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 2500	2500.00	1.00	1.0	95	2,375
Total Estimated Land Improvements True Cash Value =					3,142

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C+10 Blt 2002

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1816 SF Floor Area = 1816 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	67.18	0.00	2.11	1816	125,831

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

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

(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Porches

CCP (1 Story), Standard	46.52	36	1,675
WPP, Standard	9.65	267	2,577

(17) Garages

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

Base Cost	19.88	750	14,910
Common Wall: 1 Wall	-1300.00	1	-1,300
Automatic Doors	375.00	2	750

County Multiplier = 1.38 => Cost New = 241,423

Phy/Ab.Phy/Func/Econ/Comb.%Good= 86/100/100/100/86.0,	Depr.Cost =	207,623
ECF (402R - CROOKED LAKE RESIDENTIAL) 1.400 => TCV of Bldg: 1 =		290,673

2018 Est. T.C.V. 009-350-003-00 = 362,431

Est. TCV/Total Floor Area = 199.58

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
185,100	185,100	185,100	168,294	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-3,900	0	3,534	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
181,200	181,200	181,200	171,828	171,828	171,828	

009-350-004-00	2018 Est. T.C.V.	SZUBA CLARA
Property Class: 401		9483 W OAK DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 1.CROOKED LAKE AREA
 * Factors * LAKE ADJACENT 150X254

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> BACK LOT					25000	100		25,000
150 Actual Front Feet, 0.88 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	176	0	0
D/W/P: Asphalt Paving	1.51	1.00	500	0	0
Shed: Wood Frame	10.75	1.00	80	50	430
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.0	95	950
Total Estimated Land Improvements True Cash Value =					1,380

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

(11) Heating System: Forced Hot Water

Ground Area = Size for Rates = 1394 SF Floor Area = 1394 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	55.87	-8.03	0.97	1394	68,041

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	41.03	112	4,595
CGEP (1 Story), Standard	46.88	80	3,750

(17) Garages

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

Base Cost	15.94	652	10,393
Mechanical Doors	350.00	2	700

County Multiplier = 1.38 => Cost New = 128,961

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 77,376
 ECF (402R - CROOKED LAKE RESIDENTIAL) 1.400 => TCV of Bldg: 1 = 108,327

2018 Est. T.C.V. 009-350-004-00 = 134,707

Est. TCV/Total Floor Area = 96.63, Most recent sale 03/26/1979 for 0

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
63,500	63,500	63,500	49,724	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,900	0	0	1,044	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
67,400	67,400	67,400	50,768	50,768	50,768	

009-350-004-30	2018 Est. T.C.V.	MICHIGAN REEF DEVELOPMENT CORPORATI
Property Class: 401		9493 W OAK DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 1.CROOKED LAKE AREA
 * Factors * 150X288: BACK LOT
 Description Frontage Depth Front Depth Rate %Adj. Reason Value
 <Site Value A> BACK LOT 25000 100 25,000
 150 Actual Front Feet, 0.99 Total Acres Total Est. Land Value = 25,000

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

(11) Heating System: Forced Air w/ Ducts
 Ground Area = Size for Rates = 1040 SF Floor Area = 1040 SF.
 Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost
 1 Story Siding Crawl Space 58.89 -8.67 0.00 1040 52,229

Other Additions/Adjustments Rate Size Cost

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

(15) Built-Ins & Fireplaces
 Fireplace: Wood Stove 1125.00 1 1,125

(16) Porches
 WPP, Standard 15.19 80 1,215

(17) Garages
 Class:CD Exterior: Siding Foundation: 42 Inch (Unfinished)
 Base Cost 13.95 1200 16,740
 Automatic Doors 375.00 1 375

County Multiplier = 1.38 => Cost New = 102,512

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, Depr.Cost = 56,382
 ECF (409 - RURAL SUBS) 0.850 => TCV of Bldg: 1 = 47,924

2018 Est. T.C.V. 009-350-004-30 = 72,924
 Est. TCV/Total Floor Area = 70.12, Most recent sale 07/21/2015 for 70,000
 2017 Assessed MBOR S.E.V. Base for Cap C.P.I.
 36,500 36,500 36,500 36,500 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
 36,500 36,500 36,500 37,266 36,500 0

009-350-004-60	2018 Est. T.C.V.	INDIAN LAKES L C
Property Class: 402		W OAK DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value I> RIVER SITE					35000	100		35,000
78 Actual Front Feet, 0.45 Total Acres							Total Est. Land Value =	35,000

2018 Est. T.C.V. 009-350-004-60 = 35,000

Est. TCV/Total Floor Area = 33.65

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
17,500	17,500	17,500	14,328	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	300	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
17,500	17,500	17,500	14,628	14,628	0	

240,100

240,100

240,100

201,160

201,160

201,160

009-354-002-00	2018 Est. T.C.V.	MIC LTD
Property Class: 402		S ARROWHEAD TRL
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	127.00	377.00	0.9420	1.0000	800	100		95,707
127 Actual Front Feet, 1.10 Total Acres							Total Est. Land Value =	95,707

2018 Est. T.C.V. 009-354-002-00 = 95,707

Est. TCV/Total Floor Area = 41.11

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
47,900	47,900	47,900	13,333	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	279	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
47,900	47,900	47,900	13,612	13,612	0	

009-354-003-00	2018 Est. T.C.V.	INDIAN LAKES DEVELOPMENT LLC
Property Class: 402		S ARROWHEAD TRL
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	101.00	286.00	0.9975	1.0000	800	100		80,599
101 Actual Front Feet,	0.66	Total Acres			Total Est.		Land Value =	80,599

2018 Est. T.C.V. 009-354-003-00 = 80,599

Est. TCV/Total Floor Area = 34.62

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
40,300	40,300	40,300	10,914	2.10			
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	229	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
40,300	40,300	40,300	11,143	11,143	0		

009-354-004-00	2018 Est. T.C.V.	INDIAN LAKES DEVELOPMENT LLC
Property Class: 402		S ARROWHEAD TRL
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	102.00	230.00	0.9951	1.0000	800	100		81,197
102 Actual Front Feet, 0.54 Total Acres							Total Est. Land Value =	81,197

2018 Est. T.C.V. 009-354-004-00 = 81,197

Est. TCV/Total Floor Area = 34.88, Most recent sale 05/01/2000 for 150,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.				
40,600	40,600	40,600	40,600	2.10				
2018	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses		
	0	0	0	0	0	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT			
40,600	40,600	40,600	41,452	40,600	0			

009-354-005-00	2018 Est. T.C.V.	INDIAN LAKES DEVELOPMENT LLC
Property Class: 402		S ARROWHEAD TRL
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	102.00	208.00	0.9951	1.0000	800	100		81,197
102 Actual Front Feet,	0.49	Total Acres			Total Est.		Land Value =	81,197

2018 Est. T.C.V. 009-354-005-00 = 81,197

Est. TCV/Total Floor Area = 34.88

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
40,600	40,600	40,600	11,035	2.10			
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	231	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
40,600	40,600	40,600	11,266	11,266	0		

009-354-006-00	2018 Est. T.C.V.	INDIAN LAKES DEVELOPMENT LLC
Property Class: 402		S ARROWHEAD TRL
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	100.00	208.00	1.0000	1.0000	800	100		80,000
100 Actual Front Feet, 0.48 Total Acres							Total Est. Land Value =	80,000

2018 Est. T.C.V. 009-354-006-00 = 80,000

Est. TCV/Total Floor Area = 34.36

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
40,000	40,000	40,000	10,850	2.10			
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	227	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
40,000	40,000	40,000	11,077	11,077	0		

009-354-007-00	2018 Est. T.C.V.	INDIAN LAKES DEVELOPMENT LLC
Property Class: 402		S ARROWHEAD TRL
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	100.00	206.00	1.0000	1.0000	800	100		80,000
100 Actual Front Feet, 0.47 Total Acres							Total Est. Land Value =	80,000

2018 Est. T.C.V. 009-354-007-00 = 80,000

Est. TCV/Total Floor Area = 34.36

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
40,000	40,000	40,000	10,850	2.10			
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses			
0	0	0	0	227	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
40,000	40,000	40,000	11,077	11,077	0		

009-354-008-00 2018 Est. T.C.V. INDIAN LAKES DEVELOPMENT LLC
 Property Class: 401 1067 S ARROWHEAD TRL
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS
 * Factors * LAKE MISSAUKEE
 Description Frontage Depth Front Depth Rate %Adj. Reason Value
 GROUP F & SURPL 103.00 193.00 0.9926 1.0000 800 100 81,793
 103 Actual Front Feet, 0.46 Total Acres Total Est. Land Value = 81,793

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

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

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls BC Blt 2001

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1953 SF Floor Area = 2930 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Basement	89.65	0.00	2.77	1953	180,496

Other Additions/Adjustments	Rate	Size	Cost
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(1) Exterior

Stone Veneer	11.20	1152	12,902
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: Interior 2 Story	4800.00	1	4,800

(16) Porches

CCP (2 Story), Standard	51.89	48	2,491
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(16) Deck/Balcony

Treated Wood, Standard	7.09	504	3,573
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(16) Breezeways

Frame Wall, Finished	33.25	73	2,427
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Solar Room

Base Wall	107.25	72	7,722
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(17) Garages

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

Base Cost	22.59	864	19,518
Automatic Doors	425.00	3	1,275

County Multiplier = 1.38 => Cost New = 346,928

Phy/Ab.Phy/Func/Econ/Comb.%Good= 87/100/100/100/87.0, Depr.Cost = 301,827

Separately Depreciated Items:

(9) Basement Finish

Basement Recreation Finish	13.50	1953	26,366
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County Multiplier = 1.38 => Cost New = 36,384

Phy/Ab.Phy/Func/Econ/Comb.%Good= 50/100/100/100/50.0, Depr.Cost = 18,192

Total Depreciated Cost = 320,019

ECF (403 - LAKE MISSAUKEE AREA RES) 1.500 => TCV of Bldg: 1 = 480,029

2018 Est. T.C.V. 009-354-008-00 = 562,772

Est. TCV/Total Floor Area = 192.07

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
265,400	265,400	265,400	230,139	2.10

Parcel Number: 009-354-008-00

Page: 2

2018	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	16,000	0	0	4,832	0
2018 Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	281,400	281,400	281,400	234,971	234,971	0

009-354-009-00	2018 Est. T.C.V.	INDIAN LAKES DEVELOPMENT LLC
Property Class: 402		S ARROWHEAD TRL
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	101.00	189.00	0.9975	1.0000	800	100		80,599
101 Actual Front Feet,	0.44	Total Acres			Total Est.		Land Value =	80,599

2018 Est. T.C.V. 009-354-009-00 = 80,599

Est. TCV/Total Floor Area = 27.51

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
40,300	40,300	40,300	10,914	2.10			
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	229	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
40,300	40,300	40,300	11,143	11,143	0		

009-354-010-00	2018 Est. T.C.V.	INDIAN LAKES DEVELOPMENT LLC
Property Class: 402		S ARROWHEAD TRL
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	102.00	186.00	0.9951	1.0000	800	100		81,197
102 Actual Front Feet,	0.44	Total Acres			Total Est.		Land Value =	81,197

2018 Est. T.C.V. 009-354-010-00 = 81,197

Est. TCV/Total Floor Area = 27.71

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
40,600	40,600	40,600	11,034	2.10			
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	231	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
40,600	40,600	40,600	11,265	11,265	0		

009-354-011-00	2018 Est. T.C.V.	INDIAN LAKES DEVELOPMENT LLC
Property Class: 402		S ARROWHEAD TRL
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	104.00	166.00	0.9902	1.0000	800	100		82,388
104 Actual Front Feet, 0.40 Total Acres							Total Est. Land Value =	82,388

2018 Est. T.C.V. 009-354-011-00 = 82,388

Est. TCV/Total Floor Area = 28.12

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
41,200	41,200	41,200	9,935	2.10			
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	208	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
41,200	41,200	41,200	10,143	10,143	0		

009-354-012-00	2018 Est. T.C.V.	INDIAN LAKES DEVELOPMENT LLC
Property Class: 402		S ARROWHEAD TRL
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	102.00	149.00	0.9951	1.0000	800	100		81,197
102 Actual Front Feet, 0.35 Total Acres							Total Est. Land Value =	81,197

2018 Est. T.C.V. 009-354-012-00 = 81,197

Est. TCV/Total Floor Area = 27.71

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.				
40,600	40,600	40,600	9,749	2.10				
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses			
0	0	0	0	204	0			
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT			
40,600	40,600	40,600	9,953	9,953	0			

009-354-013-00	2018 Est. T.C.V.	INDIAN LAKES DEVELOPMENT LLC
Property Class: 402		S ARROWHEAD TRL
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	103.00	136.00	0.9926	1.0000	800	100		81,793
103 Actual Front Feet, 0.32 Total Acres							Total Est. Land Value =	81,793

2018 Est. T.C.V. 009-354-013-00 = 81,793

Est. TCV/Total Floor Area = 27.92

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
40,900	40,900	40,900	9,872	2.10			
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	207	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
40,900	40,900	40,900	10,079	10,079	0		

009-354-014-00	2018 Est. T.C.V.	INDIAN LAKES DEVELOPMENT LLC
Property Class: 402		S ARROWHEAD TRL
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	104.00	172.00	0.9902	1.0000	800	100		82,388
104 Actual Front Feet, 0.41 Total Acres							Total Est. Land Value =	82,388

2018 Est. T.C.V. 009-354-014-00 = 82,388

Est. TCV/Total Floor Area = 28.12

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
41,200	41,200	41,200	9,935	2.10			
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	208	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
41,200	41,200	41,200	10,143	10,143	0		

009-354-015-00	2018 Est. T.C.V.	INDIAN LAKES DEVELOPMENT LLC
Property Class: 402		S ARROWHEAD TRL
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 F>	354	Back Lots			40000	100		40,000
135 Actual Front Feet, 0.65 Total Acres								Total Est. Land Value = 40,000

2018 Est. T.C.V. 009-354-015-00 = 40,000

Est. TCV/Total Floor Area = 13.65

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
20,000	20,000	20,000	176	2.10			
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	3	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
20,000	20,000	20,000	179	179	0		

009-354-016-00	2018 Est. T.C.V.	INDIAN LAKES DEVELOPMENT LLC
Property Class: 402		S ARROWHEAD TRL
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 F>	354	Back	Lots		40000	100		40,000
118 Actual Front Feet, 0.52 Total Acres								Total Est. Land Value = 40,000

2018 Est. T.C.V. 009-354-016-00 = 40,000

Est. TCV/Total Floor Area = 13.65

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
20,000	20,000	20,000	176	2.10			
2018 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	3	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
20,000	20,000	20,000	179	179	0		

009-354-017-00	2018 Est. T.C.V.	INDIAN LAKES DEVELOPMENT LLC
Property Class: 402		S ARROWHEAD TRL
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 F>	354	Back	Lots		40000	100		40,000
100 Actual Front Feet, 0.46 Total Acres								Total Est. Land Value = 40,000

2018 Est. T.C.V. 009-354-017-00 = 40,000

Est. TCV/Total Floor Area = 13.65

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
20,000	20,000	20,000	176	2.10			
2018 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	3	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
20,000	20,000	20,000	179	179	0		

009-354-018-00	2018 Est. T.C.V.	INDIAN LAKES DEVELOPMENT LLC
Property Class: 402		S ARROWHEAD TRL
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 F>	354	Back	Lots		40000	100		40,000
111 Actual Front Feet, 0.51 Total Acres								Total Est. Land Value = 40,000

2018 Est. T.C.V. 009-354-018-00 = 40,000

Est. TCV/Total Floor Area = 13.65

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
20,000	20,000	20,000	176	2.10			
2018 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	3	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
20,000	20,000	20,000	179	179	0		

009-354-019-00	2018 Est. T.C.V.	INDIAN LAKES DEVELOPMENT LLC
Property Class: 402		S ARROWHEAD TRL
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 F>	354	Back	Lots		40000	100		40,000
111 Actual Front Feet,	0.51	Total Acres					Total Est. Land Value =	40,000

2018 Est. T.C.V. 009-354-019-00 = 40,000

Est. TCV/Total Floor Area = 13.65

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
20,000	20,000	20,000	176	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	3	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
20,000	20,000	20,000	179	179	0	

009-354-020-00	2018 Est. T.C.V.	INDIAN LAKES DEVELOPMENT LLC
Property Class: 402		S ARROWHEAD TRL
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 F>	354	Back	Lots		40000	100		40,000
111 Actual Front Feet, 0.51 Total Acres								Total Est. Land Value = 40,000

2018 Est. T.C.V. 009-354-020-00 = 40,000

Est. TCV/Total Floor Area = 13.65

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
20,000	20,000	20,000	151	2.10			
2018 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	3	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
20,000	20,000	20,000	154	154	0		

009-354-021-00	2018 Est. T.C.V.	INDIAN LAKES DEVELOPMENT LLC
Property Class: 402		S ARROWHEAD TRL
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 F>	354	Back Lots			40000	100		40,000
111 Actual Front Feet,	0.51	Total Acres					Total Est. Land Value =	40,000

2018 Est. T.C.V. 009-354-021-00 = 40,000

Est. TCV/Total Floor Area = 13.65

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
20,000	20,000	20,000	151	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	3	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
20,000	20,000	20,000	154	154	0	

009-354-022-00	2018 Est. T.C.V.	INDIAN LAKES DEVELOPMENT LLC
Property Class: 402		S ARROWHEAD TRL
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 F>	354	Back Lots			40000	100		40,000
111 Actual Front Feet,	0.51	Total Acres					Total Est. Land Value =	40,000

2018 Est. T.C.V. 009-354-022-00 = 40,000

Est. TCV/Total Floor Area = 13.65

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
20,000	20,000	20,000	151	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	3	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
20,000	20,000	20,000	154	154	0	

009-354-023-00	2018 Est. T.C.V.	INDIAN LAKES DEVELOPMENT LLC
Property Class: 402		S ARROWHEAD TRL
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 F>	354	Back Lots			40000	100		40,000
111 Actual Front Feet,	0.51	Total Acres					Total Est. Land Value =	40,000

2018 Est. T.C.V. 009-354-023-00 = 40,000

Est. TCV/Total Floor Area = 13.65

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
20,000	20,000	20,000	151	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	3	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
20,000	20,000	20,000	154	154	0	

009-354-024-00	2018 Est. T.C.V.	INDIAN LAKES DEVELOPMENT LLC
Property Class: 402		S ARROWHEAD TRL
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 F>	354	Back	Lots		40000	100		40,000
111 Actual Front Feet, 0.51 Total Acres								Total Est. Land Value = 40,000

2018 Est. T.C.V. 009-354-024-00 = 40,000

Est. TCV/Total Floor Area = 13.65

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
20,000	20,000	20,000	1,726	2.10		
2018 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	36	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
20,000	20,000	20,000	1,762	1,762	0	

009-354-025-00	2018 Est. T.C.V.	INDIAN LAKES DEVELOPMENT LLC
Property Class: 402		S ARROWHEAD TRL
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 F>	354	Back	Lots		40000	100		40,000
111 Actual Front Feet,	0.51	Total Acres					Total Est. Land Value =	40,000

2018 Est. T.C.V. 009-354-025-00 = 40,000

Est. TCV/Total Floor Area = 13.65

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
20,000	20,000	20,000	1,726	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	36	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
20,000	20,000	20,000	1,762	1,762	0	

009-354-026-00	2018 Est. T.C.V.	INDIAN LAKES DEVELOPMENT LLC
Property Class: 402		S ARROWHEAD TRL
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 F>	354	Back	Lots		40000	100		40,000
109 Actual Front Feet,	0.69	Total Acres					Total Est. Land Value =	40,000

2018 Est. T.C.V. 009-354-026-00 = 40,000

Est. TCV/Total Floor Area = 13.65

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
20,000	20,000	20,000	1,726	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	36	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
20,000	20,000	20,000	1,762	1,762	0	

009-354-027-00	2018 Est. T.C.V.	INDIAN LAKES DEVELOPMENT LLC
Property Class: 402		S ARROWHEAD TRL
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 F>	354	Back Lots			40000	100		40,000
111 Actual Front Feet,	0.46	Total Acres					Total Est. Land Value =	40,000

2018 Est. T.C.V. 009-354-027-00 = 40,000

Est. TCV/Total Floor Area = 13.65

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
20,000	20,000	20,000	1,726	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	36	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
20,000	20,000	20,000	1,762	1,762	0	

009-354-028-00	2018 Est. T.C.V.	INDIAN LAKES DEVELOPMENT LLC
Property Class: 402		S ARROWHEAD TRL
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 F>	354	Back Lots			40000	100		40,000
90 Actual Front Feet, 0.41 Total Acres								Total Est. Land Value = 40,000

2018 Est. T.C.V. 009-354-028-00 = 40,000

Est. TCV/Total Floor Area = 13.65

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
20,000	20,000	20,000	1,726	2.10			
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	36	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
20,000	20,000	20,000	1,762	1,762	0		

009-354-029-00	2018 Est. T.C.V.	INDIAN LAKES DEVELOPMENT LLC
Property Class: 402		S ARROWHEAD TRL
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 F>	354	Back	Lots		40000	100		40,000
101 Actual Front Feet,	0.48	Total Acres					Total Est. Land Value =	40,000

2018 Est. T.C.V. 009-354-029-00 = 40,000

Est. TCV/Total Floor Area = 13.65

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
20,000	20,000	20,000	1,726	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	36	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
20,000	20,000	20,000	1,762	1,762	0	

009-354-030-00	2018 Est. T.C.V.	INDIAN LAKES DEVELOPMENT LLC
Property Class: 402		S ARROWHEAD TRL
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 F>	354	Back	Lots		40000	100		40,000
130 Actual Front Feet, 0.61 Total Acres								Total Est. Land Value = 40,000

2018 Est. T.C.V. 009-354-030-00 = 40,000

Est. TCV/Total Floor Area = 13.65

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
20,000	20,000	20,000	1,726	2.10			
2018 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	36	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
20,000	20,000	20,000	1,762	1,762	0		

009-354-031-00	2018 Est. T.C.V.	INDIAN LAKES DEVELOPMENT LLC
Property Class: 402		S ARROWHEAD TRL
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 F>	354	Back Lots			40000	100		40,000
130 Actual Front Feet,	0.60	Total Acres					Total Est. Land Value =	40,000

2018 Est. T.C.V. 009-354-031-00 = 40,000

Est. TCV/Total Floor Area = 13.65

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
20,000	20,000	20,000	1,726	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	36	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
20,000	20,000	20,000	1,762	1,762	0	

009-361-001-00	2018 Est. T.C.V.	JAMES IRMA J
Property Class: 402		W WALNUT ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A>	Base	Lot	Rate		1000	100		1,000
66 Actual Front Feet,	0.24	Total Acres			Total Est.	Land Value =		1,000

2018 Est. T.C.V. 009-361-001-00 = 1,000

Est. TCV/Total Floor Area = 0.34

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
500	500	500	500	2.10		
2018	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	0	0	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
500	500	500	510	500	0	

009-361-002-00	2018 Est. T.C.V.	JAMES IRMA J
Property Class: 401		512 BLAIR ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS
 * Factors * 4 LOTS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
<Site Value A> Base Lot Rate					1000	100		1,000
JENNINGS B TYPE	132.00	158.00	1.0000	1.0000		20	100	2,640
264 Actual Front Feet, 0.96 Total Acres							Total Est. Land Value =	4,640

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

(11) Heating System: Forced Air w/ Ducts
 Ground Area = Size for Rates = 0 SF Floor Area = 0 SF.
 Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost

Other Additions/Adjustments Rate Size Cost

(14) Water/Sewer
 Well, 50 Feet 1575.00 1 1,575
 1000 Gal Septic 2895.00 1 2,895

County Multiplier = 1.38 => Cost New = 6,169

Phy/Ab.Phy/Func/Econ/Comb.%Good= 71/100/100/100/71.0, Depr.Cost = 4,380
 ECF (424 - JENNINGS RESIDENTIAL) 0.550 => TCV of Bldg: 1 = 2,409

2018 Est. T.C.V. 009-361-002-00 = 7,049

Est. TCV/Total Floor Area = 0.00

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
3,500	3,500	3,500	3,495	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	5	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
3,500	3,500	3,500	3,568	3,500	0	

009-361-006-00	2018 Est. T.C.V.	BAIRD BONNIE
Property Class: 402		S BLAIR ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A>	Base	Lot	Rate		1000	100		1,000
66 Actual Front Feet,	0.24	Total Acres			Total Est.	Land Value =		1,000

2018 Est. T.C.V. 009-361-006-00 = 1,000

Est. TCV/Total Floor Area = 0.00, Most recent sale 08/26/2016 for 1

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
500	500	500	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		
500	500	500	510	500	0		

009-361-007-00 2018 Est. T.C.V. VALENTE JOHN
 Property Class: 401 512 S BLAIR ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
<Site Value A> Base Lot Rate					1000	100		1,000
<Site Value A> Base Lot Rate					1000	100		1,000
264 Actual Front Feet, 0.71 Total Acres Total Est. Land Value =								3,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Ren. Conc.	3.39	1.00	64	0	0
D/W/P: 4in Concrete	3.12	1.00	63	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+10 Blt 1954

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

Ground Area = Size for Rates = 692 SF Floor Area = 692 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Piers	58.39	-14.85	0.00	572	24,905
1	Story Siding	Piers	58.39	-14.85	0.00	120	5,225

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

Average Fixture(s) 525.00 1 525

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(17) Garages

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

Base Cost 18.40 624 11,482
 Automatic Doors 375.00 1 375

County Multiplier = 1.38 => Cost New = 71,679

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 46,591
 ECF (424 - JENNINGS RESIDENTIAL) 0.500 => TCV of Bldg: 1 = 23,296

2018 Est. T.C.V. 009-361-007-00 = 26,771

Est. TCV/Total Floor Area = 38.69, Most recent sale 06/26/2015 for 28,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
13,400	13,400	13,400	13,400	2.10	
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
13,400	13,400	13,400	13,681	13,400	0

009-361-008-00 2018 Est. T.C.V. NOREN DAVIDLEE A & ANGELA M
 Property Class: 401 9938 WALNUT ST
 Map #: LAKE TOWNSHIP Lake City, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
79 Actual Front Feet, 0.26 Total Acres Total Est. Land Value =								1,000

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	52	61	95
Shed: Wood Frame	9.59	1.00	80	50	384
Total Estimated Land Improvements True Cash Value =					479

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls D Blt 1928

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1050 SF Floor Area = 1282 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25	Story Siding	Crawl Space	55.56	-8.31	0.83	930	44,714
1	Story Siding	Crawl Space	47.98	-8.31	0.66	120	4,840

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

Average Fixture(s) 525.00 1 525

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Porches

WGEP (1 Story), Standard 50.98 56 2,855
CCP (1 Story), Standard 29.46 78 2,298

(17) Garages

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

Base Cost 20.02 384 7,688

County Multiplier = 1.38 => Cost New = 99,842

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 59,905
ECF (424 - JENNINGS RESIDENTIAL) 0.400 => TCV of Bldg: 1 = 23,962

2018 Est. T.C.V. 009-361-008-00 = 25,441

Est. TCV/Total Floor Area = 19.84, Most recent sale 12/28/2006 for 63,500

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
11,200	11,200	11,200	11,200	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,500	0	0	235	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
12,700	12,700	12,700	11,435	11,435	11,435	

009-362-001-00 2018 Est. T.C.V. ESSINGTON POLLY A
 Property Class: 401 9970 W ELM ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP G	66.00	158.00	1.0000	1.0000	100	100		6,600
66 Actual Front Feet, 0.24 Total Acres Total Est. Land Value =								6,600

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

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

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls D Blt 1930

(11) Heating System: Space Heater

Ground Area = Size for Rates = 983 SF Floor Area = 1229 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25	Story Siding	Crawl Space	56.34	-8.46	-2.39	983	44,717

Other Additions/Adjustments	Rate	Size	Cost
(13) Plumbing			
Average Fixture(s)	525.00	1	525
(14) Water/Sewer			
Well, 100 Feet	2425.00	1	2,425
1000 Gal Septic	2720.00	1	2,720
(15) Built-Ins & Fireplaces			
Appliance Allowance	1235.00	1	1,235
(16) Porches			
WGEP (1 Story), Standard	30.08	190	5,715
WCP (1 Story), Standard	28.07	85	2,386
CPP, Standard	21.02	40	841
(16) Breezeways			
Frame Wall, Finished	26.75	204	5,457

County Multiplier = 1.38 => Cost New = 91,108

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, Depr.Cost = 50,110

Separately Depreciated Items:

(17) Garages

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

Base Cost	13.95	1120	15,624
County Multiplier = 1.38 =>			Cost New = 21,561
Phy/Ab.Phy/Func/Econ/Comb.%Good= 45/100/100/100/45.0,			Depr.Cost = 9,703

Total Depreciated Cost = 59,812

ECF (424 - JENNINGS RESIDENTIAL) 0.400 => TCV of Bldg: 1 = 23,925

2018 Est. T.C.V. 009-362-001-00 = 31,475

Est. TCV/Total Floor Area = 25.61

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
14,200	14,200	14,200	14,200	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,500	0	0	298	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
15,700	15,700	15,700	14,498	14,498	0	

009-362-002-00	2018 Est. T.C.V.	ESSINGTON POLLY A
Property Class: 402		S LA CHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP G	66.00	158.00	1.0000	1.0000	100	100		6,600
66 Actual Front Feet, 0.24 Total Acres								Total Est. Land Value = 6,600

2018 Est. T.C.V. 009-362-002-00 = 6,600

Est. TCV/Total Floor Area = 5.37

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
3,300	3,300	3,300	1,076	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	22	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
3,300	3,300	3,300	1,098	1,098	0	

009-362-003-00	2018 Est. T.C.V.	PARKER PATRICK D & CAROL
Property Class: 401		S LA CHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP G	66.00	158.00	1.0000	1.0000	100	100		6,600
66 Actual Front Feet, 0.24 Total Acres								Total Est. Land Value = 6,600

2018 Est. T.C.V. 009-362-003-00 = 6,600

Est. TCV/Total Floor Area = 5.37

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
3,300	3,300	3,300	3,300	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
3,300	3,300	3,300	3,369	3,300	0	

009-362-004-50	2018 Est. T.C.V.	LETTS RICKY J
Property Class: 401		423 S LA CHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
65 Actual Front Feet, 0.20 Total Acres								Total Est. Land Value = 1,000

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	369	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 1944

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 777 SF Floor Area = 777 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	51.50	-10.06	0.66	777	32,712

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1235.00	1	1,235
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(16) Porches

CGEP (1 Story), Standard	68.05	35	2,382
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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	2	650

County Multiplier = 1.38 => Cost New = 69,208

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 41,525

Separately Depreciated Items:

(16) Deck/Balcony

Treated Wood, Standard	6.92	144	996
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County Multiplier = 1.38 => Cost New = 1,375

Phy/Ab.Phy/Func/Econ/Comb.%Good= 87/100/100/100/87.0, Depr.Cost = 1,196

Total Depreciated Cost = 42,721

ECF (424 - JENNINGS RESIDENTIAL) 0.400 => TCV of Bldg: 1 = 17,088

2018 Est. T.C.V. 009-362-004-50 = 18,563

Est. TCV/Total Floor Area = 23.89

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
8,200	8,200	8,200	8,200	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	1,100	0	172	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
9,300	9,300	9,300	8,372	8,372	8,372	

009-362-005-00 2018 Est. T.C.V. CHAPKO THOMAS & NANCY J
 Property Class: 402 W POPLAR ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

* Factors * NORTH PRT LOT 5

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100	EXC SOUTH	1,000
66 Actual Front Feet, 0.17 Total Acres					Total Est. Land Value =			1,000

2018 Est. T.C.V. 009-362-005-00 = 1,000

Est. TCV/Total Floor Area = 1.29

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
500	500	500	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	
500	500	500	510	500	0	

009-362-006-00 2018 Est. T.C.V. CHAPKO THOMAS & NANCY J
 Property Class: 401 W POPLAR ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
66 Actual Front Feet, 0.27 Total Acres							Total Est. Land Value =	1,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Metal Prefab	7.99	1.00	64	45	230
					Total Estimated Land Improvements True Cash Value = 230

Cost Est. for Res. Bldg: 1 Single Family 1S 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

(14) Water/Sewer

Well, 50 Feet	1575.00	1	1,575
1000 Gal Septic	2895.00	1	2,895

County Multiplier = 1.38 => Cost New = 6,169

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, Depr.Cost = 3,393
 ECF (424 - JENNINGS RESIDENTIAL) 0.400 => TCV of Bldg: 1 = 1,357

2018 Est. T.C.V. 009-362-006-00 = 2,587

Est. TCV/Total Floor Area = 0.00

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
1,200	1,200	1,200	1,200	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	100	0	25	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
1,300	1,300	1,300	1,225	1,225	0	

009-362-007-00 2018 Est. T.C.V. STEENWYK RONALD D & MARSHA K
 Property Class: 401 9937 W POPLAR ST
 Map #: LAKE TOWNSHIP Lake City, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
VANTAGE	66.00	180.00	1.0000	1.0000	250	100		16,500
66 Actual Front Feet, 0.27 Total Acres Total Est. Land Value =								16,500

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	11.53	1.00	96	94	1,041
Shed: Wood Frame	13.42	1.00	25	94	315

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 =					1,831

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

(11) Heating System: Forced Air w/ Ducts

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	65.75	0.00	0.00	864	56,808

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

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

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
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(16) Porches

WCP (1 Story), Standard	48.28	32	1,545
WCP (1 Story), Standard	48.28	32	1,545
WPP, Standard	16.54	71	1,174
WPP, Standard	17.31	64	1,108

(17) Basement Garages

Basement Garage: 1 Car	1550.00	1	1,550
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County Multiplier = 1.38 => Cost New = 99,622

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 89,660
 ECF (424 - JENNINGS RESIDENTIAL) 0.600 => TCV of Bldg: 1 = 53,796

2018 Est. T.C.V. 009-362-007-00 = 72,127

Est. TCV/Total Floor Area = 83.48

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
36,100	36,100	36,100	27,482	2.10		
2018	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	0	0	0	577	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
36,100	36,100	36,100	28,059	28,059	0	

009-362-008-00 2018 Est. T.C.V. RUOFF MARTIN J & REBECCA K
 Property Class: 401 412 S BLAIR ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
VANTAGE	66.00	180.00	1.0000	1.0000	250	100		16,500
66 Actual Front Feet, 0.27 Total Acres Total Est. Land Value =								16,500

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.20	1.00	256	61	500
Total Estimated Land Improvements True Cash Value =					500

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

(11) Heating System: Space Heater

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	67.77	-11.97	-2.85	576	30,499

Other Additions/Adjustments	Rate	Size	Cost
(13) Plumbing			
Average Fixture(s)	630.00	1	630
(14) Water/Sewer			
Well, 50 Feet	1575.00	1	1,575
1000 Gal Septic	2895.00	1	2,895
(15) Built-Ins & Fireplaces			
Appliance Allowance	1415.00	1	1,415

County Multiplier = 1.38 => Cost New = 51,080

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 30,648
 ECF (424 - JENNINGS RESIDENTIAL) 0.400 => TCV of Bldg: 1 = 12,259

2018 Est. T.C.V. 009-362-008-00 = 29,259

Est. TCV/Total Floor Area = 50.80, Most recent sale 11/11/2011 for 47,500

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
13,900	13,900	13,900	13,900	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	700	0	0	291	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
14,600	14,600	14,600	14,191	14,191	14,191	

009-362-009-00 2018 Est. T.C.V. THOMAS JAMES G ETAL
 Property Class: 401 436 S BLAIR ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
VANTAGE	66.00	150.00	1.0000	1.0000	250	100		16,500
<Site Value A> Base Lot Rate					1000	100	SURPLUS	1,000
118 Actual Front Feet, 0.41 Total Acres Total Est. Land Value =								17,500

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.20	1.00	62	71	141
Total Estimated Land Improvements True Cash Value =					141

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

(11) Heating System: Electric Baseboard

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Mich Bsmnt.	59.23	-4.37	-0.21	720	39,348
1	Story Siding	Crawl Space	59.23	-8.74	-0.21	288	14,481

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

Well, 50 Feet	1575.00	1	1,575
1000 Gal Septic	2895.00	1	2,895

(15) Built-Ins & Fireplaces

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

(16) Porches

WPP, Standard	10.42	192	2,001
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(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 = 100,321

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 65,209
 ECF (424 - JENNINGS RESIDENTIAL) 0.500 => TCV of Bldg: 1 = 32,604

2018 Est. T.C.V. 009-362-009-00 = 50,245

Est. TCV/Total Floor Area = 49.85

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
25,100	25,100	25,100	23,507	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	493	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
25,100	25,100	25,100	24,000	24,000	24,000	

009-362-011-00 2018 Est. T.C.V. THOMAS JANET A ETAL
 Property Class: 401 9946 W ELM ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
VANTAGE	66.00	158.00	1.0000	1.0000	250	100		16,500
<Site Value A>	Base Lot Rate				1000	100	SURPLUS	1,000
80 Actual Front Feet, 0.29 Total Acres Total Est. Land Value =								17,500

Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE Cls D Blt 2002

(11) Heating System: Forced Hot Water

Ground Area = Size for Rates = 1352 SF Floor Area = 1352 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	45.67	-7.76	1.51	1352	53,296

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1235.00	1	1,235
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(17) Garages

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

Base Cost	16.80	576	9,677
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 =>

Cost New = 98,432

Notes: 2002 SKYLINE MHD

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0,	Depr.Cost =	83,667
ECF (424 - JENNINGS RESIDENTIAL) 0.600 => TCV of Bldg: 1 =		50,200

2018 Est. T.C.V. 009-362-011-00 = 67,700

Est. TCV/Total Floor Area = 50.07

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
33,900	33,900	33,900	25,807	2.10		
2018	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	541	0	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
33,900	33,900	33,900	26,348	26,348	26,348	

009-363-001-00	2018 Est. T.C.V.	MUNSON PAULA J
Property Class: 402		S BLAIR ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP G	66.00	165.00	1.0000	1.0000	100	100		6,600
66 Actual Front Feet, 0.25 Total Acres								Total Est. Land Value = 6,600

2018 Est. T.C.V. 009-363-001-00 = 6,600

Est. TCV/Total Floor Area = 4.88

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
3,300	3,300	3,300	807	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		
3,300	3,300	3,300	823	823	0		

009-363-002-00 2018 Est. T.C.V. ROMIG GERALD V III
 Property Class: 401 447 S BLAIR ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LAKE ACCESS	132.00	165.00	1.0000	1.0000	400	100		52,800
132 Actual Front Feet, 0.50 Total Acres Total Est. Land Value =								52,800

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.44	1.00	160	71	391
Total Estimated Land Improvements True Cash Value =					391

Cost Est. for Res. Bldg: 1 Single Family 1S C1s C B1t 1974

(11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 992 SF Floor Area = 992 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	67.32	0.00	-0.27	992	66,514

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

(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Porches

CGEP (1 Story), Standard	26.66	384	10,237
WPP, Standard	10.86	192	2,085

(17) Garages

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

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

County Multiplier = 1.38 => Cost New = 145,055

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 94,286
 ECF (424 - JENNINGS RESIDENTIAL) 0.500 => TCV of Bldg: 1 = 47,143

2018 Est. T.C.V. 009-363-002-00 = 100,334

Est. TCV/Total Floor Area = 101.14, Most recent sale 12/20/2007 for 0

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
50,200	50,200	50,200	37,091	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	778	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
50,200	50,200	50,200	37,869	37,869	37,869	

009-363-004-00 2018 Est. T.C.V. ROMIG GERALD V III
 Property Class: 402 8901 W POPLAR ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
JENNINGS	66.00	180.00	1.0000	1.0000	40	100		2,640
JENNINGS	66.00	180.00	1.0000	1.0000	40	100		2,640
132 Actual Front Feet, 0.55 Total Acres Total Est. Land Value =								5,280

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

(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
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Other Additions/Adjustments	Rate	Size	Cost
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(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	2400	24,312
Mechanical Doors	350.00	2	700

County Multiplier = 1.38 =>	Cost New =	31,205
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Phy/Ab.Phy/Func/Econ/Comb.%Good= 97/100/100/100/97.0, Depr.Cost = 30,268

ECF (424 - JENNINGS RESIDENTIAL) 0.600 => TCV of Bldg: 1 = 18,161

2018 Est. T.C.V. 009-363-004-00 = 23,441

Est. TCV/Total Floor Area = 0.00, Most recent sale 10/29/2010 for 5,500

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
11,900	11,900	11,900	11,167	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-200	0	234	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
11,700	11,700	11,700	11,401	11,401	0	

009-363-006-00 2018 Est. T.C.V. HILL PAMELA J LIVING TRUST
 Property Class: 401 9867 W POPLAR ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LAKE ACCESS	180.00	152.00	1.0000	1.0000	400	100		72,000
180 Actual Front Feet, 0.63 Total Acres Total Est. Land Value =								72,000

Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE Cls C-5 Blt 2003

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 2280 SF Floor Area = 2280 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	56.39	-7.47	0.00	2280	111,538

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) Deck/Balcony

Treated Wood,Standard	6.47	384	2,484
Treated Wood,Standard	19.24	16	308

(17) Garages

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

Base Cost	10.13	1152	11,670
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 => Cost New = 191,557

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 172,402
 ECF (424 - JENNINGS RESIDENTIAL) 0.600 => TCV of Bldg: 1 = 103,441

2018 Est. T.C.V. 009-363-006-00 = 175,441

Est. TCV/Total Floor Area = 76.95, Most recent sale 03/12/2010 for 84,900

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
87,700	87,700	87,700	63,235	2.10		
2018 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	1,327	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
87,700	87,700	87,700	64,562	64,562	64,562	

009-363-007-00	2018 Est. T.C.V.	ROMIG GERALD V III
Property Class: 402		447 S BLAIR ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LAKE ACCESS	205.00	220.00	1.0000	1.0000	400	100		82,000
205 Actual Front Feet, 1.03 Total Acres Total Est. Land Value =								82,000

2018 Est. T.C.V. 009-363-007-00 = 82,000

Est. TCV/Total Floor Area = 35.96, Most recent sale 12/20/2007 for 0

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
41,000	41,000	41,000	24,018	2.10			
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	504	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
41,000	41,000	41,000	24,522	24,522	24,522		

009-364-001-00	2018 Est. T.C.V.	SUNDELL LEON F
Property Class: 401		9902 W WALNUT ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A>	Base	Lot	Rate		1000	100		1,000
66 Actual Front Feet, 0.25 Total Acres								Total Est. Land Value = 1,000

Cost Est. for Res. Bldg: 1 Single Family HUD Cls D Blt 1992

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1280 SF Floor Area = 1280 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Piers	46.12	-11.42	0.66	1280	45,261

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

3 Fixture Bath 1650.00 1 1,650

(14) Water/Sewer

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

(17) Garages

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

Base Cost 14.18 768 10,890

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

Base Cost 9.61 960 9,226

Mechanical Doors 325.00 1 325

County Multiplier = 1.38 =>

Cost New = 98,872

Phy/Ab.Phy/Func/Econ/Comb.%Good= 76/100/100/100/76.0, Depr.Cost = 75,143

ECF (424 - JENNINGS RESIDENTIAL) 0.400 => TCV of Bldg: 1 = 30,057

2018 Est. T.C.V. 009-364-001-00 = 31,057

Est. TCV/Total Floor Area = 24.26, Most recent sale 02/19/2016 for 0

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
15,500	15,500	15,500	14,394	2.10		
2018 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	302	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
15,500	15,500	15,500	14,696	14,696	14,696	

009-364-002-00 2018 Est. T.C.V. HELMER JESSE N
 Property Class: 401 S BLAIR ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS
 * Factors * LOTS 2 3 & 4
 Description Frontage Depth Front Depth Rate %Adj. Reason Value
 <Site Value A> Base Lot Rate 1000 100 1,000
 <Site Value A> Base Lot Rate 1000 100 1,000
 <Site Value A> Base Lot Rate 1000 100 1,000
 198 Actual Front Feet, 0.72 Total Acres Total Est. Land Value = 3,000

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 1930

(11) Heating System: Space Heater
 Ground Area = Size for Rates = 528 SF Floor Area = 528 SF.
 Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost
 1 Story Siding Basement 57.50 0.00 -1.89 528 29,362

Other Additions/Adjustments Rate Size Cost

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

(16) Porches
 CCP (1 Story), Standard 45.00 32 1,440

County Multiplier = 1.38 => Cost New = 48,434

Phy/Ab.Phy/Func/Econ/Comb.%Good= 50/100/100/100/50.0, Depr.Cost = 24,217
 ECF (424 - JENNINGS RESIDENTIAL) 0.350 => TCV of Bldg: 1 = 8,476

2018 Est. T.C.V. 009-364-002-00 = 11,476

Est. TCV/Total Floor Area = 21.73

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
5,700	5,700	5,700	5,700	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	
5,700	5,700	5,700	5,819	5,700	0	

009-364-005-00	2018 Est. T.C.V.	BAIRD BONNIE
Property Class: 402		W BLAIR ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A>	Base	Lot	Rate		1000	100		1,000
66 Actual Front Feet,	0.25	Total Acres			Total Est.		Land Value =	1,000

2018 Est. T.C.V. 009-364-005-00 = 1,000

Est. TCV/Total Floor Area = 1.89, Most recent sale 01/16/2015 for 1,500

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
500	500	500	500	2.10			
2018	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	0	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
500	500	500	510	500	0		

009-364-006-00	2018 Est. T.C.V.	HELMER JESSE N
Property Class: 401		9852 W WALNUT ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 1.CROOKED LAKE AREA

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP E 400/FF	363.00	397.00	1.0000	1.0000	400	100		145,200
363 Actual Front Feet, 3.31 Total Acres								Total Est. Land Value = 145,200

Cost Est. for Res. Bldg: 1	Single Family	TRI		Cls	C-5	Blt	1977
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(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 2000 SF Floor Area = 3000 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
Tri-Level	Siding	Basement	70.90	0.00	0.00	1802	127,762
Tri-Level	Siding	Crawl Space	70.90	-3.87	0.00	198	13,272

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

Treated Wood, Standard	9.52	64	609
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County Multiplier = 1.38 =>	Cost New =	210,454
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Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0,	Depr.Cost =	126,273
ECF (402R - CROOKED LAKE RESIDENTIAL) 1.350 => TCV of Bldg: 1 =		170,468

2018 Est. T.C.V. 009-364-006-00	=	315,668
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Est. TCV/Total Floor Area = 105.22

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
151,500	151,500	151,500	85,848	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	6,300	0	1,802	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
157,800	157,800	157,800	87,650	87,650	87,650	

009-365-001-00	2018 Est. T.C.V.	MARTIN DARRIN
Property Class: 402		W POPLAR ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
66 Actual Front Feet, 0.25 Total Acres							Total Est. Land Value =	1,000

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

2018 Est. T.C.V. 009-365-001-00 = 1,475

Est. TCV/Total Floor Area = 0.49, Most recent sale 02/01/2003 for 1,850

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
700	700	700	700	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	
700	700	700	714	700	0	

009-365-002-00	2018 Est. T.C.V.	INDIAN LAKES L C
Property Class: 402		W POPLAR ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
JENNINGS B TYPE	264.00	165.00	1.0000	1.0000	20	100		5,280
264 Actual Front Feet, 1.00 Total Acres Total Est. Land Value =								5,280

2018 Est. T.C.V. 009-365-002-00 = 5,280

Est. TCV/Total Floor Area = 1.76

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
2,600	2,600	2,600	2,529	2.10			
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	53	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
2,600	2,600	2,600	2,582	2,582	0		

009-365-006-00	2018 Est. T.C.V.	FROST LEOTA H TRUST
Property Class: 402		W POPLAR ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A>	Base	Lot	Rate		1000	100		1,000
66 Actual Front Feet,	0.25	Total Acres			Total Est.	Land Value =		1,000

2018 Est. T.C.V. 009-365-006-00 = 1,000

Est. TCV/Total Floor Area = 0.33

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
500	500	500	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	
500	500	500	510	500	0	

009-365-007-00 2018 Est. T.C.V. FROST LEOTA H TRUST
 Property Class: 401 9902 W POPLAR ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
66 Actual Front Feet, 0.25 Total Acres Total Est. Land Value =								1,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Metal Prefab	8.25	1.00	46	45	171
Total Estimated Land Improvements True Cash Value =					171

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

(11) Heating System: Space Heater

Ground Area = Size for Rates = 680 SF Floor Area = 680 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	53.33	-9.36	-1.89	680	28,614

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

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

(16) Porches

CCP (1 Story), Standard	31.88	64	2,040
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County Multiplier = 1.38 => Cost New = 48,231

Phy/Ab.Phy/Func/Econ/Comb.%Good= 56/100/100/100/56.0, Depr.Cost = 27,009
 ECF (424 - JENNINGS RESIDENTIAL) 0.400 => TCV of Bldg: 1 = 10,804

2018 Est. T.C.V. 009-365-007-00 = 11,975

Est. TCV/Total Floor Area = 17.61

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
5,300	5,300	5,300	5,300	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	700	0	111	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
6,000	6,000	6,000	5,411	5,411	0	

009-366-001-00 2018 Est. T.C.V. HILL THERESA L & ELLIS SUNSHINE R
 Property Class: 401 10022 W WALNUT ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
66 Actual Front Feet, 0.24 Total Acres Total Est. Land Value = 1,000								

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	210	45	282
Total Estimated Land Improvements True Cash Value =					282

Cost Est. for Res. Bldg: 1 Single Family 1.25S CIs D Blt 1952

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 960 SF Floor Area = 1200 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25	Story Siding	Slab	56.65	-9.55	0.83	960	46,013

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1235.00	1	1,235
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County Multiplier = 1.38 => Cost New = 71,854

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 43,112
 ECF (424 - JENNINGS RESIDENTIAL) 0.400 => TCV of Bldg: 1 = 17,245

2018 Est. T.C.V. 009-366-001-00 = 18,527

Est. TCV/Total Floor Area = 15.44

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
8,200	8,200	8,200	8,200	2.10		
2018 New	Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	1,100	0	0	0	172	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
9,300	9,300	9,300	8,372	8,372	8,372	

009-366-002-00 2018 Est. T.C.V. HILL PAMELA J LIVING TRUST
 Property Class: 401 524 S LA CHANCE RD
 Map #: LAKE TOWNSHIP Lake City, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

* Factors *

Description Frontage Depth Front Depth Rate %Adj. Reason Value
 <Site Value A> Base Lot Rate 1000 100 1,000
 66 Actual Front Feet, 0.24 Total Acres Total Est. Land Value = 1,000

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	30	45	40
Shed: Wood Frame	6.45	1.00	496	35	1,120
Total Estimated Land Improvements True Cash Value =					1,160

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls D Blt 1910

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1375 SF Floor Area = 1938 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Basement	58.03	0.00	0.98	1125	66,386
1	Story Siding	Crawl Space	45.51	-7.72	0.66	250	9,613

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

Average Fixture(s) 525.00 1 525

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance 1235.00 1 1,235

(16) Porches

WGEP (1 Story), Standard 54.82 48 2,631

(17) Garages

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

Base Cost 17.03 616 10,490

County Multiplier = 1.38 =>

Cost New = 131,342

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, Depr.Cost = 72,238

ECF (424 - JENNINGS RESIDENTIAL) 0.400 => TCV of Bldg: 1 = 28,895

2018 Est. T.C.V. 009-366-002-00 = 31,055

Est. TCV/Total Floor Area = 16.02

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
13,700	13,700	13,700	13,700	2.10	
2018 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	1,800	0	0	287	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
15,500	15,500	15,500	13,987	13,987	0

009-366-003-00	2018 Est. T.C.V.	HILL PAMELA J LIVING TRUST
Property Class: 401		512 S LA CHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A>	Base	Lot	Rate		1000	100		1,000
66 Actual Front Feet, 0.24 Total Acres								Total Est. Land Value = 1,000

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 1890

(11) Heating System: Space Heater

Ground Area = Size for Rates = 1340 SF Floor Area = 1340 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	45.74	-8.79	-1.89	1340	46,980

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

Average Fixture(s) 525.00 1 525

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance 1235.00 1 1,235

(16) Porches

CSEP (1 Story), Standard 34.00 90 3,060
CCP (1 Story), Standard 22.18 164 3,638
CGEP (1 Story), Standard 35.38 136 4,812

County Multiplier = 1.38 => Cost New = 89,072

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, Depr.Cost = 48,989
ECF (424 - JENNINGS RESIDENTIAL) 0.400 => TCV of Bldg: 1 = 19,596

2018 Est. T.C.V. 009-366-003-00 = 20,596

Est. TCV/Total Floor Area = 15.37, Most recent sale 02/19/2004 for 20,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
9,100	9,100	9,100	9,100	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	1,200	0	191	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
10,300	10,300	10,300	9,291	9,291	0	

009-366-004-00 2018 Est. T.C.V. WALKER BARBARA ANN
 Property Class: 401 500 S LA CHANCE RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS
 * Factors * LOT 4 & 5
 Description Frontage Depth Front Depth Rate %Adj. Reason Value
 <Site Value A> Base Lot Rate 1000 100 1,000
 <Site Value A> Base Lot Rate 1000 100 1,000
 132 Actual Front Feet, 0.48 Total Acres Total Est. Land Value = 2,000

Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE Cls D Blt 2001

(11) Heating System: Forced Air w/ Ducts
 Ground Area = Size for Rates = 1456 SF Floor Area = 1456 SF.
 Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost
 1 Story Siding Crawl Space 45.06 -7.60 0.66 1456 55,503

Other Additions/Adjustments Rate Size Cost

(13) Plumbing
 Average Fixture(s) 525.00 1 525

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

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

(16) Porches
 WCP (1 Story), Standard 26.12 104 2,716

(17) Garages
 Class:D Exterior: Siding Foundation: 18 Inch (Unfinished)
 Base Cost 19.23 384 7,384
 Mechanical Doors 325.00 1 325
 No Floor Deduction -3.00 394 -1,182
 Class:D Exterior: Siding Foundation: 18 Inch (Finished)
 Base Cost 21.34 453 9,667

County Multiplier = 1.38 => Cost New = 112,220

Phy/Ab.Phy/Func/Econ/Comb.%Good= 86/100/100/100/86.0, Depr.Cost = 96,509
 ECF (424 - JENNINGS RESIDENTIAL) 0.600 => TCV of Bldg: 1 = 57,905

2018 Est. T.C.V. 009-366-004-00 = 59,905
 Est. TCV/Total Floor Area = 41.14, Most recent sale 08/12/2013 for 43,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
30,000	30,000	30,000	21,385	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	449	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
30,000	30,000	30,000	21,834	21,834	21,834	

009-366-006-00	2018 Est. T.C.V.	GROESSER GREG L & PATRICIA A
Property Class: 402		S CRAPO ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A>	Base	Lot	Rate		1000	50	1/2 OF LOT	500
66 Actual Front Feet,	0.12	Total Acres			Total Est.		Land Value =	500

2018 Est. T.C.V. 009-366-006-00 = 500

Est. TCV/Total Floor Area = 0.34

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
300	300	300	300	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	0		0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
300	300	300	306	300	300	

009-366-006-50	2018 Est. T.C.V.	GROESSER GREG L & PATRICIA A
Property Class: 402		S LA CHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A>	Base	Lot	Rate		1000	50	1/2 OF LOT 6	500
79 Actual Front Feet,	0.12	Total Acres					Total Est. Land Value =	500

2018 Est. T.C.V. 009-366-006-50 = 500

Est. TCV/Total Floor Area = 0.34

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
300	300	300	300	2.10			
2018	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	0	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
300	300	300	306	300	300		

009-366-007-00 2018 Est. T.C.V. GROESSER GREG L & PATRICIA A
 Property Class: 401 499 S CRAPO ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
66 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	1,000

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls D Blt 1939

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 656 SF Floor Area = 984 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Crawl Space	68.59	-9.45	0.98	656	39,439

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1235.00	1	1,235
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(16) Breezeways

Frame Wall,Unfinished	22.25	84	1,869
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(17) Garages

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

Base Cost	16.70	528	8,818
Mechanical Doors	325.00	2	650

County Multiplier = 1.38 => Cost New = 78,426

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 47,056

Separately Depreciated Items:

Unit-in-Place Cost Items:

ROOF STRUCT. (SQ FT)	3.97	240	953
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County Multiplier = 1.38 => Cost New = 1,315

Phy/Ab.Phy/Func/Econ/Comb.%Good= 71/100/100/100/71.0, Depr.Cost = 934

Total Depreciated Cost = 47,989

ECF (424 - JENNINGS RESIDENTIAL) 0.400 => TCV of Bldg: 1 = 19,196

2018 Est. T.C.V. 009-366-007-00 = 20,196

Est. TCV/Total Floor Area = 20.52, Most recent sale 07/01/2001 for 65,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
8,900	8,900	8,900	8,900	2.10		
2018	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	1,200	0	0	186	0	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
10,100	10,100	10,100	9,086	9,086	9,086	

009-366-008-00	2018 Est. T.C.V.	GROESSER GREG L & PATRICIA A
Property Class: 402		S CRAPO ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A>	Base	Lot	Rate		1000	100		1,000
66 Actual Front Feet,	0.00	Total Acres			Total Est.	Land Value =		1,000

2018 Est. T.C.V. 009-366-008-00 = 1,000

Est. TCV/Total Floor Area = 1.02

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
500	500	500	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	
500	500	500	510	500	500	

009-366-009-00 2018 Est. T.C.V. HILL THERESA L & ELLIS SUNSHINE J/T
 Property Class: 401 S CRAPO ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
66 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	1,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	8.46	1.00	144	45	548
Total Estimated Land Improvements True Cash Value =					548

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

Phy/Ab.Phy/Func/Econ/Comb.%Good= 61/100/100/100/61.0, Depr.Cost = 0

Separately Depreciated Items:

(17) Garages

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

Base Cost	15.60	612	9,547
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County Multiplier = 1.38 => Cost New = 13,175

Phy/Ab.Phy/Func/Econ/Comb.%Good= 51/100/100/100/51.0, Depr.Cost = 6,719

Total Depreciated Cost = 6,719

ECF (424 - JENNINGS RESIDENTIAL) 0.500 => TCV of Bldg: 1 = 3,360

2018 Est. T.C.V. 009-366-009-00 = 4,908

Est. TCV/Total Floor Area = 0.00

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
2,500	2,500	2,500	2,500	2.10

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

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

009-366-010-00	2018 Est. T.C.V.	HILL THERESA L & ELLIS SUNSHINE J/T
Property Class: 401		W WALNUT ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A>	Base Lot Rate				1000	100		1,000
66 Actual Front Feet, 0.24 Total Acres					Total Est. Land Value =			1,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	8.04	1.00	175	45	633
Total Estimated Land Improvements True Cash Value =					633

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

Other Additions/Adjustments	Rate	Size	Cost

(17) Garages

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

Base Cost	12.81	960	12,298
Mechanical Doors	325.00	1	325

County Multiplier = 1.38 => Cost New = 17,419

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 11,322

Separately Depreciated Items:

Unit-in-Place Cost Items:

ROOF STRUCT. (SQ FT)	3.97	232	921
County Multiplier = 1.38 =>		Cost New =	1,271
Phy/Ab.Phy/Func/Econ/Comb.%Good= 95/100/100/100/95.0,		Depr.Cost =	1,207

Total Depreciated Cost = 12,530

ECF (424 - JENNINGS RESIDENTIAL) 0.500 => TCV of Bldg: 1 = 6,265

2018 Est. T.C.V. 009-366-010-00 = 7,898

Est. TCV/Total Floor Area = 0.00

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
3,900	3,900	3,900	3,700	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	77	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
3,900	3,900	3,900	3,777	3,777	3,777	

009-367-001-00 2018 Est. T.C.V. PITT JOSEPH A
 Property Class: 402 S CRAPO ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
<Site Value A> Base Lot Rate					1000	100		1,000
132 Actual Front Feet, 0.48 Total Acres Total Est. Land Value =								2,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	9.83	1.00	192	50	943
Total Estimated Land Improvements True Cash Value =					943

Cost Est. for Res. Bldg: 1 Single Family GRG Cls C Blt 2010

(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

(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	2588	26,216
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 => Cost New = 33,350

Phy/Ab.Phy/Func/Econ/Comb.%Good= 96/100/100/100/96.0, Depr.Cost = 32,016

ECF (424 - JENNINGS RESIDENTIAL) 0.600 => TCV of Bldg: 1 = 19,209

2018 Est. T.C.V. 009-367-001-00 = 22,152

Est. TCV/Total Floor Area = 0.00, Most recent sale 10/18/2013 for 12,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
11,100	11,100	11,100	7,813	2.10		
2018 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	164	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
11,100	11,100	11,100	7,977	7,977	7,977	

009-367-003-00 2018 Est. T.C.V. HILL PAMELA J LIVING TRUST
 Property Class: 401 S CRAPO ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
<Site Value A> Base Lot Rate					1000	100		1,000
132 Actual Front Feet, 0.48 Total Acres Total Est. Land Value =								2,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Metal Prefab	6.81	1.00	192	35	458
Shed: Metal Prefab	7.34	1.00	120	35	308
Total Estimated Land Improvements True Cash Value =					766

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

Unit	Exterior	Roof	Rate	Heat/Roof	Ext.(%)	Size	Cost
Other Additions/Adjustments							
Addition/Crawl			30.25			360	10,890
Addition/Crawl			30.25			360	10,890
(9) Foundation							
Foundation Wall: Concrete			7.13			0	0
(14) Water/Sewer							
Well, 50 Feet			1575.00			1	1,575
1000 Gal Septic			2720.00			1	2,720

County Multiplier = 1.38 => Cost New = 35,984

Phy/Ab.Phy/Func/Econ/Comb.%Good= 35/100/100/100/35.0, Depr.Cost = 12,594
 ECF (424 - JENNINGS RESIDENTIAL) 0.400 => TCV of Bldg: 1 = 5,038

2018 Est. T.C.V. 009-367-003-00 = 7,804

Est. TCV/Total Floor Area = 10.84, Most recent sale 09/01/2002 for 5,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
3,900	3,900	3,900	3,743	2.10		
2018 New Eq. Adjustment Loss Additions Tax Adjustment Losses						
0	0	0	0	78	0	0
2018 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT						
3,900	3,900	3,900	3,821	3,821	0	0

009-367-005-00	2018 Est. T.C.V.	LAKE TOWNSHIP
Property Class: 700		S CRAPO ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A>	Base	Lot	Rate		1000	100		1,000
66 Actual Front Feet,	0.24	Total Acres			Total Est.	Land Value =		1,000

2018 Est. T.C.V. 009-367-005-00 = 0

Est. TCV/Total Floor Area = 0.00

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

009-367-006-00	2018 Est. T.C.V.	HILL PAMELA J LIVING TRUST
Property Class: 402		S BALDWIN ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A>	Base	Lot	Rate		1000	50	WEST 1/2 OF LOT	500
66 Actual Front Feet,	0.12	Total Acres			Total Est.		Land Value =	500

2018 Est. T.C.V. 009-367-006-00 = 500

Est. TCV/Total Floor Area = 0.69

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
300	300	300	300	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	0		0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
300	300	300	306	300	0	

009-367-006-50 2018 Est. T.C.V. HILL PAMELA J LIVING TRUST
 Property Class: 401 499 S BALDWIN ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
<Site Value A> Base Lot Rate					1000	100		1,000
132 Actual Front Feet, 0.36 Total Acres Total Est. Land Value =								2,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Metal Prefab	9.61	1.00	64	45	277
Total Estimated Land Improvements True Cash Value =					277

< Cost Estimates for Res. Building: 1 Mobile Home Class: Average Quality >

(11) Heating System: Forced Warm Air

Unit	Exterior	Roof	Rate	Heat/Roof	Ext.(%)	Size	Cost
BaseUnit	Ribbed	Metal	34.46	0.00	-6	980	31,745

Other Additions/Adjustments	Rate	Size	Cost
Addition/Crawl	37.50	168	6,300

(2) Skirting			
Metal/Vinyl	5.70	168	958

(9) Foundation			
Foundation Wall: Concrete	6.92	0	0

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

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

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

(16) Deck/Balcony			
Treated Wood,Standard	7.70	96	739

County Multiplier = 1.38 => Cost New = 63,206

Phy/Ab.Phy/Func/Econ/Comb.%Good= 47/100/100/100/47.0, Depr.Cost = 29,707
ECF (424 - JENNINGS RESIDENTIAL) 0.400 => TCV of Bldg: 1 = 11,883

2018 Est. T.C.V. 009-367-006-50 = 14,160

Est. TCV/Total Floor Area = 12.33

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
7,100	7,100	7,100	7,100	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	
7,100	7,100	7,100	7,249	7,100	0	

009-367-008-00	2018 Est. T.C.V.	HILL PAMELA J LIVING TRUST
Property Class: 401		S BALDWIN ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A>	Base	Lot	Rate		1000	100		1,000
66 Actual Front Feet, 0.24 Total Acres								Total Est. Land Value = 1,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	0.2	95	190
Total Estimated Land Improvements True Cash Value =					190

2018 Est. T.C.V. 009-367-008-00 = 1,190

Est. TCV/Total Floor Area = 1.04

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
600	600	600	600	2.10		
2018	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	0	0	0	0	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
600	600	600	612	600	0	

009-367-009-00	2018 Est. T.C.V.	MANNING MICHELE ETAL
Property Class: 402		S BALDWIN ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS
 * Factors * LOTS #9&10

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
<Site Value A> Base Lot Rate					1000	100		1,000
132 Actual Front Feet, 0.48 Total Acres Total Est. Land Value =								2,000

2018 Est. T.C.V. 009-367-009-00		=	2,000
Est. TCV/Total Floor Area =	1.74		
2017 Assessed	MBOR	S.E.V.	Base for Cap C.P.I.
1,000	1,000	1,000	1,000 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
1,000	1,000	1,000	1,021 1,000 0

009-368-001-00	2018 Est. T.C.V.	TODD MARY E LE
Property Class: 402		N CRAPO ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A>	Base	Lot	Rate		1000	100		1,000
66 Actual Front Feet,	0.24	Total Acres			Total Est.	Land Value =		1,000

2018 Est. T.C.V. 009-368-001-00 = 1,000

Est. TCV/Total Floor Area = 0.87

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
500	500	500	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	
500	500	500	510	500	500	

009-368-002-00 2018 Est. T.C.V. TODD MARY E LE
 Property Class: 401 436 S CRAPO ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
66 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	1,000

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D-10 Blt 1900

(11) Heating System: Wall/Floor Furnace

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Piers	41.43	-10.25	-0.70	1292	39,380

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

(14) Water/Sewer

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

(16) Porches

WSEP (1 Story), Shallow	23.44	126	2,953
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County Multiplier = 1.38 => Cost New = 64,347

Phy/Ab.Phy/Func/Econ/Comb.%Good= 50/100/100/100/50.0, Depr.Cost = 32,174
 ECF (424 - JENNINGS RESIDENTIAL) 0.350 => TCV of Bldg: 1 = 11,261

2018 Est. T.C.V. 009-368-002-00 = 12,261

Est. TCV/Total Floor Area = 9.49

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
6,100	6,100	6,100	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	
6,100	6,100	6,100	2,050	2,050	2,050	

009-368-003-00	2018 Est. T.C.V.	HOOKER RAYMOND D & MARY L
Property Class: 402		N CRAPO ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A>	Base	Lot	Rate		1000	100		1,000
66 Actual Front Feet,	0.24	Total Acres			Total Est.	Land Value =		1,000

2018 Est. T.C.V. 009-368-003-00 = 1,000

Est. TCV/Total Floor Area = 0.77

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
500	500	500	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	
500	500	500	510	500	500	

009-368-004-00 2018 Est. T.C.V. HOOKER RAYMOND D & MARY L
 Property Class: 401 412 S CRAPO ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
66 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	1,000

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

Unit	Exterior	Roof	Rate	Heat/Roof	Ext.(%)	Size	Cost
BaseUnit	Siding	Comp.Shingle	38.35	1.21	0	1120	44,307

Other Additions/Adjustments	Rate	Size	Cost
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(2) Skirting Metal/Vinyl	5.43	172	934
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(9) Foundation Foundation Wall: Concrete	7.13	0	0
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(13) Plumbing 2 Fixture Bath	810.00	1	810
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(14) Water/Sewer Well, 50 Feet	1575.00	1	1,575
1000 Gal Septic	2720.00	1	2,720

County Multiplier = 1.38 => Cost New = 69,478

Phy/Ab.Phy/Func/Econ/Comb.%Good= 48/100/100/100/48.0, Depr.Cost = 33,349
 ECF (424 - JENNINGS RESIDENTIAL) 0.400 => TCV of Bldg: 1 = 13,340

2018 Est. T.C.V. 009-368-004-00 = 14,340

Est. TCV/Total Floor Area = 12.80

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
7,200	7,200	7,200	7,200	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
7,200	7,200	7,200	7,351	7,200	7,200	

009-368-005-00	2018 Est. T.C.V.	KINYON BRANDI
Property Class: 401		408 S CRAPO ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS
 * Factors *
 Description Frontage Depth Front Depth Rate %Adj. Reason Value
 <Site Value A> Base Lot Rate 1000 100 1,000
 66 Actual Front Feet, 0.24 Total Acres Total Est. Land Value = 1,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000
 Description Rate CountyMult. Size %Good Cash Value
 Shed: Wood Frame 6.98 1.00 312 94 2,047
 Total Estimated Land Improvements True Cash Value = 2,047

Cost Est. for Res. Bldg: 1 Single Family 1S C1s D B1t 1900

(11) Heating System: Forced Air w/ Ducts
 Ground Area = Size for Rates = 1113 SF Floor Area = 1113 SF.
 Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost
 1 Story Siding Crawl Space 47.42 -8.18 0.66 1113 44,409

Other Additions/Adjustments Rate Size Cost

(13) Plumbing
 Average Fixture(s) 525.00 1 525

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

(15) Built-Ins & Fireplaces
 Appliance Allowance 1235.00 1 1,235
 Fireplace: Wood Stove 950.00 1 950

(16) Porches
 WCP (1 Story), Standard 24.20 120 2,904

(16) Deck/Balcony
 Treated Wood, Standard 7.11 128 910

County Multiplier = 1.38 => Cost New = 76,214

Notes: 2015: NEW METAL ROOF IN 2014, SEPTIC AND DRAINFIELD NEW IN 2010, NEWER WINDOWS AND FLOORING

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 45,729
 ECF (424 - JENNINGS RESIDENTIAL) 0.400 => TCV of Bldg: 1 = 18,291

2018 Est. T.C.V. 009-368-005-00	=	21,338
Est. TCV/Total Floor Area = 19.17, Most recent sale 09/16/2015 for 30,000		
2017 Assessed MBOR S.E.V. Base for Cap C.P.I.		
9,500 9,500 9,500 9,500 2.10		
2018 New Eq. Adjustment Loss Additions Tax Adjustment Losses		
0 1,200 0 0 199 0		
2018 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT		
10,700 10,700 10,700 9,699 9,699 9,699		

009-368-006-00 2018 Est. T.C.V. THOMAS SCOTT RICHRD & JEAN M ET AL
 Property Class: 401 10101 W POPLAR ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
66 Actual Front Feet, 0.24 Total Acres Total Est. Land Value =								1,000

Cost Est. for Res. Bldg: 1 Single Family HUD Cls D Blt 1996

(11) Heating System: Forced Air w/ Ducts

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Piers	47.18	-11.79	0.66	1140	41,097

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

3 Fixture Bath 1650.00 1 1,650

(14) Water/Sewer

Well, 100 Feet 2425.00 1 2,425

1000 Gal Septic 2720.00 1 2,720

(15) Built-Ins & Fireplaces

Appliance Allowance 1235.00 1 1,235

County Multiplier = 1.38 => Cost New = 67,795

Notes: 1996 DUTCH

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 54,236

ECF (424 - JENNINGS RESIDENTIAL) 0.400 => TCV of Bldg: 1 = 21,694

2018 Est. T.C.V. 009-368-006-00 = 22,694

Est. TCV/Total Floor Area = 19.91, Most recent sale 02/26/2002 for 5,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
11,300	11,300	11,300	7,813	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	164	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
11,300	11,300	11,300	7,977	7,977	7,977	

009-368-007-00 2018 Est. T.C.V. HELMER JESSE & MAXINE
 Property Class: 401 10111 W POPLAR ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS
 * Factors * LOTS 7 & 8
 Description Frontage Depth Front Depth Rate %Adj. Reason Value
 <Site Value A> Base Lot Rate 1000 100 1,000
 <Site Value A> Base Lot Rate 1000 100 1,000
 132 Actual Front Feet, 0.48 Total Acres Total Est. Land Value = 2,000

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

Unit	Exterior	Roof	Rate	Heat/Roof	Ext.(%)	Size	Cost
BaseUnit	Ribbed	Metal	33.51	-0.79	-5	840	26,077
Other Additions/Adjustments			Rate			Size	Cost
	Addition/Crawl		33.75			272	9,180
	Free Standing Roof		4.35			1152	5,011
(2) Skirting							
	Metal/Vinyl		5.60			148	829
(9) Foundation							
	Foundation Wall: Concrete		7.28			0	0
(14) Water/Sewer							
	Well, 50 Feet			1575.00		1	1,575
	1000 Gal Septic			2720.00		1	2,720
(16) Porches							
	CCP (1 Story), Standard		35.76			48	1,716
(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 = 78,847
Phy/Ab.Phy/Func/Econ/Comb.%Good= 35/100/100/100/35.0, Depr.Cost = 27,597							
ECF (424 - JENNINGS RESIDENTIAL) 0.400 => TCV of Bldg: 1 = 11,039							

< Cost Estimates for Res. Building: 2 Mobile Home Class: Fair Quality >
 (11) Heating System: Wall Furnace

Unit	Exterior	Roof	Rate	Heat/Roof	Ext.(%)	Size	Cost
BaseUnit	Ribbed	Metal	33.99	-0.79	-5	780	24,570
Other Additions/Adjustments			Rate			Size	Cost
	Free Standing Roof		4.35			780	3,393
(2) Skirting							
	Metal/Vinyl		5.60			154	862
(9) Foundation							
	Foundation Wall: Concrete		7.28			0	0
County Multiplier = 1.38 =>							Cost New = 39,780
Phy/Ab.Phy/Func/Econ/Comb.%Good= 35/100/100/100/35.0, Depr.Cost = 13,923							
ECF (424 - JENNINGS RESIDENTIAL) 0.400 => TCV of Bldg: 2 = 5,569							

2018 Est. T.C.V. 009-368-007-00 = 18,608						
Est. TCV/Total Floor Area = 9.84						
2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
9,300	9,300	9,300	9,300	2.10		
2018	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
9,300	9,300	9,300	9,495	9,300	0	

009-368-009-00	2018 Est. T.C.V.	SPANGENBERG BRIAN D
Property Class: 402		S BALDWIN ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A>	Base	Lot	Rate		1000	100		1,000
66 Actual Front Feet,	0.24	Total Acres			Total Est.		Land Value =	1,000

2018 Est. T.C.V. 009-368-009-00 = 1,000

Est. TCV/Total Floor Area = 0.53

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
500	500	500	500	2.10		
2018	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	0	0	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
500	500	500	510	500	0	

009-368-010-00 2018 Est. T.C.V. SPANGENBERG BRIAN D
 Property Class: 401 423 S BALDWIN ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
66 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	1,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	8.79	1.00	120	94	991
Total Estimated Land Improvements True Cash Value =					991

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

(11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 916 SF Floor Area = 916 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	49.44	-9.66	0.48	916	36,878

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

Average Fixture(s) 525.00 1 525

(14) Water/Sewer

Well, 50 Feet 1575.00 1 1,575

1000 Gal Septic 2720.00 1 2,720

(16) Porches

CCP (1 Story), Standard 29.75 75 2,231

CCP (1 Story), Standard 28.31 90 2,548

County Multiplier = 1.38 => Cost New = 64,139

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 41,690

ECF (424 - JENNINGS RESIDENTIAL) 0.500 => TCV of Bldg: 1 = 20,845

2018 Est. T.C.V. 009-368-010-00 = 22,836

Est. TCV/Total Floor Area = 24.93

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
11,400	11,400	11,400	10,383	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	218	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
11,400	11,400	11,400	10,601	10,601	0	

009-368-012-00	2018 Est. T.C.V.	KANOUSE JACK D
Property Class: 402		S BALDWIN ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A>	Base	Lot	Rate		1000	100		1,000
66 Actual Front Feet,	0.24	Total Acres			Total Est.		Land Value =	1,000

2018 Est. T.C.V. 009-368-012-00 = 1,000

Est. TCV/Total Floor Area = 1.41, Most recent sale 09/05/2007 for 0

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
500	500	500	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		
500	500	500	510	500	0		

009-369-004-00	2018 Est. T.C.V.	COLECCHIO BRETT
Property Class: 401		424 S LA CHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
66 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	1,000

Cost Est. for Res. Bldg: 1	Single Family	1S		Cls D	Blt 1946
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(11) Heating System: Forced Air w/ Ducts

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

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

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

Average Fixture(s) 525.00 1 525

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance 1235.00 1 1,235

County Multiplier = 1.38 => Cost New = 46,831

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 30,440

Separately Depreciated Items:

Square footage # 1 is depreciated at 71 %Good...	Base Cost Was =	27,880
County Multiplier = 1.38 =>	Cost New =	38,475
Phy/Ab.+hy/Func/Econ/Comb.%Good= 6/100/100/100/6.0,	Depr.Cost =	2,308
ECF (424 - JENNINGS RESIDENTIAL) 0.500 => TCv of Bldg: 1 =		16,374

2018 Est. T.C.V. 009-369-004-00 = 17,374

Est. TCv/Total Floor Area = 27.84, Most recent sale 11/30/2016 for 21,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
8,700	8,700	8,700	8,700	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	
8,700	8,700	8,700	8,882	8,700	0	

009-369-005-00	2018 Est. T.C.V.	NELSON RAYMOND
Property Class: 401		412 S LA CHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
66 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	1,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

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

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1016 SF Floor Area = 1016 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	48.31	-8.38	0.66	1016	41,239

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

Average Fixture(s) 525.00 1 525

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

County Multiplier = 1.38 => Cost New = 66,577

Phy/Ab.Phy/Func/Econ/Comb.%Good= 66/100/100/100/66.0, Depr.Cost = 43,941
ECF (424 - JENNINGS RESIDENTIAL) 0.500 => TCV of Bldg: 1 = 21,971

2018 Est. T.C.V. 009-369-005-00 = 25,346

Est. TCV/Total Floor Area = 24.95

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
12,700	12,700	12,700	11,617	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	243	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
12,700	12,700	12,700	11,860	11,860	11,860	

009-369-006-00 2018 Est. T.C.V. LEE JAMES DAVID & DAWN MARIE
 Property Class: 401 S LA CHANCE RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
66 Actual Front Feet, 0.24 Total Acres Total Est. Land Value =								1,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	County	Mult.	Size	%Good	Cash Value
Shed: Metal Prefab	7.77	1.00		80	45	280
Total Estimated Land Improvements True Cash Value =						280

Cost Est. for Res. Bldg: 1 Single Family 1S C1s D B1t 1900

(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 Basement 47.07 0.00 0.66 1152 54,985

Other Additions/Adjustments Rate Size Cost

(13) Plumbing
 Average Fixture(s) 525.00 1 525

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

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

(16) Porches
 WCP (1 Story), Standard 24.20 120 2,904
 WGEF (1 Story), Standard 28.17 224 6,310

County Multiplier = 1.38 => Cost New = 96,951

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, Depr.Cost = 53,323
 ECF (424 - JENNINGS RESIDENTIAL) 0.400 => TCV of Bldg: 1 = 21,329

2018 Est. T.C.V. 009-369-006-00 = 22,609

Est. TCV/Total Floor Area = 19.63, Most recent sale 09/04/2008 for 4,900

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
10,000	10,000	10,000	10,000	2.10	
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,300	0	210	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
11,300	11,300	11,300	10,210	10,210	0

009-369-007-00 2018 Est. T.C.V. MINSHALL TERRI L
 Property Class: 401 W POPLAR ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
66 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	1,000

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D-10 Blt 1910

(11) Heating System: Space Heater

Ground Area = Size for Rates = 498 SF Floor Area = 498 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	52.74	-9.16	-1.70	498	20,856

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1235.00	1	1,235
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County Multiplier = 1.38 => Cost New = 37,138

Phy/Ab.Phy/Func/Econ/Comb.%Good= 50/100/100/100/50.0, Depr.Cost = 18,569
 ECF (424 - JENNINGS RESIDENTIAL) 0.350 => TCV of Bldg: 1 = 6,499

2018 Est. T.C.V. 009-369-007-00 = 7,499

Est. TCV/Total Floor Area = 15.06, Most recent sale 03/08/2007 for 3,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
3,700	3,700	3,700	2,992	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	62	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
3,700	3,700	3,700	3,054	3,054	0	

009-369-008-00 2018 Est. T.C.V. SPRAGUE PAUL ETAL
 Property Class: 401 411 S CRAPO ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
<Site Value A> Base Lot Rate					1000	100		1,000
132 Actual Front Feet, 0.48 Total Acres Total Est. Land Value =								2,000

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	48	56	86
Shed: Wood Frame	8.01	1.00	285	56	1,278
Total Estimated Land Improvements True Cash Value =					1,364

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

Unit	Exterior	Roof	Rate	Heat/Roof	Ext.(%)	Size	Cost
BaseUnit	Ribbed	Comp.Shingle	31.92	1.21	-5	840	26,489

Other Additions/Adjustments	Rate	Size	Cost
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(2) Skirting			
Metal/Vinyl	5.60	148	829

(9) Foundation			
Foundation Wall: Concrete	7.28	0	0

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

(16) Porches			
WCP (1 Story), Standard	35.06	48	1,683

County Multiplier = 1.38 =>	Cost New =	45,947
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Phy/Ab.Phy/Func/Econ/Comb.%Good= 35/100/100/100/35.0,	Depr.Cost =	16,082
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Separately Depreciated Items:

(17) Garages

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

Base Cost	20.12	384	7,726
County Multiplier = 1.38 =>	Cost New =		10,662
Phy/Ab.Phy/Func/Econ/Comb.%Good= 56/100/100/100/56.0,	Depr.Cost =		5,971

Total Depreciated Cost =	22,052
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ECF (424 - JENNINGS RESIDENTIAL)	0.400 => TCV of Bldg: 1 =	8,821
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2018 Est. T.C.V. 009-369-008-00	=	12,185
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Est. TCV/Total Floor Area = 14.51

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
6,100	6,100	6,100	6,100	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	
6,100	6,100	6,100	6,228	6,100	6,100	

009-369-010-00 2018 Est. T.C.V. SPRAGUE GEORGE D & MARY E
 Property Class: 401 S CRAPO ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

 Land Value Estimates for Land Table JEN .JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
66 Actual Front Feet, 0.24 Total Acres Total Est. Land Value =								1,000

 Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	7.60	1.00	216	20	328
Total Estimated Land Improvements True Cash Value =					328

 2018 Est. T.C.V. 009-369-010-00 = 1,328

Est. TCV/Total Floor Area = 1.58, Most recent sale 12/01/1996 for 1,500

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
700	700	700	700	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	
700	700	700	714	700	700	

009-369-011-00 2018 Est. T.C.V. HILL PAMELA J TRUST
Property Class: 401 10056 W ELM ST
Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS
* Factors * LOTS 11 & 12
Description Frontage Depth Front Depth Rate %Adj. Reason Value
<Site Value A> Base Lot Rate 1000 100 1,000
<Site Value A> Base Lot Rate 1000 100 1,000
132 Actual Front Feet, 0.48 Total Acres Total Est. Land Value = 2,000

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000
Description Rate CountyMult. Size %Good Cash Value
Shed: Wood Frame 10.72 1.00 140 61 915
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 = 1,390

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 1902

(11) Heating System: Forced Air w/ Ducts
Ground Area = Size for Rates = 1120 SF Floor Area = 1120 SF.
Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost
1 Story Siding Crawl Space 65.85 -9.49 0.00 1120 63,123

Other Additions/Adjustments Rate Size Cost

(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
Fireplace: Exterior 1 Story 3875.00 1 3,875

(16) Porches
CCP (1 Story), Standard 33.50 70 2,345

(16) Deck/Balcony
Treated Wood,Standard 19.24 16 308
Treated Wood,Standard 6.76 264 1,785

(17) Garages
Class:C Exterior: Siding Foundation: 18 Inch (Unfinished)
Base Cost 13.95 960 13,392
Mechanical Doors 350.00 2 700
Storage area over garage 3.95 480 1,896

County Multiplier = 1.38 => Cost New = 130,767

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 78,460
ECF (424 - JENNINGS RESIDENTIAL) 0.400 => TCv of Bldg: 1 = 31,384

2018 Est. T.C.V. 009-369-011-00 = 34,774

Est. TCv/Total Floor Area = 31.05, Most recent sale 07/27/2016 for 30,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
15,400	15,400	15,400	15,400	2.10			
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	2,000	0	0	323	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
17,400	17,400	17,400	15,723	15,723	0		

009-374-001-00 2018 Est. T.C.V. HILL RICKIE JR
Property Class: 401 448 S BAGLEY ST
Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS
* Factors *
Description Frontage Depth Front Depth Rate %Adj. Reason Value
<Site Value A> Base Lot Rate 1000 100 1,000
<Site Value A> Base Lot Rate 1000 100 1,000
132 Actual Front Feet, 0.48 Total Acres Total Est. Land Value = 2,000

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000
Description Rate CountyMult. Size %Good Cash Value
Shed: Wood Frame 7.05 1.00 300 94 1,988
Shed: Wood Frame 7.44 1.00 240 94 1,678
Total Estimated Land Improvements True Cash Value = 3,667

Cost Est. for Res. Bldg: 1 Single Family HUD Cls D Blt 1973

(11) Heating System: Forced Air w/ Ducts
Ground Area = Size for Rates = 1368 SF Floor Area = 1368 SF.
Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost
1 Story Siding Piers 45.55 -11.22 0.66 1008 35,270
1 Story Siding Slab 45.55 -8.74 0.66 360 13,489

Other Additions/Adjustments Rate Size Cost

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

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

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

(16) Deck/Balcony
Treated Wood,Standard 8.73 64 559
Treated Wood w/Roof,Standard 18.90 128 2,419

(17) Garages
Class:D Exterior: Pole Foundation: 18 Inch (Unfinished)
Base Cost 9.61 960 9,226
Mechanical Doors 325.00 1 325
Storage area over garage 3.75 960 3,600

County Multiplier = 1.38 => Cost New = 100,178

Notes: 1972 WESTBROOK MANUFACTURED HOME S/N 0012

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 65,116
ECF (424 - JENNINGS RESIDENTIAL) 0.400 => TCV of Bldg: 1 = 26,046

2018 Est. T.C.V. 009-374-001-00 = 31,713
Est. TCV/Total Floor Area = 23.18, Most recent sale 12/07/2015 for 65,000
2017 Assessed MBOR S.E.V. Base for Cap C.P.I.
15,900 15,900 15,900 15,900 2.10
2018 New Eq. Adjustment Loss Additions Tax Adjustment Losses
0 0 0 0 0 0 0
2018 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT
15,900 15,900 15,900 16,233 15,900 15,900

009-374-003-00 2018 Est. T.C.V. HILL RICKIE JR
Property Class: 401 436 S BAGLEY ST
Map #: LAKE TOWNSHIP Lake City, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A>	Base Lot	Rate			1000	100		1,000
66 Actual Front Feet, 0.24 Total Acres			Total Est. Land Value =					1,000

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

Unit	Exterior	Roof	Rate	Heat/Roof	Ext.(%)	Size	Cost
BaseUnit	Ribbed	Comp.Shingle	35.26	0.41	0	500	17,835

Other Additions/Adjustments	Rate	Size	Cost
Expando	21.00	96	2,016

(2) Skirting			
Metal/Vinyl	5.43	170	923

(9) Foundation			
Foundation Wall: Concrete	7.13	0	0

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

County Multiplier = 1.38 => Cost New = 34,595
Notes: 1963 GREAT LAKE TRAILER S/N 1236

Phy/Ab.Phy/Func/Econ/Comb.%Good= 35/100/100/100/35.0, Depr.Cost = 12,108
ECF (424 - JENNINGS RESIDENTIAL) 0.400 => TCV of Bldg: 1 = 4,843

2018 Est. T.C.V. 009-374-003-00 = 5,843

Est. TCV/Total Floor Area = 11.69

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
2,900	2,900	2,900	2,900	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
2,900	2,900	2,900	2,960	2,900	0	

009-374-004-00 2018 Est. T.C.V. HISCOCK ELDON D JR & KERRI
 Property Class: 401 426 S BAGLEY ST
 Map #: LAKE TOWNSHIP Lake City, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS
 * Factors * LOTS 4, 5 & 6

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
<Site Value A> Base Lot Rate					1000	100		1,000
<Site Value A> Base Lot Rate					1000	100		1,000
297 Actual Front Feet, 1.08 Total Acres Total Est. Land Value =								3,000

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

Unit	Exterior	Roof	Rate	Heat/Roof	Ext.(%)	Size	Cost
BaseUnit	Ribbed	Metal	27.78	-0.80	0	980	26,440
Other Additions/Adjustments Rate Size Cost							
(2) Skirting	Metal/Vinyl		5.43			168	912
(9) Foundation	Foundation Wall: Concrete		7.13			0	0
(13) Plumbing	3 Fixture Bath		1215.00			1	1,215
(14) Water/Sewer	Well, 50 Feet		1575.00			1	1,575
	1000 Gal Septic		2720.00			1	2,720
(16) Deck/Balcony	Treated Wood	w/Roof, Standard	22.50			80	1,800
County Multiplier = 1.38 =>							Cost New = 47,834
Notes: REDMAN SN 7500							

Phy/Ab.Phy/Func/Econ/Comb.%Good= 35/100/100/100/35.0, Depr.Cost = 16,742
 ECF (424 - JENNINGS RESIDENTIAL) 0.400 => TCV of Bldg: 1 = 6,697

< Cost Estimates for Res. Building: 2 Mobile Home Class: Low Quality >
 (11) Heating System: Wall Furnace

Unit	Exterior	Roof	Rate	Heat/Roof	Ext.(%)	Size	Cost
BaseUnit	Ribbed	Metal	27.78	-0.80	0	980	26,440
Other Additions/Adjustments Rate Size Cost							
(2) Skirting	Metal/Vinyl		5.43			168	912
(9) Foundation	Foundation Wall: Concrete		7.13			0	0
(13) Plumbing	3 Fixture Bath		1215.00			1	1,215
County Multiplier = 1.38 =>							Cost New = 39,423
Notes: MONARCH 0445A							

Phy/Ab.Phy/Func/Econ/Comb.%Good= 35/100/100/100/35.0, Depr.Cost = 13,798
 ECF (424 - JENNINGS RESIDENTIAL) 0.400 => TCV of Bldg: 2 = 5,519

2018 Est. T.C.V. 009-374-004-00 = 15,216

Est. TCV/Total Floor Area = 7.76, Most recent sale 04/23/2012 for 25,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
7,600	7,600	7,600	7,600	2.10		
2018	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	0	0	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
7,600	7,600	7,600	7,759	7,600	0	

009-375-001-00 2018 Est. T.C.V. PERKINS BONNIE & CRACKEL KEITH B
 Property Class: 401 460 S BALDWIN ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
66 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	1,000

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	280	94	784
Shed: Wood Frame	8.46	1.00	144	50	609
Shed: Wood Frame	7.18	1.00	280	50	1,005
Total Estimated Land Improvements True Cash Value =					2,398

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

Unit	Exterior	Roof	Rate	Heat/Roof	Ext.(%)	Size	Cost
BaseUnit	Ribbed	Metal	36.64	-0.80	0	400	14,336

Other Additions/Adjustments	Rate	Size	Cost
Addition/Slab	28.45	120	3,414
Free Standing Roof	4.15	400	1,660

(9) Foundation
 Foundation Wall: Concrete 7.13 0 0

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

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

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

County Multiplier = 1.38 => Cost New = 34,976

Phy/Ab.Phy/Func/Econ/Comb.%Good= 35/100/100/100/35.0, Depr.Cost = 12,242
 ECF (424 - JENNINGS RESIDENTIAL) 0.400 => TCV of Bldg: 1 = 4,897

2018 Est. T.C.V. 009-375-001-00 = 8,295

Est. TCV/Total Floor Area = 15.95, Most recent sale 03/01/2017 for 0

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
3,800	3,800	3,800	3,800	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	
4,100	4,100	4,100	3,879	4,100	0	

009-375-002-00 2018 Est. T.C.V. DITECH FINANCIAL LLC
 Property Class: 401 436 S BALDWIN ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
66 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	1,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	10.45	1.00	48	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.0	25	250
Total Estimated Land Improvements True Cash Value =					250

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

Unit	Exterior	Roof	Rate	Heat/Roof	Ext.(%)	Size	Cost
BaseUnit	Ribbed	Comp.Shingle	31.07	0.41	0	720	22,666

Other Additions/Adjustments	Rate	Size	Cost
Expando	21.00	36	756
Expando	21.00	60	1,260

(9) Foundation
 Foundation Wall: Concrete 7.13 0 0

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

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

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

(16) Deck/Balcony
 Treated Wood,Standard 8.08 80 646

County Multiplier = 1.38 => Cost New = 43,143
 Notes: 1968 LIBERTY: 436

Phy/Ab.Phy/Func/Econ/Comb.%Good= 35/100/100/100/35.0, Depr.Cost = 15,100
 ECF (424 - JENNINGS RESIDENTIAL) 0.400 => TCV of Bldg: 1 = 6,040

< Cost Estimates for Res. Building: 2 Mobile Home Class: Low Quality >
 (11) Heating System: Wall Furnace

Unit	Exterior	Roof	Rate	Heat/Roof	Ext.(%)	Size	Cost
BaseUnit	Ribbed	Metal	32.20	-0.80	0	600	18,840

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

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

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

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

(16) Deck/Balcony
 Treated Wood,Standard 12.24 30 367

County Multiplier = 1.38 => Cost New = 34,696
 Notes: 448

Phy/Ab.Phy/Func/Econ/Comb.%Good= 35/100/100/100/35.0, Depr.Cost = 12,144
 Parcel Number: 009-375-002-00 Page: 2

ECF (424 - JENNINGS RESIDENTIAL) 0.400 => TCV of Bldg: 2 = 4,857

2018 Est. T.C.V. 009-375-002-00 = 12,147

Est. TCV/Total Floor Area = 9.20, Most recent sale 01/29/2016 for 10,200

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
6,100	6,100	6,100	6,100	2.10		
2018	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	0	0	0	0	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
6,100	6,100	6,100	6,228	6,100		0

009-375-003-00 2018 Est. T.C.V. DITECH FINANCIAL LLC
 Property Class: 401 412 S BALDWIN ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
<Site Value A> Base Lot Rate					1000	100		1,000
132 Actual Front Feet, 0.48 Total Acres Total Est. Land Value =								2,000

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	988	0	0
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	0.5	95	475
Total Estimated Land Improvements True Cash Value =					859

Cost Est. for Res. Bldg: 1 Single Family HUD Cls D Blt 2000

(11) Heating System: Forced Air w/ Ducts

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	48.60	-8.45	0.66	988	40,320

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1235.00	1	1,235
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(17) Garages

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

Base Cost	9.30	1200	11,160
Mechanical Doors	325.00	1	325

County Multiplier = 1.38 =>

Cost New = 82,124

Notes: 2000 CENTURY MHD

Phy/Ab.Phy/Func/Econ/Comb.%Good= 82/100/100/100/82.0, Depr.Cost = 67,342
 ECF (424 - JENNINGS RESIDENTIAL) 0.400 => TCV of Bldg: 1 = 26,937

2018 Est. T.C.V. 009-375-003-00 = 29,796

Est. TCV/Total Floor Area = 30.16, Most recent sale 01/29/2016 for 10,200

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
24,100	24,100	24,100	17,067	2.10	
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-9,200	0	-2,167	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
14,900	14,900	14,900	17,425	14,900	0

009-375-005-00 2018 Est. T.C.V. HILL PAMELA J LIVING TRUST
Property Class: 401 408 S BALDWIN ST
Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS
* Factors * LOTS 5 & 6

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
<Site Value A> Base Lot Rate					1000	100		1,000
132 Actual Front Feet, 0.48 Total Acres Total Est. Land Value =								2,000

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	9.36	1.00	240	0	0
Shed: Wood Frame	9.56	1.00	216	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 Estimates for Res. Building: 1 Mobile Home Class: Average Quality >
(11) Heating System: Wall Furnace

Unit	Exterior	Roof	Rate	Heat/Roof	Ext.(%)	Size	Cost	
BaseUnit	Siding	Comp.Shingle	33.88	0.49	0	1120	38,494	
Other Additions/Adjustments								
				Rate		Size	Cost	
(2) Skirting								
Metal/Vinyl			5.70			188	1,072	
(9) Foundation								
Foundation Wall: Concrete			6.92			0	0	
(13) Plumbing								
Average Fixture(s)			530.00			1	530	
3 Fixture Bath			1590.00			1	1,590	
(14) Water/Sewer								
Well, 50 Feet			1575.00			1	1,575	
1000 Gal Septic			2720.00			1	2,720	
(15) Built-Ins & Fireplaces								
Appliance Allowance			1235.00			1	1,235	
(16) Deck/Balcony								
Treated Wood,Standard			6.92			144	996	
County Multiplier = 1.38 =>							Cost New =	66,533
Notes: REDMAN MH								
Phy/Ab.Phy/Func/Econ/Comb.%Good= 35/100/100/100/35.0,							Depr.Cost =	23,287
ECF (424 - JENNINGS RESIDENTIAL) 0.400 => TCV of Bldg: 1 =								9,315

2018 Est. T.C.V. 009-375-005-00					=	11,790
Est. TCV/Total Floor Area = 10.53						
2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
5,900	5,900	5,900	5,900	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	
5,900	5,900	5,900	6,023	5,900	0	

009-375-007-00	2018 Est. T.C.V.	HILL PAMELA J LIVING TRUST
Property Class: 402		S BAGLEY ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A>	Base	Lot	Rate		1000	100		1,000
66 Actual Front Feet,	0.24	Total Acres			Total Est.	Land Value =		1,000

2018 Est. T.C.V. 009-375-007-00 = 1,000

Est. TCV/Total Floor Area = 0.89

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
500	500	500	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	
500	500	500	510	500	0	

009-375-008-00	2018 Est. T.C.V.	ATWOOD JAMES E & DAWN M
Property Class: 401		S BAGLEY ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A>	Base	Lot	Rate		1000	100		1,000
66 Actual Front Feet,	0.24	Total Acres			Total Est.	Land Value =		1,000

2018 Est. T.C.V. 009-375-008-00 = 1,000

Est. TCV/Total Floor Area = 0.89

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
500	500	500	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	
500	500	500	510	500	0	

009-375-009-00 2018 Est. T.C.V. ATWOOD JAMES E & DAWN M
 Property Class: 401 423 S BAGLEY ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
66 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	1,000

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

(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	Slab	47.49	-9.22	0.66	864	33,636
1	Story Siding	Slab	47.49	-9.22	0.66	240	9,343

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1235.00	1	1,235
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County Multiplier = 1.38 => Cost New = 67,667

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 40,600
 ECF (424 - JENNINGS RESIDENTIAL) 0.400 => TCV of Bldg: 1 = 16,240

2018 Est. T.C.V. 009-375-009-00 = 17,240

Est. TCV/Total Floor Area = 15.62

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
7,600	7,600	7,600	7,600	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	1,000	0	159	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
8,600	8,600	8,600	7,759	7,759	0	

009-375-010-00	2018 Est. T.C.V.	DEHAAN GORDON J & VIRGINIA A L/E
Property Class: 402		S BAGLEY ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS
 * Factors * LOTS 10,11 & 12

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
<Site Value A> Base Lot Rate					1000	100		1,000
<Site Value A> Base Lot Rate					1000	100		1,000
198 Actual Front Feet, 0.72 Total Acres							Total Est. Land Value =	3,000

2018 Est. T.C.V. 009-375-010-00 = 3,000

Est. TCV/Total Floor Area = 2.72

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
1,500	1,500	1,500	1,500	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
1,500	1,500	1,500	1,531	1,500	0	

009-376-001-00 2018 Est. T.C.V. HILL PAMELA J LIVING TRUST
 Property Class: 401 520 S BALDWIN ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
<Site Value A> Base Lot Rate					1000	100		1,000
132 Actual Front Feet, 0.48 Total Acres Total Est. Land Value =								2,000

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

Unit	Exterior	Roof	Rate	Heat/Roof	Ext.(%)	Size	Cost
BaseUnit	Ribbed	Metal	30.92	0.00	-5	980	28,787

Other Additions/Adjustments	Rate	Size	Cost
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(2) Skirting Metal/Vinyl	5.60	168	941
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(9) Foundation Foundation Wall: Concrete	7.28	0	0
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(13) Plumbing Average Fixture(s)	465.00	1	465
3 Fixture Bath	1395.00	1	1,395

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

(15) Built-Ins & Fireplaces Appliance Allowance	1235.00	1	1,235
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(17) Garages Class:CD Exterior: Siding Foundation: 18 Inch (Unfinished)	23.24	280	6,507
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County Multiplier = 1.38 => Cost New = 60,202

Phy/Ab.Phy/Func/Econ/Comb.%Good= 35/100/100/100/35.0, Depr.Cost = 21,071
 ECF (424 - JENNINGS RESIDENTIAL) 0.400 => TCV of Bldg: 1 = 8,428

2018 Est. T.C.V. 009-376-001-00 = 10,428

Est. TCV/Total Floor Area = 10.64

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
5,200	5,200	5,200	5,200	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	
5,200	5,200	5,200	5,309	5,200	0	

009-376-003-00 2018 Est. T.C.V. SKIDMORE EINO
 Property Class: 401 512 S BALDWIN ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
<Site Value A> Base Lot Rate					1000	50	S1/2 OF LOT	500
99 Actual Front Feet, 0.36 Total Acres Total Est. Land Value =								1,500

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	56	56	93
Total Estimated Land Improvements True Cash Value =					93

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 1903

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 821 SF Floor Area = 821 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	50.76	-9.93	0.66	821	34,063

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

Average Fixture(s) 525.00 1 525

(14) Water/Sewer

Well, 50 Feet 1575.00 1 1,575

1000 Gal Septic 2720.00 1 2,720

(15) Built-Ins & Fireplaces

Appliance Allowance 1235.00 1 1,235

(17) Garages

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

Base Cost 15.44 625 9,650

County Multiplier = 1.38 => Cost New = 68,680

Phy/Ab.Phy/Func/Econ/Comb.%Good= 56/100/100/100/56.0, Depr.Cost = 38,461

Separately Depreciated Items:

Unit-in-Place Cost Items:

ROOF STRUCT. (SQ FT) 3.97 135 536

County Multiplier = 1.38 => Cost New = 740

Phy/Ab.Phy/Func/Econ/Comb.%Good= 45/100/100/100/45.0, Depr.Cost = 333

Total Depreciated Cost = 38,794

ECF (424 - JENNINGS RESIDENTIAL) 0.400 => TCV of Bldg: 1 = 15,518

2018 Est. T.C.V. 009-376-003-00 = 17,111

Est. TCV/Total Floor Area = 20.84

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
7,600	7,600	7,600	7,600	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	1,000	0	159	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
8,600	8,600	8,600	7,759	7,759	7,759	

009-376-006-00 2018 Est. T.C.V. HILL PAMELA J LIVING TRUST
 Property Class: 401 10207 W ELM ST
 Map #: LAKE TOWNSHIP Lake City, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
<Site Value A> Base Lot Rate					1000	100		1,000
132 Actual Front Feet, 0.48 Total Acres Total Est. Land Value =								2,000

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

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 = 480 SF Floor Area = 480 SF.

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

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1235.00	1	1,235
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(16) Porches

CCP (1 Story), Standard	56.11	20	1,122
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County Multiplier = 1.38 => Cost New = 42,170

Phy/Ab.Phy/Func/Econ/Comb.%Good= 67/100/100/100/67.0, Depr.Cost = 28,254
 ECF (424 - JENNINGS RESIDENTIAL) 0.500 => TCV of Bldg: 1 = 14,127

2018 Est. T.C.V. 009-376-006-00 = 16,876

Est. TCV/Total Floor Area = 35.16

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
8,400	8,400	8,400	8,400	2.10		
2018	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	0	0	0	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
8,400	8,400	8,400	8,576	8,400	0	

009-376-008-00	2018 Est. T.C.V.	INDIAN LAKES L C
Property Class: 402		S BAGLEY ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS
 * Factors * LOTS 8, 9, & 10

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
<Site Value A> Base Lot Rate					1000	100		1,000
<Site Value A> Base Lot Rate					1000	100		1,000
198 Actual Front Feet, 0.72 Total Acres							Total Est. Land Value =	3,000

2018 Est. T.C.V. 009-376-008-00 = 3,000

Est. TCv/Total Floor Area = 6.25

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
1,500	1,500	1,500	1,500	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
1,500	1,500	1,500	1,531	1,500	0	

009-377-001-00	2018 Est. T.C.V.	INDIAN LAKES L C
Property Class: 402		S BAGLEY ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS
 * Factors * LOTS 1, 2, &3

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
<Site Value A> Base Lot Rate					1000	100		1,000
<Site Value A> Base Lot Rate					1000	100		1,000
198 Actual Front Feet, 0.72 Total Acres							Total Est. Land Value =	3,000

2018 Est. T.C.V. 009-377-001-00 = 3,000

Est. TCV/Total Floor Area = 6.25

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
1,500	1,500	1,500	1,500	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
1,500	1,500	1,500	1,531	1,500	0	

009-377-004-00 2018 Est. T.C.V. HILL PAMELA J LIVING TRUST
 Property Class: 401 10241 S ELM ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
<Site Value A> Base Lot Rate					1000	100		1,000
132 Actual Front Feet, 0.48 Total Acres Total Est. Land Value =								2,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	13.42	1.00	5	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 GRG Cls C Blt 2000

(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
(13) Plumbing			
3 Fixture Bath	2400.00	-1	-2,400
(17) Garages			
Class:C Exterior: Pole Foundation: 18 Inch (Unfinished)			
Base Cost	10.13	3328	33,713
Mechanical Doors	350.00	2	700

County Multiplier = 1.38 => Cost New = 44,177

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 39,760
 ECF (424 - JENNINGS RESIDENTIAL) 0.600 => TCV of Bldg: 1 = 23,856

2018 Est. T.C.V. 009-377-004-00 = 28,206

Est. TCV/Total Floor Area = 0.00

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
14,100	14,100	14,100	10,796	2.10		
2018	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	226	0	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
14,100	14,100	14,100	11,022	11,022	0	

009-378-001-00	2018 Est. T.C.V.	INDIAN LAKES L C
Property Class: 402		S BAGLEY ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
JENNINGS B TYPE	330.00	158.00	1.0000	1.0000	20	100		6,600
330 Actual Front Feet, 1.20 Total Acres Total Est. Land Value =								6,600

2018 Est. T.C.V. 009-378-001-00 = 6,600

Est. TCV/Total Floor Area = 0.00

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
3,300	3,300	3,300	3,036	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	63	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
3,300	3,300	3,300	3,099	3,099	0	

009-379-001-00 2018 Est. T.C.V. FOWLER ERIC A
 Property Class: 401 606 S BALDWIN ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
<Site Value A> Base Lot Rate					1000	100		1,000
132 Actual Front Feet, 0.48 Total Acres Total Est. Land Value =								2,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Metal Prefab	7.98	1.00	120	35	335
Total Estimated Land Improvements True Cash Value =					335

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

Unit	Exterior	Roof	Rate	Heat/Roof	Ext.(%)	Size	Cost
BaseUnit	Siding	Comp.Shingle	34.52	1.21	0	720	25,726

Other Additions/Adjustments	Rate	Size	Cost
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(2) Skirting			
Metal/Vinyl	5.60	144	806

(9) Foundation			
Foundation Wall: Concrete	7.28	0	0

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

(17) Garages

Class:CD Exterior: Pole Foundation: 18 Inch (Unfinished)			
Base Cost	12.60	576	7,258
No Floor Deduction	-3.10	576	-1,786
Class:D Exterior: Pole Foundation: 18 Inch (Unfinished)			
Base Cost	9.30	1200	11,160
No Floor Deduction	-3.00	1200	-3,600

County Multiplier = 1.38 => Cost New = 60,525

Notes: 1964 Palace Ser # 22161

Phy/Ab.Phy/Func/Econ/Comb.%Good= 35/100/100/100/35.0,	Depr.Cost =	21,184
ECF (424 - JENNINGS RESIDENTIAL) 0.400 => TCv of Bldg: 1 =		8,474

2018 Est. T.C.V. 009-379-001-00 = 10,809

Est. TCv/Total Floor Area = 15.01, Most recent sale 01/19/2007 for 14,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
5,400	5,400	5,400	5,400	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	
5,400	5,400	5,400	5,513	5,400	0	

009-379-004-00	2018 Est. T.C.V.	INDIAN LAKES L C
Property Class: 402		S BAGLEY ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

	* Factors *		LOTS 4 - 10					
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A>	Base	Lot	Rate		1000	100	LOT 4	1,000
<Site Value A>	Base	Lot	Rate		1000	100	LOT 5	1,000
JENNINGS B TYPE	330.00	158.00	1.0000	1.0000	20	100	LOTS 6-10BASLEY	6,600
462 Actual Front Feet,	1.68	Total Acres			Total Est.		Land Value =	8,600

2018 Est. T.C.V. 009-379-004-00	=	8,600
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Est. TCV/Total Floor Area = 16.23

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
4,300	4,300	4,300	4,300	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	
4,300	4,300	4,300	4,390	4,300	0	

009-380-001-00 2018 Est. T.C.V. PAULEY WILLIAM & COREEN
 Property Class: 401 606 S CRAPO ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS
 * Factors *
 Description Frontage Depth Front Depth Rate %Adj. Reason Value
 <Site Value A> Base Lot Rate 1000 100 1,000
 <Site Value A> Base Lot Rate 1000 100 1,000
 132 Actual Front Feet, 0.48 Total Acres Total Est. Land Value = 2,000

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 71 1,636
 Total Estimated Land Improvements True Cash Value = 1,636

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

(11) Heating System: Forced Air w/ Ducts
 Ground Area = Size for Rates = 1232 SF Floor Area = 1232 SF.
 Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost
 1 Story Siding Basement 57.07 0.00 0.00 832 47,482
 1 Story Siding Crawl Space 57.07 -8.29 0.00 400 19,512

Other Additions/Adjustments Rate Size Cost

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

(14) Water/Sewer
 Well, 50 Feet 1575.00 1 1,575
 1000 Gal Septic 2895.00 1 2,895

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

(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 = 113,402

Phy/Ab.Phy/Func/Econ/Comb.%Good= 71/100/100/100/71.0, Depr.Cost = 80,515

Separately Depreciated Items:

Square footage # 2 is depreciated at 92 %Good... Base Cost Was = 19,512
 County Multiplier = 1.38 => Cost New = 26,927
 Phy/Ab.+hy/Func/Econ/Comb.%Good= 21/100/100/100/21.0, Depr.Cost = 5,655

(16) Porches
 CCP (1 Story), Standard 21.45 200 4,290
 County Multiplier = 1.38 => Cost New = 5,920
 Phy/Ab.Phy/Func/Econ/Comb.%Good= 72/100/100/100/72.0, Depr.Cost = 4,263

(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= 92/100/100/100/92.0, Depr.Cost = 1,714

Total Depreciated Cost = 92,146
 ECF (424 - JENNINGS RESIDENTIAL) 0.550 => TCV of Bldg: 1 = 50,681

2018 Est. T.C.V. 009-380-001-00 = 54,317

Est. TCV/Total Floor Area = 44.09

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
27,200	27,200	27,200	22,413	2.10		
2018 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	470	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
27,200	27,200	27,200	22,883	22,883	22,883	

009-380-003-00 2018 Est. T.C.V. PITT JOSEPH & WILTFANG BETSY
 Property Class: 401 576 S CRAPO ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS
 * Factors * LOTS 3, 4, &5
 Description Frontage Depth Front Depth Rate %Adj. Reason Value
 <Site Value A> Base Lot Rate 1000 100 1,000
 <Site Value A> Base Lot Rate 1000 100 1,000
 <Site Value A> Base Lot Rate 1000 100 1,000
 198 Actual Front Feet, 0.72 Total Acres Total Est. Land Value = 3,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000
 Description Rate CountyMult. Size %Good Cash Value
 Shed: Wood Frame 7.44 1.00 240 35 625
 Total Estimated Land Improvements True Cash Value = 625

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls D Blt 1900

(11) Heating System: Forced Air w/ Ducts
 Ground Area = Size for Rates = 922 SF Floor Area = 1110 SF.
 Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost
 1.25 Story Siding Slab 57.18 -9.64 0.83 754 36,471
 1 Story Siding Slab 49.37 -9.64 0.66 168 6,786

Other Additions/Adjustments Rate Size Cost

(13) Plumbing
 Average Fixture(s) 525.00 1 525

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

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

(16) Porches
 CSEP (1 Story), Standard 26.44 160 4,230
 CPP, Standard 20.42 42 858

County Multiplier = 1.38 => Cost New = 75,071

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, Depr.Cost = 41,289

Separately Depreciated Items:

(17) Garages
 Class:CD Exterior: Pole Foundation: 18 Inch (Unfinished)
 Base Cost 10.24 924 9,462
 No Floor Deduction -3.10 924 -2,864
 County Multiplier = 1.38 => Cost New = 9,104
 Phy/Ab.Phy/Func/Econ/Comb.%Good= 94/100/100/100/94.0, Depr.Cost = 8,558

 Total Depreciated Cost = 49,847
 ECF (424 - JENNINGS RESIDENTIAL) 0.400 => TCV of Bldg: 1 = 19,939

2018 Est. T.C.V. 009-380-003-00 = 23,564

Est. TCV/Total Floor Area = 21.23, Most recent sale 04/01/2000 for 35,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
10,500	10,500	10,500	10,500	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,300	0	0	220	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
11,800	11,800	11,800	10,720	10,720	10,720	

009-380-006-00 2018 Est. T.C.V. EMORY BRIAN
 Property Class: 401 10131 W WALNUT ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
66 Actual Front Feet, 0.24 Total Acres Total Est. Land Value =								1,000

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

Unit	Exterior	Roof	Rate	Heat/Roof	Ext.(%)	Size	Cost
BaseUnit	Ribbed	Metal	36.98	-0.80	0	380	13,748

Other Additions/Adjustments	Rate	Size	Cost
Addition/Slab	28.45	315	8,962
Free Standing Roof	4.15	755	3,133

(9) Foundation
 Foundation Wall: Concrete 7.13 0 0

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

County Multiplier = 1.38 => Cost New = 41,591

Phy/Ab.Phy/Func/Econ/Comb.%Good= 46/100/100/100/46.0, Depr.Cost = 19,132
 ECF (424 - JENNINGS RESIDENTIAL) 0.400 => TCV of Bldg: 1 = 7,653

2018 Est. T.C.V. 009-380-006-00 = 8,653

Est. TCV/Total Floor Area = 12.45

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
4,300	4,300	4,300	4,300	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
4,300	4,300	4,300	4,390	4,300	4,300	

009-380-007-00	2018 Est. T.C.V.	FOWLER ERIC A
Property Class: 401		593 S BALDWIN ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
<Site Value A> Base Lot Rate					1000	100		1,000
JENNINGS B TYPE	132.00	158.00	1.0000	1.0000	20	100	2 LOTS	2,640
264 Actual Front Feet, 0.96 Total Acres							Total Est. Land Value =	4,640

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	8.51	1.00	216	94	1,729
Total Estimated Land Improvements					True Cash Value = 1,729

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

(11) Heating System: Forced Air w/ Ducts

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	56.95	0.00	0.00	864	49,205
1	Story Siding	Slab	56.95	-9.91	0.00	384	18,063

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

Average Fixture(s) 630.00 1 630

(14) Water/Sewer

Well, 50 Feet 1575.00 1 1,575

1000 Gal Septic 2895.00 1 2,895

(15) Built-Ins & Fireplaces

Appliance Allowance 1415.00 1 1,415

(16) Deck/Balcony

Treated Wood,Standard 6.81 192 1,308

Treated Wood,Standard 6.59 240 1,582

(17) Garages

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

Base Cost 14.85 768 11,405

Mechanical Doors 350.00 1 350

County Multiplier = 1.38 => Cost New = 122,029

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 85,421

ECF (424 - JENNINGS RESIDENTIAL) 0.500 => TCV of Bldg: 1 = 42,710

2018 Est. T.C.V. 009-380-007-00 = 49,079

Est. TCV/Total Floor Area = 39.33, Most recent sale 05/01/1996 for 27,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
24,500	24,500	24,500	23,648	2.10	
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	496	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
24,500	24,500	24,500	24,144	24,144	24,144

009-381-001-00	2018 Est. T.C.V.	HILL THERESA L & ELLIS SUNSHINE J/T
Property Class: 402		S LA CHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A>	Base	Lot	Rate		1000	100		1,000
66 Actual Front Feet,	0.24	Total Acres			Total Est.	Land Value =		1,000

2018 Est. T.C.V. 009-381-001-00 = 1,000

Est. TCV/Total Floor Area = 0.80

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
500	500	500	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	
500	500	500	510	500	500	

009-381-002-00 2018 Est. T.C.V. HILL THERESA L & ELLIS SUNSHINE J/T
 Property Class: 401 S LA CHANCE RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
66 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	1,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Metal Prefab	7.77	1.00	80	45	280
					Total Estimated Land Improvements True Cash Value = 280

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

Unit	Exterior	Roof	Rate	Heat/Roof	Ext.(%)	Size	Cost
BaseUnit	Ribbed	Metal	29.68	-0.80	0	912	26,339

Other Additions/Adjustments	Rate	Size	Cost
Free Standing Roof	4.15	48	199

(9) Foundation
 Foundation Wall: Concrete 7.13 0 0

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

(16) Deck/Balcony
 Treated Wood,Standard 6.79 160 1,086

County Multiplier = 1.38 => Cost New = 44,048

Phy/Ab.Phy/Func/Econ/Comb.%Good= 35/100/100/100/35.0, Depr.Cost = 15,417
 ECF (424 - JENNINGS RESIDENTIAL) 0.400 => TCv of Bldg: 1 = 6,167

2018 Est. T.C.V. 009-381-002-00 = 7,447

Est. TCv/Total Floor Area = 8.17

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
3,700	3,700	3,700	3,700	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	
3,700	3,700	3,700	3,777	3,700	0	

009-381-003-00	2018 Est. T.C.V.	HILL THERESA L & ELLIS SUNSHINE J/T
Property Class: 402		S LA CHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
66 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	1,000

2018 Est. T.C.V. 009-381-003-00 = 1,000

Est. TCV/Total Floor Area = 1.10

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
500	500	500	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		
500	500	500	510	500	500		

009-381-004-00	2018 Est. T.C.V.	HILL THERESA L & ELLIS SUNSHINE J/T
Property Class: 402		S LA CHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A>	Base	Lot	Rate		1000	100		1,000
66 Actual Front Feet,	0.24	Total Acres			Total Est.	Land Value =		1,000

2018 Est. T.C.V. 009-381-004-00 = 1,000

Est. TCV/Total Floor Area = 1.10

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
500	500	500	500	2.10		
2018	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	0	0	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
500	500	500	510	500	500	

009-381-005-00	2018 Est. T.C.V.	HILL THERESA L & ELLIS SUNSHINE J/T
Property Class: 402		S LA CHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
66 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	1,000

2018 Est. T.C.V. 009-381-005-00 = 1,000

Est. TCV/Total Floor Area = 1.10

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
500	500	500	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		
500	500	500	510	500	500		

009-381-006-00	2018 Est. T.C.V.	HILL THERESA L & ELLIS SUNSHINE J/T
Property Class: 402		S LA CHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A>	Base	Lot	Rate		1000	100		1,000
66 Actual Front Feet,	0.24	Total Acres			Total Est.	Land Value =		1,000

2018 Est. T.C.V. 009-381-006-00 = 1,000

Est. TCV/Total Floor Area = 1.10

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
500	500	500	500	2.10		
2018	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	0	0	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
500	500	500	510	500	500	

009-381-009-00 2018 Est. T.C.V. KELLEY ROBIN
 Property Class: 401 10056 W CEDAR ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

* Factors * LOTS 9 & 10

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A>	Base Lot Rate				1000	100		1,000
<Site Value A>	Base Lot Rate				1000	100		1,000
132 Actual Front Feet, 0.48 Total Acres Total Est. Land Value =								2,000

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	612	0	0
Fencing: Wd, Solid, 6 ft.	15.24	1.00	100	0	0
Shed: Wood Frame	8.75	1.00	192	50	840
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 =					1,315

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1103 SF Floor Area = 1103 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	58.25	-10.21	0.00	815	39,153
1	Story Siding	Slab	58.25	-10.21	0.00	288	13,836

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

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

Well, 50 Feet	1575.00	1	1,575
1000 Gal Septic	2895.00	1	2,895

(15) Built-Ins & Fireplaces

Appliance Allowance	1415.00	1	1,415
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(17) Garages

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

Base Cost	20.32	375	7,620
Common Wall: 1 Wall	-1000.00	1	-1,000
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 => Cost New = 91,733

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0, Depr.Cost = 68,800
 ECF (424 - JENNINGS RESIDENTIAL) 0.550 => TCV of Bldg: 1 = 37,840

2018 Est. T.C.V. 009-381-009-00						=	41,155
Est. TCV/Total Floor Area = 37.31, Most recent sale 09/25/2015 for 61,500							
2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
20,600	20,600	20,600	20,600	2.10			
2018	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
	0	0	0	0	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
20,600	20,600	20,600	21,032	20,600	20,600		

009-382-001-00 2018 Est. T.C.V. EMENHISER CASEY RENEE
 Property Class: 401 S LA CHANCE RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
66 Actual Front Feet, 0.24 Total Acres Total Est. Land Value =								1,000

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
TRAVEL TRAILER	1.00	1.00	500.0	85	425
Total Estimated Land Improvements True Cash Value =					425

2018 Est. T.C.V. 009-382-001-00 = 1,425

Est. TCV/Total Floor Area = 1.29, Most recent sale 08/01/2002 for 1,400

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
700	700	700	700	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	
700	700	700	714	700	0	

009-382-002-00 2018 Est. T.C.V. GREGORY MICHAEL R SR
 Property Class: 401 S LA CHANCE RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
<Site Value A> Base Lot Rate					1000	100		1,000
132 Actual Front Feet, 0.48 Total Acres Total Est. Land Value =								2,000

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

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

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

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

County Multiplier = 1.38 => Cost New = 42,415

Phy/Ab.Phy/Func/Econ/Comb.%Good= 35/100/100/100/35.0, Depr.Cost = 14,845
 ECF (424 - JENNINGS RESIDENTIAL) 0.400 => TCV of Bldg: 1 = 5,938

2018 Est. T.C.V. 009-382-002-00 = 7,938

Est. TCV/Total Floor Area = 8.10

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	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
4,000	4,000	4,000	4,084	4,000	4,000	

009-382-004-00	2018 Est. T.C.V.	HILL PAMELA J LIVING TRUST
Property Class: 402		S LA CHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS
 * Factors * LOTS 4 & 5

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
<Site Value A> Base Lot Rate					1000	100		1,000
132 Actual Front Feet, 0.48 Total Acres Total Est. Land Value =								2,000

2018 Est. T.C.V. 009-382-004-00	=	2,000			
Est. TCV/Total Floor Area = 2.04, Most recent sale 10/25/2004 for 1,500					
2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
1,000	1,000	1,000	1,000	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
1,000	1,000	1,000	1,021	1,000	0

009-382-006-00	2018 Est. T.C.V.	HILL PAMELA J LIVING TRUST
Property Class: 402		S CRAPO ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A>	Base	Lot	Rate		1000	100		1,000
66 Actual Front Feet,	0.24	Total Acres			Total Est.	Land Value =		1,000

2018 Est. T.C.V. 009-382-006-00 = 1,000

Est. TCV/Total Floor Area = 1.02, Most recent sale 03/03/2005 for 1,500

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
500	500	500	500	2.10			
2018	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	0	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
500	500	500	510	500	0		

009-382-007-00	2018 Est. T.C.V.	HILL PAMELA J LIVING TRUST
Property Class: 402		S CRAPO ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A>	Base	Lot	Rate		1000	100		1,000
66 Actual Front Feet,	0.24	Total Acres			Total Est.	Land Value =		1,000

2018 Est. T.C.V. 009-382-007-00 = 1,000

Est. TCV/Total Floor Area = 1.02

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
500	500	500	500	2.10		
2018	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	0	0	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
500	500	500	510	500	0	

009-382-008-00	2018 Est. T.C.V.	INDIAN LAKES L C
Property Class: 402		S CRAPO ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS
 * Factors * LOT #8&10

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
<Site Value A> Base Lot Rate					1000	100		1,000
132 Actual Front Feet, 0.48 Total Acres Total Est. Land Value =								2,000

2018 Est. T.C.V. 009-382-008-00	=	2,000				
Est. TCV/Total Floor Area = 2.04						
2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
1,000	1,000	1,000	1,000	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	
1,000	1,000	1,000	1,021	1,000	0	

009-382-009-00 2018 Est. T.C.V. BALDWIN TIMOTHY EARL
 Property Class: 401 649 S CRAPO ST
 Map #: LAKE TOWNSHIP Lake City, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
66 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	1,000

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

Unit	Exterior	Roof	Rate	Heat/Roof	Ext.(%)	Size	Cost
BaseUnit	Ribbed	Metal	27.94	-0.80	0	952	25,837

Other Additions/Adjustments	Rate	Size	Cost
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(2) Skirting Metal/Vinyl	5.43	164	891
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(9) Foundation Foundation Wall: Concrete	7.13	0	0
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(13) Plumbing Average Fixture(s)	405.00	1	405
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(14) Water/Sewer Well, 50 Feet	1575.00	1	1,575
1000 Gal Septic	2720.00	1	2,720

(15) Built-Ins & Fireplaces Appliance Allowance	1235.00	1	1,235
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(16) Deck/Balcony Treated Wood,Standard	6.79	160	1,086
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County Multiplier = 1.38 => Cost New = 46,574

Notes: 1981 MARLETE MH

Phy/Ab.Phy/Func/Econ/Comb.%Good= 35/100/100/100/35.0, Depr.Cost = 16,301
 ECF (424 - JENNINGS RESIDENTIAL) 0.400 => TCV of Bldg: 1 = 6,520

2018 Est. T.C.V. 009-382-009-00 = 7,520

Est. TCV/Total Floor Area = 7.90, Most recent sale 09/27/2007 for 18,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
3,800	3,800	3,800	3,800	2.10	
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
3,800	3,800	3,800	3,879	3,800	0

009-383-001-00	2018 Est. T.C.V.	INDIAN LAKES L C
Property Class: 402		S CRAPO ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS
 * Factors * LOTS 1, 2, &3

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A>	Base	Lot	Rate		1000	100		1,000
<Site Value A>	Base	Lot	Rate		1000	100		1,000
<Site Value A>	Base	Lot	Rate		1000	100		1,000
198 Actual Front Feet, 0.72	Total Acres				Total Est.	Land Value =		3,000

2018 Est. T.C.V. 009-383-001-00 = 3,000

Est. TCV/Total Floor Area = 3.15

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
1,500	1,500	1,500	1,500	2.10		
2018	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	0	0	0	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
1,500	1,500	1,500	1,531	1,500	0	

009-383-004-00 2018 Est. T.C.V. JENNINGS COMMUNITY CHURCH
 Property Class: 700 S CRAPO ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
66 Actual Front Feet, 0.24 Total Acres Total Est. Land Value =								1,000

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	528	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	0.5	95	475
Total Estimated Land Improvements True Cash Value =					475

Cost Est. for Res. Bldg: 1 Single Family GRG Cls CD Blt 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	14.85	768	11,405
Mechanical Doors	350.00	2	700

County Multiplier = 1.38 => Cost New = 16,705

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 11,693
 ECF (424 - JENNINGS RESIDENTIAL) 0.500 => TCV of Bldg: 1 = 5,847

2018 Est. T.C.V. 009-383-004-00 = 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

009-383-005-00 2018 Est. T.C.V. JENNINGS COMMUNITY CHURCH
 Property Class: 700 638 S CRAPO ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
66 Actual Front Feet, 0.00 Total Acres Total Est. Land Value =								1,000

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	108	71	245
Total Estimated Land Improvements True Cash Value =					245

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls CD Blt 1969

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1568 SF Floor Area = 2144 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Basement	69.72	0.00	0.00	1152	80,317
1	Story Siding	Crawl Space	54.85	-7.78	0.00	416	19,581

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

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

(14) Water/Sewer	Description	Rate	Size	Cost
	Well, 50 Feet	1575.00	1	1,575
	1000 Gal Septic	2895.00	1	2,895

(15) Built-Ins & Fireplaces	Description	Rate	Size	Cost
	Appliance Allowance	1415.00	1	1,415

(16) Porches	Description	Rate	Size	Cost
	CGEP (1 Story), Standard	57.10	49	2,798
	CPP, Standard	33.05	16	529

(16) Deck/Balcony	Description	Rate	Size	Cost
	Roof Cover Only, Standard	13.70	96	1,315

County Multiplier = 1.38 => Cost New = 154,223

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 100,245
 ECF (424 - JENNINGS RESIDENTIAL) 0.500 => TCV of Bldg: 1 = 50,122

2018 Est. T.C.V. 009-383-005-00 = 0

Est. TCV/Total Floor Area = 0.00, Most recent sale 09/25/2015 for 86,000

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

009-383-006-00	2018 Est. T.C.V.	INDIAN LAKES L C
Property Class: 402		S BALDWIN ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
JENNINGS B TYPE	330.00	158.00	1.0000	1.0000	20	100		6,600
JENNINGS	0.00	158.00	1.0000	1.0000	40	100		0
330 Actual Front Feet, 1.20 Total Acres Total Est. Land Value =								6,600

2018 Est. T.C.V. 009-383-006-00 = 6,600

Est. TCV/Total Floor Area = 3.08

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
3,300	3,300	3,300	3,036	2.10		
2018 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	63	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
3,300	3,300	3,300	3,099	3,099	0	

009-384-001-00	2018 Est. T.C.V.	INDIAN LAKES L C
Property Class: 402		S BALDWIN ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
JENNINGS B TYPE	330.00	158.00	1.0000	1.0000	20	100		6,600
JENNINGS B TYPE	330.00	158.00	1.0000	1.0000	20	100		6,600
660 Actual Front Feet, 2.39 Total Acres								Total Est. Land Value = 13,200

2018 Est. T.C.V. 009-384-001-00 = 13,200

Est. TCV/Total Floor Area = 6.16

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
6,600	6,600	6,600	5,222	2.10		
2018 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	109	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
6,600	6,600	6,600	5,331	5,331	0	

009-385-001-00	2018 Est. T.C.V.	INDIAN LAKES L C
Property Class: 402		S BAGLEY ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
JENNINGS B TYPE	330.00	158.00	1.0000	1.0000	20	100		6,600
330 Actual Front Feet, 1.20 Total Acres								Total Est. Land Value = 6,600

2018 Est. T.C.V. 009-385-001-00 = 6,600

Est. TCV/Total Floor Area = 3.08

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
3,300	3,300	3,300	3,036	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	63	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
3,300	3,300	3,300	3,099	3,099	0	

009-386-006-00	2018 Est. T.C.V.	INDIAN LAKES L C
Property Class: 402		S CRAPO ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS
 * Factors * 3 LOTS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
<Site Value A> Base Lot Rate					1000	100		1,000
<Site Value A> Base Lot Rate					1000	100		1,000
198 Actual Front Feet, 0.72 Total Acres							Total Est. Land Value =	3,000

2018 Est. T.C.V. 009-386-006-00 = 3,000

Est. TCv/Total Floor Area = 1.40

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
1,500	1,500	1,500	1,500	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
1,500	1,500	1,500	1,531	1,500	0	

009-386-009-00 2018 Est. T.C.V. CARPENTER DOUGLAS II &
 Property Class: 401 355 S CRAPO ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

* Factors * 2 LOTS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
<Site Value A> Base Lot Rate					1000	100		1,000
132 Actual Front Feet, 0.48 Total Acres	Total Acres			Total Est. Land Value =				2,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	8.79	1.00	120	50	527
Total Estimated Land Improvements True Cash Value =					527

Cost Est. for Res. Bldg: 1 Single Family HUD CIs D Blt 1998

(11) Heating System: Forced Air w/ Ducts

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Piers	49.03	-12.38	0.66	952	35,519

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1235.00	1	1,235
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County Multiplier = 1.38 => Cost New = 60,822
 Notes: 1998 HOLLYPARK MH

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0, Depr.Cost = 51,699
 ECF (424 - JENNINGS RESIDENTIAL) 0.400 => TCV of Bldg: 1 = 20,680

2018 Est. T.C.V. 009-386-009-00 = 23,207

Est. TCV/Total Floor Area = 24.38, Most recent sale 10/18/2007 for 30,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
11,600	11,600	11,600	11,206	2.10		
2018 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	235	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
11,600	11,600	11,600	11,441	11,441	11,441	

009-391-001-00	2018 Est. T.C.V.	O'ROURKE VERA LYNN
Property Class: 401		274 S CRAPO ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
<Site Value A> Base Lot Rate					1000	100		1,000
JENNINGS B TYPE	56.00	157.00	1.0000	1.0000	20	100		1,120
188 Actual Front Feet, 0.68 Total Acres Total Est. Land Value =								3,120

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000							
Description			Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame			7.81	1.00	192	68	1,020
Total Estimated Land Improvements True Cash Value =							1,020

Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE Cls D Blt 2001

(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	Piers	45.67	-11.25	0.66	1352	47,428

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing			
Average Fixture(s)		525.00	1 525
3 Fixture Bath		1650.00	1 1,650

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

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

(17) Garages			
Class:CD Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost		14.60	936 13,666
Mechanical Doors		350.00	1 350

County Multiplier = 1.38 => Cost New = 95,425
 Notes: 2001 DUTCH MHD

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0, Depr.Cost = 81,111

Separately Depreciated Items:

(16) Deck/Balcony			
Treated Wood,Standard		6.74	168 1,132
County Multiplier = 1.38 => Cost New = 1,563			
Phy/Ab.Phy/Func/Econ/Comb.%Good= 94/100/100/100/94.0, Depr.Cost = 1,469			

	Total Depreciated Cost =	82,580
ECF (424 - JENNINGS RESIDENTIAL)	0.600 => TCv of Bldg: 1 =	49,548

2018 Est. T.C.V. 009-391-001-00 = 53,688

Est. TCv/Total Floor Area = 39.71, Most recent sale 02/04/2004 for 30,500

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
26,800	26,800	26,800	19,021	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	399	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
26,800	26,800	26,800	19,420	19,420	19,420	

009-391-003-00 2018 Est. T.C.V. TUTTLE ROBERT & TAMMEY
 Property Class: 401 256 S CRAPO ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
<Site Value A> Base Lot Rate					1000	100		1,000
		0.620 Acres			0	100		0
165 Actual Front Feet, 0.98 Total Acres					Total Est.	Land Value =		2,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	11.06	1.00	120	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	0.5	94	470
Total Estimated Land Improvements True Cash Value =					470

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

Unit	Exterior	Roof	Rate	Heat/Roof	Ext.(%)	Size	Cost
BaseUnit	Ribbed	Comp.Shingle	34.46	0.49	-6	980	32,225

Other Additions/Adjustments	Rate	Size	Cost
Expando	23.10	48	1,109
Expando	23.10	24	554

(2) Skirting			
Metal/Vinyl	5.70	168	958

(9) Foundation			
Foundation Wall: Concrete	6.92	0	0

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

(16) Deck/Balcony			
Treated Wood, Standard	8.34	72	600

County Multiplier = 1.38 => Cost New = 56,016

Notes: FAIRMONT #N033794X

Phy/Ab.Phy/Func/Econ/Comb.%Good= 35/100/100/100/35.0,	Depr.Cost =	19,605
ECF (424 - JENNINGS RESIDENTIAL) 0.400 => TCV of Bldg: 1 =		7,842

2018 Est. T.C.V. 009-391-003-00 = 10,312

Est. TCV/Total Floor Area = 10.52, Most recent sale 09/04/2013 for 12,500

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
4,900	4,900	4,900	4,900	2.10	
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	300	0	102	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
5,200	5,200	5,200	5,002	5,002	0

009-391-006-00	2018 Est. T.C.V.	WEAVER JENIFER M & STRETTE K W
Property Class: 402		N BALDWIN ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A>	Base	Lot	Rate		1000	100		1,000
99 Actual Front Feet,	0.36	Total Acres			Total Est.	Land Value =		1,000

2018 Est. T.C.V. 009-391-006-00 = 1,000

Est. TCV/Total Floor Area = 1.02

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
500	500	500	500	2.10		
2018	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	0	0	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
500	500	500	510	500	0	

009-391-007-00	2018 Est. T.C.V.	INDIAN LAKES L C
Property Class: 402		N BALDWIN ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A>	Base	Lot	Rate		1000	100		1,000
66 Actual Front Feet,	0.00	Total Acres			Total Est.	Land Value =		1,000

2018 Est. T.C.V. 009-391-007-00 = 1,000

Est. TCV/Total Floor Area = 1.02

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
500	500	500	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	
500	500	500	510	500	0	

009-391-008-00	2018 Est. T.C.V.	INDIAN LAKES L C
Property Class: 402		N BALDWIN ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A>	Base	Lot	Rate		1000	100		1,000
66 Actual Front Feet,	0.00	Total Acres			Total Est.	Land Value =		1,000

2018 Est. T.C.V. 009-391-008-00 = 1,000

Est. TCV/Total Floor Area = 1.02

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
500	500	500	500	2.10		
2018	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	0	0	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
500	500	500	510	500	0	

009-391-009-00 2018 Est. T.C.V. HELSEL JAMES
Property Class: 401 293 S BALDWIN ST
Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
JENNINGS	132.00	158.00	1.0000	1.0000	40	100		5,280
132 Actual Front Feet, 0.48 Total Acres Total Est. Land Value =								5,280

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

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

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1203 SF Floor Area = 1203 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	57.29	0.00	0.00	1120	64,165
1	Story Siding	Slab	57.29	-10.00	0.00	83	3,925

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

(13) Plumbing

Average Fixture(s) 630.00 1 630

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance 1415.00 1 1,415

(16) Porches

WPP, Standard	7.79	457	3,560
WPP, Standard	28.75	21	604

County Multiplier = 1.38 => Cost New = 111,012

Phy/Ab.Phy/Func/Econ/Comb.%Good= 95/100/100/100/95.0, Depr.Cost = 105,462
ECF (424 - JENNINGS RESIDENTIAL) 0.600 => TCV of Bldg: 1 = 63,277

2018 Est. T.C.V. 009-391-009-00 = 69,497

Est. TCV/Total Floor Area = 57.77, Most recent sale 06/30/2007 for 8,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
35,700	35,700	35,700	27,657	2.10	
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-1,000	0	580	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
34,700	34,700	34,700	28,237	28,237	0

009-391-011-00	2018 Est. T.C.V.	ASBURY ARNOLD
Property Class: 402		N BALDWIN ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
JENNINGS	66.00	158.00	1.0000	1.0000	40	100		2,640
66 Actual Front Feet, 0.24 Total Acres								Total Est. Land Value = 2,640

2018 Est. T.C.V. 009-391-011-00 = 2,640

Est. TCV/Total Floor Area = 2.19

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
1,300	1,300	1,300	807	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	
1,300	1,300	1,300	823	823	0	

009-391-012-00 2018 Est. T.C.V. PINTRICK RICHARD W & SHARRON J
 Property Class: 401 310 S CRAPO ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
66 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	1,000

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	1000	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 Estimates for Res. Building: 1 Mobile Home Class: Average Quality >
 (11) Heating System: Forced Warm Air

Unit	Exterior	Roof	Rate	Heat/Roof	Ext.(%)	Size	Cost
BaseUnit	Ribbed	Comp.Shingle	38.05	1.24	-6	756	27,977

Other Additions/Adjustments	Rate	Size	Cost
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(2) Skirting			
Metal/Vinyl	5.70	144	821

(9) Foundation			
Foundation Wall: Concrete	6.92	0	0

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

(17) Garages

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

Base Cost	16.54	660	10,916
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 => Cost New = 61,216

Phy/Ab.Phy/Func/Econ/Comb.%Good= 35/100/100/100/35.0, Depr.Cost = 21,426

Separately Depreciated Items:

(16) Porches			
CCP (1 Story), Standard	22.36	160	3,578
County Multiplier = 1.38 =>			4,937
Phy/Ab.Phy/Func/Econ/Comb.%Good= 45/100/100/100/45.0,			Depr.Cost = 2,222

Total Depreciated Cost = 23,647

ECF (424 - JENNINGS RESIDENTIAL) 0.400 => TCV of Bldg: 1 = 9,459

2018 Est. T.C.V. 009-391-012-00 = 10,934

Est. TCV/Total Floor Area = 14.46, Most recent sale 11/01/1997 for 15,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
5,500	5,500	5,500	5,500	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	
5,500	5,500	5,500	5,615	5,500	0	

009-392-002-00 2018 Est. T.C.V. SPENCER SANDRA S
 Property Class: 401 292 S BALDWIN ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
<Site Value A> Base Lot Rate					1000	100		1,000
132 Actual Front Feet, 0.48 Total Acres Total Est. Land Value =								2,000

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	352	71	800
Total Estimated Land Improvements True Cash Value =					800

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1112 SF Floor Area = 1112 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	58.16	-8.53	0.00	1112	55,189

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

(16) Porches

CCP (1 Story), Standard 26.13 120 3,136
CPP, Standard 25.17 30 755

(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 = 104,357

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 62,614
ECF (424 - JENNINGS RESIDENTIAL) 0.400 => TCV of Bldg: 1 = 25,046

2018 Est. T.C.V. 009-392-002-00 = 27,846

Est. TCV/Total Floor Area = 25.04

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
12,400	12,400	12,400	12,400	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,500	0	0	260	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
13,900	13,900	13,900	12,660	12,660	0	

009-392-003-00	2018 Est. T.C.V.	HELSEL JOSHUA D
Property Class: 401		268 S BALDWIN ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
<Site Value A> Base Lot Rate					1000	100		1,000
132 Actual Front Feet, 0.48 Total Acres Total Est. Land Value =								2,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Metal Prefab	7.49	1.00	100	45	337
Total Estimated Land Improvements True Cash Value =					337

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls D Blt 1900

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 504 SF Floor Area = 630 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25	Story Siding	Basement	67.59	0.00	0.83	504	34,484

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

Average Fixture(s) 525.00 1 525

(14) Water/Sewer

Well, 50 Feet 1575.00 1 1,575

1000 Gal Septic 2720.00 1 2,720

(15) Built-Ins & Fireplaces

Appliance Allowance 1235.00 1 1,235

County Multiplier = 1.38 => Cost New = 55,943

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, Depr.Cost = 30,769
ECF (424 - JENNINGS RESIDENTIAL) 0.400 => TCV of Bldg: 1 = 12,308

2018 Est. T.C.V. 009-392-003-00 = 14,645

Est. TCV/Total Floor Area = 23.25, Most recent sale 03/07/2011 for 14,500

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
6,600	6,600	6,600	6,600	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	700	0	138	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
7,300	7,300	7,300	6,738	6,738	0	

009-392-005-00 2018 Est. T.C.V. CALE KENNETH P SR & BONNIE
 Property Class: 401 250 S BALDWIN ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
66 Actual Front Feet, 0.24 Total Acres Total Est. Land Value =								1,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

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

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 1880

(11) Heating System: Forced Air w/ Ducts

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	55.98	-10.84	0.66	576	26,381

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

Average Fixture(s) 525.00 1 525

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance 1235.00 1 1,235

(16) Porches

WGEP (1 Story), Standard 29.92 192 5,745

County Multiplier = 1.38 => Cost New = 52,689

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, Depr.Cost = 28,979
ECF (424 - JENNINGS RESIDENTIAL) 0.400 => TCV of Bldg: 1 = 11,592

2018 Est. T.C.V. 009-392-005-00 = 13,532

Est. TCV/Total Floor Area = 23.49

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	800	0	126	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
6,800	6,800	6,800	6,126	6,126	6,126	

009-392-006-00	2018 Est. T.C.V.	INDIAN LAKES L C
Property Class: 402		S BAGLEY ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

* Factors * 6 LOTS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
JENNINGS B TYPE	396.00	158.00	1.0000	1.0000	20	100		7,920
396 Actual Front Feet, 1.44 Total Acres Total Est. Land Value =								7,920

2018 Est. T.C.V. 009-392-006-00 = 7,920

Est. TCV/Total Floor Area = 13.75

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
4,000	4,000	4,000	3,513	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	73	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
4,000	4,000	4,000	3,586	3,586	0	

009-392-012-00	2018 Est. T.C.V.	ERICKSON ROBERT E
Property Class: 401		328 S BALDWIN ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A>	Base	Lot	Rate		1000	100		1,000
66 Actual Front Feet, 0.24 Total Acres								Total Est. Land Value = 1,000

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
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Other Additions/Adjustments	Rate	Size	Cost
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(17) Garages

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

Base Cost	15.03	672	10,100
Mechanical Doors	325.00	2	650
No Floor Deduction	-3.00	672	-2,016

County Multiplier = 1.38 => Cost New = 12,053

Phy/Ab.Phy/Func/Econ/Comb.%Good= 95/100/100/100/95.0, Depr.Cost = 11,450

ECF (424 - JENNINGS RESIDENTIAL) 0.600 => TCV of Bldg: 1 = 6,870

2018 Est. T.C.V. 009-392-012-00 = 7,870

Est. TCV/Total Floor Area = 0.00

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
3,900	3,900	3,900	2,671	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	56	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
3,900	3,900	3,900	2,727	2,727	2,727	

009-393-001-00 2018 Est. T.C.V. HICKMAN GAY
 Property Class: 401 286 S BAGLEY ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
<Site Value A> Base Lot Rate					1000	100		1,000
132 Actual Front Feet, 0.48 Total Acres Total Est. Land Value =								2,000

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	25	125
Total Estimated Land Improvements True Cash Value =					125

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

Unit	Exterior	Roof	Rate	Heat/Roof	Ext.(%)	Size	Cost
BaseUnit	Ribbed	Metal	28.40	-0.80	0	882	24,343

Other Additions/Adjustments	Rate	Size	Cost
Expando	21.00	192	4,032
Expando	21.00	216	4,536

(9) Foundation
 Foundation Wall: Concrete 7.13 0 0

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

(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

(17) Garages
 Class:D Exterior: Pole Foundation: 18 Inch (Unfinished)
 Base Cost 9.30 1200 11,160
 Mechanical Doors 325.00 1 325

County Multiplier = 1.38 => Cost New = 70,630

Phy/Ab.Phy/Func/Econ/Comb.%Good= 35/100/100/100/35.0, Depr.Cost = 24,721
 ECF (424 - JENNINGS RESIDENTIAL) 0.400 => TCV of Bldg: 1 = 9,888

2018 Est. T.C.V. 009-393-001-00 = 12,013

Est. TCV/Total Floor Area = 13.62

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	6,000	

009-393-003-00 2018 Est. T.C.V. SCHWARTZ JOHN JR
 Property Class: 401 274 S BAGLEY ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
<Site Value A> Base Lot Rate					1000	50	SOUTH 1/2	500
99 Actual Front Feet, 0.36 Total Acres Total Est. Land Value =								1,500

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

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

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

Unit	Exterior	Roof	Rate	Heat/Roof	Ext.(%)	Size	Cost
BaseUnit	Ribbed	Metal	31.07	-0.80	0	720	21,794

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

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

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

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

County Multiplier = 1.38 =>	Cost New =	38,267
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Phy/Ab.Phy/Func/Econ/Comb.%Good= 35/100/100/100/35.0,	Depr.Cost =	13,393
ECF (424 - JENNINGS RESIDENTIAL) 0.400 => TCV of Bldg: 1 =		5,357

2018 Est. T.C.V. 009-393-003-00	=	7,332
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Est. TCV/Total Floor Area = 10.18

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
3,700	3,700	3,700	3,700	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	
3,700	3,700	3,700	3,777	3,700	0	

009-393-005-00 2018 Est. T.C.V. GIBSON NANCY M & HILL RICHARD
 Property Class: 401 250 S BAGLEY ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
<Site Value A> Base Lot Rate					1000	50	1/2 LOT	500
99 Actual Front Feet, 0.36 Total Acres Total Est. Land Value =								1,500

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	0.2	95	190
Total Estimated Land Improvements True Cash Value =					190

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

(11) Heating System: Forced Air w/ Ducts

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1+	Story Siding	Basement	58.33	0.00	0.66	576	33,978

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

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

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1235.00	1	1,235
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(16) Porches

WGEP (1 Story), Standard	36.82	120	4,418
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(16) Deck/Balcony

Treated Wood, Standard	10.82	40	433
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County Multiplier = 1.38 => Cost New = 61,941

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 37,164
 ECF (424 - JENNINGS RESIDENTIAL) 0.400 => TCV of Bldg: 1 = 14,866

2018 Est. T.C.V. 009-393-005-00 = 16,556

Est. TCV/Total Floor Area = 28.74

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
7,300	7,300	7,300	7,300	2.10			
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses			
0	1,000	0	153	0			
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
8,300	8,300	8,300	7,453	7,453	7,453		

009-394-001-00	2018 Est. T.C.V.	WARREN CATHLEEN
Property Class: 402		S BAGLEY ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A>	Base	Lot	Rate		1000	100		1,000
66 Actual Front Feet,	0.24	Total Acres			Total Est.		Land Value =	1,000

2018 Est. T.C.V. 009-394-001-00 = 1,000

Est. TCV/Total Floor Area = 1.74, Most recent sale 08/08/2008 for 2,300

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
500	500	500	500	2.10			
2018	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	0	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
500	500	500	510	500	0		

009-394-002-00	2018 Est. T.C.V.	INDIAN LAKES L C
Property Class: 402		S BAGLEY ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
JENNINGS B TYPE	264.00	158.00	1.0000	1.0000	20	100		5,280
264 Actual Front Feet, 0.96 Total Acres							Total Est. Land Value =	5,280

2018 Est. T.C.V. 009-394-002-00 = 5,280

Est. TCV/Total Floor Area = 9.17

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
2,600	2,600	2,600	2,529	2.10			
2018 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	53	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
2,600	2,600	2,600	2,582	2,582	0		

009-395-001-00 2018 Est. T.C.V. CALE KENNETH P & BONNIE L
 Property Class: 401 250 S BALDWIN ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
66 Actual Front Feet, 0.24 Total Acres Total Est. Land Value =								1,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Ren. Conc.	3.39	1.00	240	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	0.5	95	475
Total Estimated Land Improvements True Cash Value =					475

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

(11) Heating System: No Heating/Cooling

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

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

Other Additions/Adjustments	Rate	Size	Cost

(14) Water/Sewer

Well, 50 Feet	1575.00	1	1,575
1000 Gal Septic	2895.00	1	2,895

(17) Garages

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

Base Cost	17.14	672	11,518
Mechanical Doors	350.00	2	700

County Multiplier = 1.38 => Cost New = 23,030

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 13,818
 ECF (424 - JENNINGS RESIDENTIAL) 0.400 => TCV of Bldg: 1 = 5,527

2018 Est. T.C.V. 009-395-001-00 = 7,002

Est. TCV/Total Floor Area = 0.00, Most recent sale 03/01/1996 for 1,500

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
3,200	3,200	3,200	3,200	2.10		
2018	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	300	0	0	67	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
3,500	3,500	3,500	3,267	3,267	3,267	

009-395-002-00	2018 Est. T.C.V.	BARNES BYRON D & MORE STEPHANIE H
Property Class: 402		S BALDWIN ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A>	Base	Lot	Rate		1000	100		1,000
66 Actual Front Feet,	0.24	Total Acres			Total Est.		Land Value =	1,000

2018 Est. T.C.V. 009-395-002-00 = 1,000

Est. TCV/Total Floor Area = 0.00, Most recent sale 09/14/2017 for 1,200

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
500	500	500	500	2.10			
2018	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	0	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
500	500	500	510	500	0		

009-395-003-00	2018 Est. T.C.V.	MCMASTER NANCY IRENE & MICHAEL A
Property Class: 402		S BALDWIN ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A>	Base	Lot	Rate		1000	100		1,000
66 Actual Front Feet,	0.24	Total Acres			Total Est.	Land Value =		1,000

2018 Est. T.C.V. 009-395-003-00 = 1,000

Est. TCV/Total Floor Area = 0.00, Most recent sale 09/15/2016 for 700

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
500	500	500	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		
500	500	500	510	500	0		

009-395-004-00	2018 Est. T.C.V.	NYBERG EMIL A
Property Class: 402		S BALDWIN ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A>	Base	Lot	Rate		1000	100		1,000
66 Actual Front Feet,	0.24	Total Acres			Total Est.	Land Value =		1,000

2018 Est. T.C.V. 009-395-004-00 = 1,000

Est. TCV/Total Floor Area = 0.00

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
500	500	500	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	
500	500	500	510	500	0	

009-395-005-00 2018 Est. T.C.V. MCMASTER MICHAEL & NANCY
 Property Class: 401 174 S BALDWIN ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
66 Actual Front Feet, 0.24 Total Acres Total Est. Land Value =								1,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	8.34	1.00	240	94	1,881
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	0.5	95	475
Total Estimated Land Improvements True Cash Value =					2,356

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1986

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 896 SF Floor Area = 896 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	60.71	0.00	1.87	896	56,072

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

(13) Plumbing

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

(14) Water/Sewer

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	6.20	360	2,232
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(17) Basement Garages

Basement Garage: 1 Car	1525.00	1	1,525
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 => Cost New = 95,729

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 67,010
 ECF (424 - JENNINGS RESIDENTIAL) 0.500 => TCV of Bldg: 1 = 33,505

2018 Est. T.C.V. 009-395-005-00 = 36,861

Est. TCV/Total Floor Area = 41.14, Most recent sale 05/04/2005 for 40,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
20,200	20,200	20,200	16,553	2.10	
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-1,800	0	347	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
18,400	18,400	18,400	16,900	16,900	0

009-396-001-00 2018 Est. T.C.V. LIMBERGER TIMOTHY R & KAREN E
Property Class: 401 198 S CRAPO ST
Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS
* Factors * LOTS 1,2,3 BLK 6

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A>	Base Lot Rate				1000	100		1,000
<Site Value A>	Base Lot Rate				1000	100		1,000
<Site Value A>	Base Lot Rate				1000	100		1,000
198 Actual Front Feet, 0.72 Total Acres Total Est. Land Value =								3,000

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	8.24	1.00	160	50	660
Total Estimated Land Improvements True Cash Value =					660

Cost Est. for Res. Bldg: 1 Single Family HUD Cls D Blt 1993

(11) Heating System: Forced Air w/o Ducts
Ground Area = Size for Rates = 980 SF Floor Area = 980 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Piers	48.70	-12.28	0.00	980	35,692

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing
3 Fixture Bath 1650.00 1 1,650

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

County Multiplier = 1.38 => Cost New = 57,459
Notes: 1993 COLONY MH

Phy/Ab.Phy/Func/Econ/Comb.%Good= 77/100/100/100/77.0, Depr.Cost = 44,243
ECF (424 - JENNINGS RESIDENTIAL) 0.400 => TCV of Bldg: 1 = 17,697

2018 Est. T.C.V. 009-396-001-00 = 21,357

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
10,700	10,700	10,700	9,150	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	192	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
10,700	10,700	10,700	9,342	9,342	9,342	

009-396-004-00 2018 Est. T.C.V. HILL PAMELA J LIVING TRUST
 Property Class: 401 186 S CRAPO ST
 Map #: LAKE TOWNSHIP Lake City, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
66 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	1,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.0	97	970
Total Estimated Land Improvements True Cash Value =					970

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 1938

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 576 SF Floor Area = 720 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25	Story Siding	Slab	64.82	-10.84	0.83	576	31,571

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

Average Fixture(s) 525.00 1 525

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance 1235.00 1 1,235

(16) Porches

CGEP (1 Story), Standard 42.29 96 4,060

County Multiplier = 1.38 => Cost New = 57,526

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 34,516
ECF (424 - JENNINGS RESIDENTIAL) 0.400 => TCV of Bldg: 1 = 13,806

2018 Est. T.C.V. 009-396-004-00 = 15,776

Est. TCV/Total Floor Area = 21.91

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
7,000	7,000	7,000	7,000	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	900	0	147	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
7,900	7,900	7,900	7,147	7,147	0	

009-396-005-00	2018 Est. T.C.V.	SMITH TAMMY JO
Property Class: 401		S CRAPO ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A>	Base	Lot	Rate		1000	100		1,000
66 Actual Front Feet,	0.24	Total Acres			Total Est.	Land Value =		1,000

2018 Est. T.C.V. 009-396-005-00 = 1,000

Est. TCV/Total Floor Area = 1.39, Most recent sale 12/18/2015 for 8,500

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
500	500	500	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		
500	500	500	510	500	500		

009-396-006-00	2018 Est. T.C.V.	INDIAN LAKES L C
Property Class: 402		BALDWIN ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A>	Base	Lot	Rate		1000	100		1,000
66 Actual Front Feet,	0.24	Total Acres			Total Est.		Land Value =	1,000

2018 Est. T.C.V. 009-396-006-00 = 1,000

Est. TCV/Total Floor Area = 1.39

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
500	500	500	500	2.10		
2018	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	0	0	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
500	500	500	510	500	0	

009-396-007-00	2018 Est. T.C.V.	HILL PAMELA J LIVING TRUST
Property Class: 402		N BALDWIN ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A>	Base	Lot	Rate		1000	100		1,000
66 Actual Front Feet,	0.24	Total Acres			Total Est.	Land Value =		1,000

2018 Est. T.C.V. 009-396-007-00 = 1,000

Est. TCV/Total Floor Area = 1.39

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
500	500	500	500	2.10		
2018	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	0	0	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
500	500	500	510	500	0	

009-396-008-00 2018 Est. T.C.V. JOHNSON TONI D
 Property Class: 401 221 S BALDWIN ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

Description	Frontage	Depth	* Factors *		LOTS 8, 9 & 10		Value
			Front	Depth	Rate	%Adj.	
JENNINGS	77.00	158.00	1.0000	1.0000	40	100	3,080
JENNINGS	77.00	158.00	1.0000	1.0000	40	100	3,080
JENNINGS	77.00	158.00	1.0000	1.0000	40	100	3,080
231 Actual Front Feet, 0.84 Total Acres Total Est. Land Value =							9,240

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls D Blt 1948

(11) Heating System: Forced Air w/ Ducts
 Ground Area = Size for Rates = 846 SF Floor Area = 1058 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25	Story Siding	Basement	58.33	0.00	0.83	846	50,049

Other Additions/Adjustments Rate Size Cost

(13) Plumbing
 Average Fixture(s) 525.00 1 525

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

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

(16) Porches
 WCP (1 Story), Standard 35.06 48 1,683

(16) Deck/Balcony
 Roof Cover Only,Standard 14.30 70 1,001

(17) Garages
 Class:D Exterior: Siding Foundation: 42 Inch (Unfinished)
 Base Cost 25.94 260 6,744
 Common Wall: 1 Wall -1175.00 1 -1,175

County Multiplier = 1.38 => Cost New = 88,814

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, Depr.Cost = 48,847
 ECF (424 - JENNINGS RESIDENTIAL) 0.400 => TCV of Bldg: 1 = 19,539

2018 Est. T.C.V. 009-396-008-00 = 28,779

Est. TCV/Total Floor Area = 27.20, Most recent sale 04/12/2017 for 28,000

Year	Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	Additions	Tax Adjustment	Losses
2017	13,200	13,200	13,200	13,200	2.10			
2018	New	Eq. Adjustment	Loss					
	0	1,200	0			0	1,200	0
2018	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
	14,400	14,400	14,400	13,477	14,400	0		

009-397-001-00 2018 Est. T.C.V. SMITH TAMMY JO
 Property Class: 401 150 S CRAPO ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
66 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	1,000

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D-10 Blt 1938

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 752 SF Floor Area = 752 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1+	Story Siding	Mich Bsmnt.	48.69	-4.09	0.59	752	33,983

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

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

(16) Porches

CGEP (1 Story), Standard	28.90	224	6,474
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(16) Deck/Balcony

Roof Cover Only, Standard	11.05	144	1,591
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(17) Garages

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

Base Cost	21.05	312	6,568
Mechanical Doors	325.00	1	325

County Multiplier = 1.38 => Cost New = 73,465

Notes: 2016 REPLACEMENT WINDOWS

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, Depr.Cost = 40,406
 ECF (424 - JENNINGS RESIDENTIAL) 0.400 => TCV of Bldg: 1 = 16,162

2018 Est. T.C.V. 009-397-001-00 = 17,162

Est. TCV/Total Floor Area = 22.82, Most recent sale 12/18/2015 for 8,500

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
7,600	7,600	7,600	6,558	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	1,000	0	137	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
8,600	8,600	8,600	6,695	6,695	6,695	

009-397-002-00	2018 Est. T.C.V.	GETTY DANIEL RUSSELL & DANIEL ROBERT
Property Class: 402		S CRAPO ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A>	Base	Lot			1000	100		1,000
66 Actual Front Feet,	0.24	Total Acres			Total Est.		Land Value =	1,000

2018 Est. T.C.V. 009-397-002-00 = 1,000

Est. TCV/Total Floor Area = 1.33, Most recent sale 06/01/2002 for 2,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
500	500	500	500	2.10			
2018	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	0	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
500	500	500	510	500	0		

009-397-003-00 2018 Est. T.C.V. GETTY DANIEL RUSSELL & GETTY
 Property Class: 401 S CRAPO ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
66 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	1,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Fencing: Wire Mesh, #9	1.84	1.00	150	94	259
Total Estimated Land Improvements True Cash Value =					259

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

(14) Water/Sewer

Well, 50 Feet 1575.00 1 1,575

Unit-in-Place Cost Items:

ROOF STRUCT. (SQ FT) 3.97 48 191

County Multiplier = 1.38 => Cost New = 2,436

Phy/Ab.Phy/Func/Econ/Comb.%Good= 97/100/100/100/97.0, Depr.Cost = 2,363

Separately Depreciated Items:

(17) Garages

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

Base Cost 23.75 240 5,700

No Floor Deduction -3.00 240 -720

County Multiplier = 1.38 => Cost New = 6,872

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 4,811

Total Depreciated Cost = 7,174

ECF (424 - JENNINGS RESIDENTIAL) 0.600 => TCV of Bldg: 1 = 4,304

2018 Est. T.C.V. 009-397-003-00 = 5,563

Est. TCV/Total Floor Area = 0.00, Most recent sale 12/21/2004 for 1,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
2,800	2,800	2,800	2,671	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	56	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
2,800	2,800	2,800	2,727	2,727	0	

009-397-004-00	2018 Est. T.C.V.	GETTY DANIEL R & DANIEL ROBERT
Property Class: 402		S CRAPO ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A>	Base	Lot	Rate		1000	100		1,000
66 Actual Front Feet,	0.24	Total Acres			Total Est.	Land Value =		1,000

2018 Est. T.C.V. 009-397-004-00 = 1,000

Est. TCV/Total Floor Area = 0.00, Most recent sale 11/14/2016 for 1,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
500	500	500	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		
500	500	500	510	500	0		

009-397-006-00 2018 Est. T.C.V. SHERMAN JESSICA
 Property Class: 401 10131 W LAUREL ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
<Site Value A> Base Lot Rate					1000	100		1,000
132 Actual Front Feet, 0.48 Total Acres Total Est. Land Value =								2,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	8.97	1.00	288	50	1,291
Total Estimated Land Improvements True Cash Value =					1,291

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C-5 Blt 1972

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 748 SF Floor Area = 1122 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Crawl Space	86.39	-10.03	0.00	748	57,117

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Porches

WCP (1 Story), Shallow	32.46	42	1,363
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County Multiplier = 1.38 => Cost New = 98,381

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 63,948
 ECF (424 - JENNINGS RESIDENTIAL) 0.500 => TCV of Bldg: 1 = 31,974

2018 Est. T.C.V. 009-397-006-00 = 35,265

Est. TCV/Total Floor Area = 31.43, Most recent sale 09/30/2016 for 35,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
17,600	17,600	17,600	17,600	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
17,600	17,600	17,600	17,969	17,600	17,600	

009-397-008-00 2018 Est. T.C.V. ANDRAS DARRON & CARLA
 Property Class: 401 125 S BALDWIN ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
<Site Value A> Base Lot Rate					1000	100		1,000
198 Actual Front Feet, 0.72 Total Acres Total Est. Land Value =								2,000

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

Unit	Exterior	Roof	Rate	Heat/Roof	Ext.(%)	Size	Cost
BaseUnit	Ribbed	Metal	31.49	-0.80	0	672	20,624

Other Additions/Adjustments	Rate	Size	Cost
Free Standing Roof	4.15	684	2,839

(9) Foundation
 Foundation Wall: Concrete 7.13 0 0

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

County Multiplier = 1.38 => Cost New = 38,305
 Notes: 1970 PARKWOOD MH

Phy/Ab.Phy/Func/Econ/Comb.%Good= 46/100/100/100/46.0, Depr.Cost = 17,620
 ECF (424 - JENNINGS RESIDENTIAL) 0.400 => TCV of Bldg: 1 = 7,048

2018 Est. T.C.V. 009-397-008-00 = 9,523

Est. TCV/Total Floor Area = 14.17, Most recent sale 03/01/2001 for 20,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
4,800	4,800	4,800	4,800	2.10		
2018	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	0	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
4,800	4,800	4,800	4,900	4,800	4,800	

009-397-010-00	2018 Est. T.C.V.	INDIAN LAKES L C
Property Class: 402		S BALDWIN ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
<Site Value A> Base Lot Rate					1000	100		1,000
132 Actual Front Feet, 0.48 Total Acres								Total Est. Land Value = 2,000

2018 Est. T.C.V. 009-397-010-00 = 2,000

Est. TCV/Total Floor Area = 2.98

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
1,000	1,000	1,000	1,000	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	
1,000	1,000	1,000	1,021	1,000	0	

009-397-012-00	2018 Est. T.C.V.	SMITH TAMMY JO
Property Class: 402		S CRAPO ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A>	Base	Lot	Rate		1000	100		1,000
66 Actual Front Feet,	0.24	Total Acres			Total Est.		Land Value =	1,000

2018 Est. T.C.V. 009-397-012-00 = 1,000

Est. TCV/Total Floor Area = 1.49

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
500	500	500	500	2.10		
2018	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	0	0	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
500	500	500	510	500	500	

009-398-001-00	2018 Est. T.C.V.	MCMASTER MICHAEL & NANCY
Property Class: 401		138 S BALDWIN ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
<Site Value A> Base Lot Rate					1000	100		1,000
<Site Value A> Base Lot Rate					1000	100		1,000
198 Actual Front Feet, 0.72	Total Acres				Total Est.	Land Value =		3,000

2018 Est. T.C.V. 009-398-001-00 = 3,000

Est. TCV/Total Floor Area = 4.46, Most recent sale 05/01/1997 for 21,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
1,500	1,500	1,500	1,500	2.10		
2018	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	0	0	0	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
1,500	1,500	1,500	1,531	1,500	0	

009-398-004-00 2018 Est. T.C.V. GREEN JACOB D & JENNIFER L
 Property Class: 401 100 S BALDWIN ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS
 * Factors * LOTS 3,4&5

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
<Site Value A> Base Lot Rate					1000	100		1,000
<Site Value A> Base Lot Rate					1000	100		1,000
198 Actual Front Feet, 0.72 Total Acres Total Est. Land Value =								3,000

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

Unit	Exterior	Roof	Rate	Heat/Roof	Ext.(%)	Size	Cost
BaseUnit	Ribbed	Metal	28.69	-0.80	0	840	23,428

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

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

County Multiplier = 1.38 => Cost New = 38,257

Phy/Ab.Phy/Func/Econ/Comb.%Good= 35/ 20/100/100/7.0, Depr.Cost = 2,678
 ECF (424 - JENNINGS RESIDENTIAL) 0.400 => TCV of Bldg: 1 = 1,071

2018 Est. T.C.V. 009-398-004-00							= 4,071
Est. TCV/Total Floor Area = 4.85, Most recent sale 10/01/2006 for 20,000							
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	2,000		

009-398-006-00	2018 Est. T.C.V.	INDIAN LAKES L C
Property Class: 402		S BAGLEY ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

								6 LOTS	
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason		Value
JENNINGS B TYPE	396.00	158.00	1.0000	1.0000	20	100			7,920
396 Actual Front Feet, 1.44 Total Acres							Total Est. Land Value =		7,920

2018 Est. T.C.V. 009-398-006-00	=	7,920
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Est. TCV/Total Floor Area = 9.43

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	

009-399-001-00	2018 Est. T.C.V.	INDIAN LAKES L C
Property Class: 402		S BAGLEY ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
JENNINGS B TYPE	330.00	158.00	1.0000	1.0000	20	100		6,600
330 Actual Front Feet, 1.20 Total Acres								Total Est. Land Value = 6,600

2018 Est. T.C.V. 009-399-001-00 = 6,600

Est. TCV/Total Floor Area = 7.86

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
3,300	3,300	3,300	3,300	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
3,300	3,300	3,300	3,369	3,300	0	

009-399-002-00	2018 Est. T.C.V.	BAIRD BONNIE & ROMIG GERALD
Property Class: 402		S BAGLEY ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A>	Base	Lot	Rate		1000	100		1,000
66 Actual Front Feet,	0.24	Total Acres			Total Est.	Land Value =		1,000

2018 Est. T.C.V. 009-399-002-00 = 1,000

Est. TCV/Total Floor Area = 1.19, Most recent sale 04/01/2016 for 100

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
500	500	500	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		
500	500	500	510	500	0		