

009-460-001-00 2018 Est. T.C.V. VANDERSTOW GARDNER E
 Property Class: 401 6518 LAKEVIEW DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 2200	75.00	97.00	0.9036	1.0000	2200	100		149,094
75 Actual Front Feet, 0.17 Total Acres Total Est. Land Value =								149,094

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.20	1.00	968	0	0

Residential Local Cost Land Improvements

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

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

(11) Heating System: Forced Air w/ Ducts
 Ground Area = Size for Rates = 1428 SF Floor Area = 1428 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	55.66	0.00	0.00	1428	79,482

Other Additions/Adjustments Rate Size Cost

(9) Basement Finish

Basement Recreation Finish	11.25	700	7,875
Walk out Basement Door(s)	700.00	1	700

(13) Plumbing

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

(14) Water/Sewer

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

(16) Deck/Balcony

Treated Wood,Standard	6.29	320	2,013
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(17) Garages

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

Base Cost	13.46	864	11,629
Mechanical Doors	325.00	1	325

County Multiplier = 1.38 => Cost New = 148,426

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 89,055
 ECF (403 - LAKE MISSAUKEE AREA RES) 1.500 => TCV of Bldg: 1 = 133,583

2018 Est. T.C.V. 009-460-001-00				=	284,102
Est. TCV/Total Floor Area = 198.95					
2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
137,600	137,600	137,600	104,868	2.10	
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	4,500	0	2,202	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
142,100	142,100	142,100	107,070	107,070	107,070

009-460-002-00 2018 Est. T.C.V. REINHARDT NED & DEB & QUIGLEY TRUST
 Property Class: 401 6600 W LAKEVIEW DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front Depth	Rate	%Adj.	Reason	Value
GROUP B 2200	110.00	90.00	0.8211	1.0000	2200	100	198,705
110 Actual Front Feet, 0.23 Total Acres					Total Est. Land Value =		198,705

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

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

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

(11) Heating System: Forced Air w/ Ducts

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	68.70	0.00	0.00	1160	79,692

Other Additions/Adjustments	Rate	Size	Cost
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(1) Exterior

Brick Veneer	8.25	240	1,980
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(9) Basement Finish

Basement Recreation Finish	11.45	560	6,412
Walk out Basement Door(s)	775.00	1	775

(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Porches

WGEP (1 Story), Standard	27.39	312	8,546
CPP, Standard	14.52	114	1,655
WCP (1 Story), Standard	23.55	160	3,768

(16) Deck/Balcony

Treated Wood,Standard	13.68	28	383
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(17) Garages

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

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

County Multiplier = 1.38 => Cost New = 170,590

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 110,884
 ECF (403 - LAKE MISSAUKEE AREA RES) 1.500 => TCV of Bldg: 1 = 166,325

2018 Est. T.C.V. 009-460-002-00 = 365,505

Est. TCV/Total Floor Area = 315.09, Most recent sale 04/19/2004 for 365,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
177,200	177,200	177,200	130,075	2.10		
2018	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	5,600	0	0	2,731	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
182,800	182,800	182,800	132,806	132,806		0

009-460-003-00 2018 Est. T.C.V. MALEWITZ PATRICIA M
 Property Class: 401 6610 W LAKEVIEW DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2400/FF	50.00	87.00	1.0000	1.0000	2400	100		120,000
50 Actual Front Feet, 0.10 Total Acres Total Est. Land Value =								120,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

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

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C+5 Blt 2003

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1223 SF Floor Area = 1529 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25	Story Siding	Basement	78.29	0.00	0.00	1223	95,749

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

Basement Recreation Finish	11.45	800	9,160
Walk out Basement Door(s)	775.00	1	775

(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
Fireplace: Prefab 1 Story	2200.00	1	2,200
Fireplace: Direct-Vented Gas	1200.00	1	1,200

(16) Porches

WCP (1 Story), Standard	50.80	28	1,422
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(16) Deck/Balcony

Treated Wood, Standard	6.49	360	2,336
Treated Wood, Standard	6.13	616	3,776

County Multiplier = 1.38 => Cost New = 173,267

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 155,940
 ECF (403 - LAKE MISSAUKEE AREA RES) 1.500 => TCV of Bldg: 1 = 233,910

2018 Est. T.C.V. 009-460-003-00 = 355,810

Est. TCV/Total Floor Area = 232.71, Most recent sale 05/27/2005 for 0

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
170,100	170,100	170,100	145,729	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	7,800	0	0	3,060	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
177,900	177,900	177,900	148,789	148,789	0	

009-460-004-00 2018 Est. T.C.V. TROOST RANDAL C TRUSTEE
 Property Class: 401 6620 W LAKEVIEW DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2400/FF	50.00	90.00	1.0000	1.0000	2400	100		120,000
50 Actual Front Feet, 0.10 Total Acres Total Est. Land Value =								120,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Ren. Conc.	4.21	1.00	1030	0	0
Shed: Wood Frame	12.07	1.00	80	81	782

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 =					3,157

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C Blt 1991

(11) Heating System: Forced Heat & Cool

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Basement	85.42	0.00	2.87	1008	88,996

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Deck/Balcony

Treated Wood,Standard	6.15	594	3,653
Treated Wood,Standard	6.47	382	2,472
Treated Wood,Standard	9.73	60	584

County Multiplier = 1.38 => Cost New = 149,753

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 119,803
 ECF (403 - LAKE MISSAUKEE AREA RES) 1.500 => TCV of Bldg: 1 = 179,704

2018 Est. T.C.V. 009-460-004-00 = 302,861

Est. TCV/Total Floor Area = 200.30

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
145,400	145,400	145,400	93,732	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	6,000	0	0	1,968	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
151,400	151,400	151,400	95,700	95,700	0	

009-460-005-00 2018 Est. T.C.V. DIPIETRO THOMAS G & DEBORAH H
 Property Class: 401 6630 W LAKEVIEW DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2400/FF	50.00	91.00	0.9036	1.0000	2400	100		108,432
<Site Value A> GROUP A 25K					25000	100		25,000
75 Actual Front Feet, 0.19 Total Acres Total Est. Land Value =								133,432

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	268	0	0
D/W/P: Patio Blocks	8.13	1.00	59	0	0
Shed: Wood Frame	12.61	1.00	64	50	404
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 =					1,829

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1393 SF Floor Area = 1393 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	63.47	-8.95	0.00	1393	75,946

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

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

(15) Built-Ins & Fireplaces

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

(16) Deck/Balcony

Treated Wood,Standard	7.40	158	1,169
Treated Wood,Standard	9.21	70	645

(17) Garages

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

Base Cost	24.76	338	8,369
Common Wall: 1 Wall	-1300.00	1	-1,300
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 => Cost New = 129,501

Phy/Ab.Phy/Func/Econ/Comb.%Good= 67/100/100/100/67.0, Depr.Cost = 86,766
ECF (4161 BUENA VISTA AREA BACK LOTS) 1.010 => TCV of Bldg: 1 = 87,633

2018 Est. T.C.V. 009-460-005-00 = 222,894

Est. TCV/Total Floor Area = 160.01

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
104,600	104,600	104,600	80,311	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
500	6,300	500	1,686	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
111,400	111,400	111,400	82,497	82,497	0	

009-460-006-00 2018 Est. T.C.V. BRANNAN ROBERT A & KAREN S TRUSTEES
 Property Class: 401 6636 W LAKEVIEW DR
 Map #: LAKE TOWNSHIP Lake City, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2400/FF	50.00	94.00	1.0000	1.0000	2400	100		120,000
50 Actual Front Feet, 0.11 Total Acres Total Est. Land Value =								120,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
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 1.25S Cls C+5 Blt 1978

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 936 SF Floor Area = 1144 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	71.53	0.00	0.00	520	37,196
1.5	Story Siding	Basement	91.04	0.00	0.00	416	37,873

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Deck/Balcony

Treated Wood, Standard	6.50	352	2,288
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(17) Garages

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

Base Cost	19.88	432	8,588
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 => Cost New = 135,663

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 94,964
 ECF (403 - LAKE MISSAUKEE AREA RES) 1.500 => TCV of Bldg: 1 = 142,446

2018 Est. T.C.V. 009-460-006-00 = 262,921

Est. TCV/Total Floor Area = 229.83, Most recent sale 05/12/2006 for 312,500

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
126,700	126,700	126,700	100,410	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	4,800	0	2,108	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
131,500	131,500	131,500	102,518	102,518		0

009-460-007-00	2018 Est. T.C.V.	FOX HERMAN J
Property Class: 401		6640 W LAKEVIEW DR
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2400/FF	50.00	96.00	1.0000	1.0000	2400	100		120,000
50 Actual Front Feet, 0.11 Total Acres								Total Est. Land Value = 120,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

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

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C+5 Blt 1987

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1008 SF Floor Area = 1260 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25	Story Siding	Basement	81.03	0.00	0.00	1008	81,678

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, 100 Feet 2700.00 1 2,700

(15) Built-Ins & Fireplaces

Appliance Allowance 1915.00 1 1,915
Fireplace: Exterior 2 Story 4650.00 1 4,650

(16) Deck/Balcony

Treated Wood, Standard 6.16 548 3,376

(17) Garages

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

Base Cost 23.70 520 12,324
Common Wall: 1 Wall -1300.00 1 -1,300
Automatic Doors 375.00 1 375

County Multiplier = 1.38 => Cost New = 148,543

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0, Depr.Cost = 111,407

Separately Depreciated Items:

(16) Porches

WCP (1 Story), Standard 31.12 80 2,490
County Multiplier = 1.38 => Cost New = 3,436
Phy/Ab.Phy/Func/Econ/Comb.%Good= 86/100/100/100/86.0, Depr.Cost = 2,955

Unit-in-Place Cost Items:

BOAT HOUSE (BY SQ FT) 3.75 480 1,800
County Multiplier = 1.38 => Cost New = 2,484
Phy/Ab.Phy/Func/Econ/Comb.%Good= 77/100/100/100/77.0, Depr.Cost = 1,913

Total Depreciated Cost = 116,275

ECF (403 - LAKE MISSAUKEE AREA RES) 1.500 => TCV of Bldg: 1 = 174,412

2018 Est. T.C.V. 009-460-007-00 = 295,837

Est. TCV/Total Floor Area = 234.79

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
142,100	142,100	142,100	99,591	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	5,800	0	2,091	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
147,900	147,900	147,900	101,682	101,682	0	

009-460-008-00 2018 Est. T.C.V. COUWEHOVEN WAYNE M & CAROL M
 Property Class: 401 6676 W LAKEVIEW DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2400/FF	50.00	99.00	1.0000	1.0000	2400	100		120,000
50 Actual Front Feet, 0.11 Total Acres							Total Est. Land Value =	120,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Brick on Sand	9.39	1.00	256	0	0
D/W/P: 4in Ren. Conc.	4.21	1.00	480	0	0

Residential Local Cost Land Improvements

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

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C+5 Blt 1993

(11) Heating System: Forced Hot Water

Ground Area = Size for Rates = 1114 SF Floor Area = 1621 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.75	Story Siding	Crawl Space	100.51	-9.97	2.05	676	62,591
1+	Story Siding	Basement	72.78	0.00	1.17	294	21,741
1	Story Siding	Crawl Space	69.22	-9.97	1.17	144	8,700

Other Additions/Adjustments	Rate	Size	Cost
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(1) Exterior			
Brick Veneer	8.25	128	1,056

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

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

(15) Built-Ins & Fireplaces			
Appliance Allowance	1915.00	1	1,915
Fireplace: Interior 2 Story	3825.00	1	3,825

(16) Porches			
CCP (1 Story), Standard	64.22	18	1,156

(16) Deck/Balcony			
Treated Wood, Standard	7.34	168	1,233

(17) Garages			
Class:C Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	22.72	572	12,996
Common Wall: 1 Wall	-1300.00	1	-1,300
Automatic Doors	375.00	1	375

County Multiplier = 1.38 => Cost New = 168,064

Phy/Ab.Phy/Func/Econ/Comb.%Good= 82/100/100/100/82.0, Depr.Cost = 137,813

Separately Depreciated Items:

Unit-in-Place Cost Items:			
BOAT HOUSE (BY SQ FT)	3.75	192	720
County Multiplier = 1.38 =>			Cost New = 994
Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0,			Depr.Cost = 845

Total Depreciated Cost = 138,657

ECF (403 - LAKE MISSAUKEE AREA RES) 1.500 => TCV of Bldg: 1 = 207,986

2018 Est. T.C.V. 009-460-008-00 = 330,361
 Est. TCV/Total Floor Area = 203.80, Most recent sale 01/13/2012 for 220,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
158,200	158,200	158,200	137,266	2.10		
2018	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	7,000	0	0	2,882	0

Parcel Number: 009-460-008-00

Page: 2

2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
165,200	165,200	165,200	140,148	140,148	0

009-460-009-00	2018 Est. T.C.V.	JOHNSON JANET M TRUST
Property Class: 401		6680 W LAKEVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2400/FF	51.00	99.00	0.9951	1.0000	2400	100		121,796
51 Actual Front Feet, 0.12 Total Acres								Total Est. Land Value = 121,796

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	180	0	0
Shed: Metal Prefab	8.33	1.00	40	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 1928

(11) Heating System: Space Heater

Ground Area = Size for Rates = 400 SF Floor Area = 400 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	63.46	-11.86	-1.89	400	19,884

Other Additions/Adjustments	Rate	Size	Cost
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(1) Exterior			
Brick Veneer	7.85	160	1,256

(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

(16) Porches			
CGEP (1 Story), Standard	30.00	200	6,000

(17) Garages

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

Base Cost	24.85	192	4,771
Mechanical Doors	325.00	1	325

County Multiplier = 1.38 => Cost New = 48,643

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 29,186
ECF (403 - LAKE MISSAUKEE AREA RES) 1.500 => TCV of Bldg: 1 = 43,778

2018 Est. T.C.V. 009-460-009-00 = 166,049

Est. TCV/Total Floor Area = 415.12

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
81,600	81,600	81,600	70,639	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	1,400	0	1,483	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
83,000	83,000	83,000	72,122	72,122	0	

009-460-010-00 2018 Est. T.C.V. WINKEL JAMES L & KIMBERLY
 Property Class: 401 6684 W LAKEVIEW DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2400/FF	51.00	95.00	0.9951	1.0000	2400	100		121,796
51 Actual Front Feet, 0.11 Total Acres Total Est. Land Value =								121,796

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	214	0	0
D/W/P: 4in Ren. Conc.	4.21	1.00	1014	0	0
Shed: Wood Frame/Conc.	13.81	1.00	160	50	1,105
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 =					5,855

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C+10 Blt 1973

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1488 SF Floor Area = 1716 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25	Story Siding	Basement	79.51	0.00	2.67	912	74,948
1	Story Siding	Overhang	36.53	0.00	0.00	576	21,041

Other Additions/Adjustments Rate Size Cost

(9) Basement Finish
 Basement Recreation Finish 11.45 426 4,878

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

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

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

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

(16) Deck/Balcony
 Treated Wood,Standard 7.49 147 1,101
 Treated Wood,Standard 7.62 138 1,052
 Treated Wood,Standard 6.10 741 4,520

(17) Garages
 Class:C Exterior: Siding Foundation: 42 Inch (Finished)
 Base Cost 17.91 952 17,050
 Common Wall: 1 Wall -1300.00 1 -1,300
 Automatic Doors 375.00 2 750
 Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)
 Base Cost 29.25 192 5,616
 Mechanical Doors 350.00 1 350

County Multiplier = 1.38 => Cost New = 199,601

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 129,741
 ECF (403 - LAKE MISSAUKEE AREA RES) 1.500 => TCV of Bldg: 1 = 194,611

2018 Est. T.C.V. 009-460-010-00 = 322,262

Est. TCV/Total Floor Area = 187.80, Most recent sale 06/25/2015 for 269,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
154,600	154,600	154,600	144,876	2.10		
2018	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	6,500	0	0	3,042	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
161,100	161,100	161,100	147,918	147,918	147,918	

009-460-011-00	2018 Est. T.C.V.	HAYS MARION S ET AL
Property Class: 401		6688 W LAKEVIEW DR
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2400/FF	51.00	93.00	0.9951	1.0000	2400	100		121,796
51 Actual Front Feet, 0.11 Total Acres								Total Est. Land Value = 121,796

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

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

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

(11) Heating System: Space Heater

Ground Area = Size for Rates = 552 SF Floor Area = 552 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	56.65	-10.95	-1.89	552	24,183

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

County Multiplier = 1.38 => Cost New = 37,529

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, Depr.Cost = 20,641
ECF (403 - LAKE MISSAUKEE AREA RES) 1.500 => TCV of Bldg: 1 = 30,962

2018 Est. T.C.V. 009-460-011-00 = 153,233

Est. TCV/Total Floor Area = 277.60

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
75,600	75,600	75,600	45,197	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	1,000	0	949	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
76,600	76,600	76,600	46,146	46,146	0	

009-460-012-00 2018 Est. T.C.V. DALY RICHARD J & DEBRA L
 Property Class: 401 6692 W LAKEVIEW DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2400/FF	51.00	95.00	0.9951	1.0000	2400	100		121,796
51 Actual Front Feet, 0.11 Total Acres					Total Est. Land Value =			121,796

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

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

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C+10 Blt 2004

(11) Heating System: Forced Air w/ Ducts
 Ground Area = Size for Rates = 1192 SF Floor Area = 1788 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Crawl Space	91.19	-10.27	0.00	1192	96,457

Other Additions/Adjustments Rate Size Cost

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

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

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

(16) Porches
 WCP (1 Story), Standard 29.42 96 2,824

(16) Deck/Balcony
 Treated Wood, Standard 6.54 336 2,197

(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

Unit-in-Place Cost Items:
 ROOF STRUCT. (SQ FT) 3.97 110 437

County Multiplier = 1.38 => Cost New = 168,050

Phy/Ab.Phy/Func/Econ/Comb.%Good= 93/100/100/100/93.0, Depr.Cost = 156,287
 ECF (403 - LAKE MISSAUKEE AREA RES) 1.500 => TCV of Bldg: 1 = 234,430

2018 Est. T.C.V. 009-460-012-00 = 358,601

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
171,500	171,500	171,500	138,533	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	7,800	0	0	2,909	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
179,300	179,300	179,300	141,442	141,442	0	

009-460-013-00 2018 Est. T.C.V. SHAFLEY ANDREW P & BRENDA L
 Property Class: 401 6696 W LAKEVIEW DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2400/FF	51.00	95.00	0.9951	1.0000	2400	100		121,796
51 Actual Front Feet, 0.11 Total Acres Total Est. Land Value =								121,796

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	99	0	0
Shed: Wood Frame	11.53	1.00	96	94	1,041
Dock: Light posts	21.31	1.00	350	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.5	95	1,425
Total Estimated Land Improvements True Cash Value =					2,466

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C-5 Blt 1948

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 634 SF Floor Area = 634 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	70.65	-12.37	0.00	634	36,950

Other Additions/Adjustments Rate Size Cost

(1) Exterior
Brick Veneer 8.25 408 3,366(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 34.09 184 6,273(17) Garages
Class:D Exterior: Block Foundation: 18 Inch (Unfinished)
Base Cost 23.20 280 6,496
Mechanical Doors 325.00 1 325

County Multiplier = 1.38 => Cost New = 86,521

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 51,912

Separately Depreciated Items:

Unit-in-Place Cost Items:
BOAT HOUSE (BY SQ FT) 3.75 280 1,050
County Multiplier = 1.38 => Cost New = 1,449
Phy/Ab.Phy/Func/Econ/Comb.%Good= 94/100/100/100/94.0, Depr.Cost = 1,362Total Depreciated Cost = 53,274
ECF (403 - LAKE MISSAUKEE AREA RES) 1.500 => TCV of Bldg: 1 = 79,912

2018 Est. T.C.V. 009-460-013-00 = 204,174

Est. TCV/Total Floor Area = 322.04, Most recent sale 09/19/2008 for 197,500

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
99,400	99,400	99,400	75,363	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	2,700	0	1,582	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
102,100	102,100	102,100	76,945	76,945	0	

009-460-014-00 2018 Est. T.C.V. NASH JAMES D & SARAH J
 Property Class: 401 6702 W LAKEVIEW DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2400/FF	50.00	95.00	1.0000	1.0000	2400	100		120,000
50 Actual Front Feet, 0.11 Total Acres Total Est. Land Value =								120,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
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 1.5S Cls C+5 Blt 2004

(11) Heating System: Forced Air w/ Ducts
 Ground Area = Size for Rates = 1130 SF Floor Area = 1695 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Basement	87.90	0.00	0.00	1130	99,327

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

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

(15) Built-Ins & Fireplaces

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

(16) Porches

WPP, Standard	7.59	527	4,000
WPP, Standard	8.96	336	3,011
WPP, Standard	17.75	60	1,065

(16) Deck/Balcony

Treated Wood,Standard	6.54	336	2,197
Treated Wood w/Roof,Standard	39.80	32	1,274

(17) Garages
 Class:D Exterior: Block Foundation: 18 Inch (Unfinished)

Base Cost	23.16	281	6,508
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County Multiplier = 1.38 => Cost New = 171,111

Phy/Ab.Phy/Func/Econ/Comb.%Good= 93/100/100/100/93.0, Depr.Cost = 159,133
 ECF (403 - LAKE MISSAUKEE AREA RES) 1.500 => TCV of Bldg: 1 = 238,700

2018 Est. T.C.V. 009-460-014-00 = 359,670

Est. TCV/Total Floor Area = 212.19

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
171,900	171,900	171,900	123,592	2.10	
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	7,900	0	0	2,595	
0	0	0	0	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
179,800	179,800	179,800	126,187	126,187	0

009-460-015-00 2018 Est. T.C.V. TRATTLES DAVID S & PATRICIA S
 Property Class: 401 6706 W LAKEVIEW DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2400/FF	50.00	95.00	1.0000	1.0000	2400	100		120,000
50 Actual Front Feet, 0.11 Total Acres Total Est. Land Value =								120,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.0	94	940
BOAT LIFT	500.00	1.00	1.0	94	470
Total Estimated Land Improvements True Cash Value =					1,410

Cost Est. for Res. Bldg: 1 Single Family 1.75S Cls CD Blt 1962

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1206 SF Floor Area = 1796 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.75	Block	Slab	82.72	-10.00	0.00	577	41,959
1.25	Story Siding	Slab	66.42	-10.00	0.00	320	18,054
1.25	Story Siding	Slab	66.42	-10.00	0.00	309	17,434

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1415.00	1	1,415
Fireplace: Exterior 2 Story	4150.00	1	4,150

(16) Porches

WPP, Standard	13.74	106	1,456
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(16) Deck/Balcony

Treated Wood, Standard	6.17	427	2,635
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(17) Garages

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

Base Cost	17.50	528	9,240
Mechanical Doors	350.00	1	350

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

Base Cost	22.96	286	6,567
Mechanical Doors	325.00	1	325

County Multiplier = 1.38 => Cost New = 151,476

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, Depr.Cost = 83,312
 ECF (403 - LAKE MISSAUKEE AREA RES) 1.450 => TCV of Bldg: 1 = 120,802

2018 Est. T.C.V. 009-460-015-00 = 242,212

Est. TCV/Total Floor Area = 134.86, Most recent sale 05/25/2017 for 241,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
141,300	141,300	141,300	99,306	2.10	
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-20,200	0	21,794	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
121,100	121,100	121,100	101,391	121,100	0

009-460-017-00	2018 Est. T.C.V.	PAULUS FIRMIN A TRUST
Property Class: 401		6728 W LAKEVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2400/FF	50.00	95.00	1.0000	1.0000	2400	100		120,000
50 Actual Front Feet, 0.11 Total Acres								Total Est. Land Value = 120,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
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 CD	Blt 1960
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(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 984 SF Floor Area = 1230 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25	Story Siding	Crawl Space	69.05	-8.80	0.00	984	59,286

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

County Multiplier = 1.38 =>	Cost New =	92,986
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Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0,	Depr.Cost =	55,791
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Separately Depreciated Items:

Unit-in-Place Cost Items:

ROOF STRUCT. (SQ FT)	3.97	40	159
County Multiplier = 1.38 =>	Cost New =	219	
Phy/Ab.Phy/Func/Econ/Comb.%Good= 71/100/100/100/71.0,	Depr.Cost =	156	

Total Depreciated Cost =	55,947
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ECF (403 - LAKE MISSAUKEE AREA RES)	1.500 => TCV of Bldg: 1 =	83,921
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2018 Est. T.C.V. 009-460-017-00	=	204,871
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Est. TCV/Total Floor Area = 166.56

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
99,600	99,600	99,600	63,484	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	2,800	0	1,333	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
102,400	102,400	102,400	64,817	64,817	0	

009-460-018-00 2018 Est. T.C.V. BARRETT PATRICIA A
 Property Class: 401 6770 W LAKEVIEW DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2400/FF	50.00	95.00	1.0000	1.0000	2400	100		120,000
50 Actual Front Feet, 0.11 Total Acres Total Est. Land Value =								120,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
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 1952

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1080 SF Floor Area = 1080 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	58.48	-8.59	0.00	1080	53,881

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Porches

WGEP (1 Story), Standard	32.29	180	5,812
WCP (1 Story), Standard	43.88	36	1,580

County Multiplier = 1.38 => Cost New = 97,556

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 63,412

Separately Depreciated Items:

Unit-in-Place Cost Items:

BOAT HOUSE (BY SQ FT)	3.75	352	1,320
County Multiplier = 1.38 =>			Cost New = 1,822
Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0,			Depr.Cost = 1,548

Total Depreciated Cost = 64,960

ECF (403 - LAKE MISSAUKEE AREA RES) 1.500 => TCV of Bldg: 1 = 97,440

2018 Est. T.C.V. 009-460-018-00 = 218,410

Est. TCV/Total Floor Area = 202.23, Most recent sale 10/01/2002 for 250,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
106,000	106,000	106,000	88,877	2.10	
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,200	0	1,866	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
109,200	109,200	109,200	90,743	90,743	0

009-460-019-00	2018 Est. T.C.V.	WILDEBOER STEVE
Property Class: 401		6782 W LAKEVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2400/FF	50.00	96.00	1.0000	1.0000	2400	100		120,000
50 Actual Front Feet, 0.11 Total Acres								Total Est. Land Value = 120,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Ren. Conc.	4.21	1.00	840	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 2500	2500.00	1.00	1.0	94	2,350
Total Estimated Land Improvements True Cash Value =					2,350

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C+10 Blt 1991

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1008 SF Floor Area = 1260 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25	Story Siding	Basement	84.89	0.00	0.00	1008	85,569

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

(16) Deck/Balcony

Treated Wood,Standard 6.43 424 2,726

County Multiplier = 1.38 => Cost New = 129,316

Phy/Ab.Phy/Func/Econ/Comb.%Good= 81/100/100/100/81.0, Depr.Cost = 104,746

Separately Depreciated Items:

Unit-in-Place Cost Items:

BOAT HOUSE (BY SQ FT	3.75	500	1,875
County Multiplier = 1.38 =>		Cost New =	2,588
Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0,		Depr.Cost =	2,199

Total Depreciated Cost = 106,946

ECF (403 - LAKE MISSAUKEE AREA RES) 1.500 => TCV of Bldg: 1 = 160,418

2018 Est. T.C.V. 009-460-019-00 = 282,768

Est. TCV/Total Floor Area = 224.42

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
136,000	136,000	136,000	84,424	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	5,400	0	0	1,772	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
141,400	141,400	141,400	86,196	86,196	0	

009-460-020-00	2018 Est. T.C.V.	DUVALL L KIM TRUST
Property Class: 401		6790 W LAKEVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2400/FF	49.95	97.31	1.0003	1.0000	2400	100		119,910
50 Actual Front Feet, 0.11 Total Acres							Total Est. Land Value =	119,910

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	612	0	0
D/W/P: Crushed Rock	1.24	1.00	100	0	0
Shed: Wood Frame	12.61	1.00	64	71	573
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 2500	2500.00	1.00	2.0	97	4,850
Total Estimated Land Improvements True Cash Value =					5,423

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C+10 Blt 2011

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 872 SF Floor Area = 1399 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25	Story Siding	Crawl Space	87.38	-11.15	0.00	872	66,473
1	Story Siding	Overhang	40.07	0.00	0.00	309	12,382

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
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(16) Porches

WPP, Standard	8.09	457	3,697
WPP, Standard	17.64	61	1,076
WPP, Standard	21.47	42	902
WPP, Standard	32.96	17	560

(17) Garages

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

Base Cost	21.81	618	13,479
Common Wall: 1 Wall	-1300.00	1	-1,300
Automatic Doors	375.00	1	375

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

Base Cost	20.75	352	7,304
Mechanical Doors	325.00	1	325

County Multiplier = 1.38 => Cost New = 156,504

Phy/Ab.Phy/Func/Econ/Comb.%Good= 97/100/100/100/97.0, Depr.Cost = 151,809
 ECF (403 - LAKE MISSAUKEE AREA RES) 1.500 => TCV of Bldg: 1 = 227,714

2018 Est. T.C.V. 009-460-020-00 = 353,047

Est. TCV/Total Floor Area = 252.36, Most recent sale 11/11/2011 for 300,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
168,900	168,900	168,900	139,837	2.10	
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	7,600	0	2,936	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
176,500	176,500	176,500	142,773	142,773	142,773

009-460-021-00 2018 Est. T.C.V. BRUBAKER ERIC J & HEATHER A
 Property Class: 401 6800 W LAKEVIEW DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2400/FF	53.00	100.00	0.9855	1.0000	2400	100		125,360
53 Actual Front Feet, 0.12 Total Acres Total Est. Land Value =								125,360

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.20	1.00	2000	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.5	97	1,455
Total Estimated Land Improvements True Cash Value =					1,455

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

(11) Heating System: Space Heater

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	61.72	-9.20	-2.85	832	41,325

Other Additions/Adjustments Rate Size Cost

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

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

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

(16) Porches
 CGEP (1 Story), Standard 36.12 144 5,201

(17) Garages
 Class:CD Exterior: Siding Foundation: 18 Inch (Unfinished)
 Base Cost 17.50 528 9,240
 Automatic Doors 375.00 1 375

County Multiplier = 1.38 => Cost New = 89,992

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 53,995

Separately Depreciated Items:

(16) Porches
 CGEP (1 Story), Standard 52.74 60 3,164
 County Multiplier = 1.38 => Cost New = 4,367
 Phy/Ab.Phy/Func/Econ/Comb.%Good= 86/100/100/100/86.0, Depr.Cost = 3,756

Unit-in-Place Cost Items:
 BOAT HOUSE (BY SQ FT) 3.75 750 2,813
 County Multiplier = 1.38 => Cost New = 3,881
 Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0, Depr.Cost = 3,299

Total Depreciated Cost = 61,050

ECF (403 - LAKE MISSAUKEE AREA RES) 1.500 => TCV of Bldg: 1 = 91,575

2018 Est. T.C.V. 009-460-021-00 = 218,390

Est. TCV/Total Floor Area = 262.49, Most recent sale 08/25/2008 for 265,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
106,100	106,100	106,100	93,611	2.10	
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,100	0	1,965	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
109,200	109,200	109,200	95,576	95,576	0

009-460-021-50 2018 Est. T.C.V. MACHAK ROBERT G & MARY T TRUST
 Property Class: 401 6792 W LAKEVIEW DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2400/FF	44.00	99.33	1.0325	1.0000	2400	100		109,029
44 Actual Front Feet, 0.10 Total Acres							Total Est. Land Value =	109,029

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Ren. Conc.	4.21	1.00	1354	0	0
Shed: Wood Frame	12.61	1.00	64	50	404
Shed: Wood Frame	11.19	1.00	112	50	627

Residential Local Cost Land Improvements

Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 2500	2500.00	1.00	1.0	97	2,425
Total Estimated Land Improvements True Cash Value =					3,455

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C+10 Blt 1955

(11) Heating System: Forced Air w/ Ducts

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	73.41	0.00	0.00	1040	76,346

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Deck/Balcony

Treated Wood,Standard	6.15	572	3,518
Treated Wood,Standard	7.53	144	1,084

County Multiplier = 1.38 => Cost New = 124,594

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 87,216
 ECF (403 - LAKE MISSAUKEE AREA RES) 1.500 => TCV of Bldg: 1 = 130,824

2018 Est. T.C.V. 009-460-021-50 = 243,308

Est. TCV/Total Floor Area = 233.95, Most recent sale 06/17/2011 for 212,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
115,800	115,800	115,800	100,251	2.10	
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
1,600	4,300	0	1,600	2,105	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
121,700	121,700	121,700	103,956	103,956	0

009-460-022-00	2018 Est. T.C.V.	O'CONNELL GREGORY & LINDA
Property Class: 401		6810 W LAKEVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2400/FF	66.00	102.00	0.9329	1.0000	2400	100		147,779
66 Actual Front Feet, 0.16 Total Acres								Total Est. Land Value = 147,779

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.44	1.00	624	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 1938

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1272 SF Floor Area = 1272 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	64.42	-9.17	0.00	1272	70,278

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
Fireplace: Wood Stove	1350.00	1	1,350

(16) Porches

CGEP (1 Story), Standard 34.77 176 6,120

County Multiplier = 1.38 => Cost New = 120,108

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 78,070
ECF (403 - LAKE MISSAUKEE AREA RES) 1.500 => TCV of Bldg: 1 = 117,105

2018 Est. T.C.V. 009-460-022-00 = 267,309

Est. TCV/Total Floor Area = 210.15, Most recent sale 07/01/1996 for 140,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
129,800	129,800	129,800	104,539	2.10	
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,900	0	2,195	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
133,700	133,700	133,700	106,734	106,734	0

009-460-024-00 2018 Est. T.C.V. OHLE RICHARD L & NANCY L
 Property Class: 401 6842 W LAKEVIEW DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 2200	141.00	109.00	0.5980	1.0000	2200	100		185,498
<Site Value F>	354 Back Lots				40000	100	BACK LOTS	40,000
391 Actual Front Feet, 1.27 Total Acres Total Est. Land Value =								225,498

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 1S Cls CD Blt 1950

(11) Heating System: Space Heater

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	57.53	0.00	-2.85	1176	64,304

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Porches

WGEP (1 Story), Standard	25.69	336	8,632
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(17) Garages

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

Base Cost	19.07	432	8,238
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 => Cost New = 126,089

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 75,653
 ECF (403 - LAKE MISSAUKEE AREA RES) 1.500 => TCV of Bldg: 1 = 113,480

2018 Est. T.C.V. 009-460-024-00 = 341,403

Est. TCV/Total Floor Area = 290.31

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
166,900	166,900	166,900	133,894	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	3,800	0	2,811	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
170,700	170,700	170,700	136,705	136,705	0	

009-460-027-00 2018 Est. T.C.V. KOPECK THOMAS R & SUSAN
 Property Class: 401 6677 W LAKEVIEW DR
 Map #: LAKE TOWNSHIP Lake City, MI 49651

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

* Factors * W PART OF 3 LOTS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value D> GROUP D BACKLOT					8000	100		8,000
<Site Value E> E BACK LOTS					5000	100		5,000
<Site Value E> E BACK LOTS					5000	100		5,000
111 Actual Front Feet, 0.23 Total Acres Total Est. Land Value =								18,000

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

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

(11) Heating System: Space Heater

Ground Area = Size for Rates = 520 SF Floor Area = 520 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	69.82	-12.27	-2.85	520	28,444

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

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

(15) Built-Ins & Fireplaces

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

County Multiplier = 1.38 => Cost New = 51,769

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 31,062
 ECF (4161 BUENA VISTA AREA BACK LOTS) 1.010 => TCV of Bldg: 1 = 31,372

2018 Est. T.C.V. 009-460-027-00 = 49,562

Est. TCV/Total Floor Area = 95.31

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
23,600	23,600	23,600	20,322	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,200	0	0	426	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
24,800	24,800	24,800	20,748	20,748	0	

009-460-030-00	2018 Est. T.C.V.	MALEWITZ PATRICIA M
Property Class: 402		W LAKEVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> C BACK LOTS 12K					12000	100		12,000
45 Actual Front Feet, 0.28 Total Acres							Total Est. Land Value =	12,000

2018 Est. T.C.V. 009-460-030-00 = 12,000

Est. TCV/Total Floor Area = 23.08

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
6,000	6,000	6,000	3,707	2.10		
2018 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	77	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
6,000	6,000	6,000	3,784	3,784	0	

009-460-030-30 2018 Est. T.C.V. ELBLE JEFFERY B & ELIZABETH G
 Property Class: 401 6639 W LAKEVIEW DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value H> GROUP H SITE10K					10000	100		10,000
<Site Value H> GROUP H SITE10K					10000	100	EAST 1/2 OF 3	10,000
103 Actual Front Feet, 0.35 Total Acres Total Est. Land Value =								20,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.20	1.00	230	0	0
Shed: Metal Prefab	8.93	1.00	54	50	241
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 =					716

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

(11) Heating System: Space Heater

Ground Area = Size for Rates = 943 SF Floor Area = 943 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	60.08	-10.61	-2.85	943	43,963

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(17) Garages

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

Base Cost	19.07	432	8,238
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 => Cost New = 86,417

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 51,850
 ECF (4161 BUENA VISTA AREA BACK LOTS) 1.010 => TCV of Bldg: 1 = 52,369

2018 Est. T.C.V. 009-460-030-30 = 73,085

Est. TCV/Total Floor Area = 77.50, Most recent sale 05/12/2006 for 110,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
33,700	33,700	33,700	31,547	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	2,800	0	662	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
36,500	36,500	36,500	32,209	32,209	0	

009-460-030-60 2018 Est. T.C.V. TROOST RANDAL C TRUSTEE
 Property Class: 401 6621 LAKEVIEW DR
 Map #: LAKE TOWNSHIP Lake City, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> C BACK LOTS 12K					12000	100		12,000
45 Actual Front Feet, 0.14 Total Acres Total Est. Land Value =								12,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.20	1.00	288	50	461
Total Estimated Land Improvements True Cash Value =					461

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

(11) Heating System: No Heating/Cooling

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

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

Other Additions/Adjustments	Rate	Size	Cost

(17) Garages

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

Base Cost	16.05	576	9,245
Mechanical Doors	325.00	1	325

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

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

County Multiplier = 1.38 => Cost New = 25,280

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 22,752

ECF (4161 BUENA VISTA AREA BACK LOTS) 1.010 => TCV of Bldg: 1 = 22,979

2018 Est. T.C.V. 009-460-030-60 = 35,440

Est. TCV/Total Floor Area = 0.00

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
17,400	17,400	17,400	10,434	2.10		
2018 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	300	0	0	219	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
17,700	17,700	17,700	10,653	10,653	0	

009-460-032-00	2018 Est. T.C.V.	DALY RICHARD J & DEBRA L
Property Class: 402		W LAKEVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> C BACK LOTS 12K					12000	100		12,000
91 Actual Front Feet, 0.15 Total Acres							Total Est. Land Value =	12,000

2018 Est. T.C.V. 009-460-032-00 = 12,000

Est. TCV/Total Floor Area = 0.00, Most recent sale 07/08/2005 for 17,500

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.				
6,000	6,000	6,000	2,084	2.10				
2018 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses			
0	0	0	0	43	0			
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT			
6,000	6,000	6,000	2,127	2,127	0			

009-460-033-00	2018 Est. T.C.V.	REID PATRICK ETAL
Property Class: 402		W LAKEVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> C BACK LOTS 12K					12000	100		12,000
111 Actual Front Feet, 0.31 Total Acres							Total Est. Land Value =	12,000

2018 Est. T.C.V. 009-460-033-00 = 12,000

Est. TCV/Total Floor Area = 0.00, Most recent sale 07/01/2000 for 32,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.				
6,000	6,000	6,000	2,303	2.10				
2018	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses			
	0	0	0	48	0			
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT			
6,000	6,000	6,000	2,351	2,351	0			

009-460-034-00 2018 Est. T.C.V. SHAFLEY ANDREW P & BRENDA
 Property Class: 401 6702 W LAKEVIEW DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> C BACK LOTS 12K					12000	100		12,000
50 Actual Front Feet, 0.19 Total Acres Total Est. Land Value =								12,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Concrete	3.61	1.00	384	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 GRG Cls C+5 Blt 2016

(11) Heating System: No Heating/Cooling

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
Other Additions/Adjustments Rate Size Cost							

(17) Garages

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

Base Cost	10.13	2048	20,746
Automatic Doors	375.00	2	750

County Multiplier = 1.38 => Cost New = 29,665

Notes: GRG ONLY - NO PLUMBING, 15' HIGH

Phy/Ab.Phy/Func/Econ/Comb.%Good= 99/100/100/100/99.0, Depr.Cost = 29,368
 ECF (4161 BUENA VISTA AREA BACK LOTS) 1.010 => TCV of Bldg: 1 = 29,662

2018 Est. T.C.V. 009-460-034-00 = 42,612

Est. TCV/Total Floor Area = 0.00, Most recent sale 05/18/2013 for 17,500

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
20,900	20,900	20,900	20,354	2.10		
2018	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	400	0	0	427	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
21,300	21,300	21,300	20,781	20,781	0	

009-460-035-00	2018 Est. T.C.V.	NASH JAMES & SARAH TRUSTS
Property Class: 401		6702 W LAKEVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> C BACK LOTS 12K					12000	50	1/2 OF A SITE	6,000
25 Actual Front Feet, 0.10 Total Acres							Total Est. Land Value =	6,000

Cost Est. for Res. Bldg: 1 Single Family GRG Cls CD Blt 1965

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

Base Cost	19.07	432	8,238
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 => Cost New = 11,852

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0,	Depr.Cost =	7,704
ECF (4161 BUENA VISTA AREA BACK LOTS) 1.010 => TCV of Bldg: 1 =		7,781

2018 Est. T.C.V. 009-460-035-00 = 13,781

Est. TCV/Total Floor Area = 0.00

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
6,800	6,800	6,800	4,277	2.10		
2018 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	100	0	0	89	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
6,900	6,900	6,900	4,366	4,366	0	

009-460-035-50	2018 Est. T.C.V.	NASH JAMES D & SARAH J TRUSTS
Property Class: 402		W LAKEVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> C BACK LOTS 12K					12000	50	1/2 A SITE	6,000
25 Actual Front Feet, 0.10 Total Acres							Total Est. Land Value =	6,000

2018 Est. T.C.V. 009-460-035-50 = 6,000

Est. TCV/Total Floor Area = 0.00, Most recent sale 05/18/2013 for 8,750

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.				
3,000	3,000	3,000	3,000	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			
3,000	3,000	3,000	3,063	3,000	0			

009-460-036-00	2018 Est. T.C.V.	TRATTLES DAVID S & PATRICIA S
Property Class: 402		W LAKEVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> C BACK LOTS 12K					12000	100		12,000
50 Actual Front Feet, 0.19 Total Acres							Total Est. Land Value =	12,000

2018 Est. T.C.V. 009-460-036-00 = 12,000

Est. TCV/Total Floor Area = 0.00, Most recent sale 05/25/2017 for 241,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.				
6,000	6,000	6,000	1,644	2.10				
2018 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses			
0	0	0	0	4,356	0			
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT			
6,000	6,000	6,000	1,678	6,000	0			

009-460-038-00	2018 Est. T.C.V.	PAULUS FIRMIN A TRUST
Property Class: 402		W LAKEVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> C BACK LOTS 12K					12000	100		12,000
50 Actual Front Feet, 0.19 Total Acres							Total Est. Land Value =	12,000

2018 Est. T.C.V. 009-460-038-00 = 12,000

Est. TCV/Total Floor Area = 0.00

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
6,000	6,000	6,000	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	
6,000	6,000	6,000	1,791	1,791	0	

009-460-039-00 2018 Est. T.C.V. BARRETT PARTICIA A
 Property Class: 401 W LAKEVIEW DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> C BACK LOTS 12K					12000	100		12,000
50 Actual Front Feet, 0.19 Total Acres Total Est. Land Value =								12,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Ren. Conc.	3.78	1.00	52	94	185
Total Estimated Land Improvements True Cash Value =					185

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

(11) Heating System: No Heating/Cooling

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

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

Other Additions/Adjustments	Rate	Size	Cost

(17) Garages

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

Base Cost	15.40	832	12,813
Mechanical Doors	350.00	2	700
Storage area over garage	3.85	415	1,598

County Multiplier = 1.38 => Cost New = 20,853

Phy/Ab.Phy/Func/Econ/Comb.%Good= 95/100/100/100/95.0, Depr.Cost = 19,810
 ECF (4161 BUENA VISTA AREA BACK LOTS) 1.010 => TCV of Bldg: 1 = 20,008

2018 Est. T.C.V. 009-460-039-00 = 32,193

Est. TCV/Total Floor Area = 0.00

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
15,800	15,800	15,800	8,456	2.10		
2018	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	300		0	0	177	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
16,100	16,100	16,100	8,633	8,633		0

009-460-040-00	2018 Est. T.C.V.	WILDEBOER STEVE
Property Class: 401		6787 W LAKEVIEW DR
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C>	C	BACK LOTS	12K		12000	100		12,000
50 Actual Front Feet, 0.19 Total Acres								Total Est. Land Value = 12,000

 Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Ren. Conc.	4.21	1.00	480	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.0	97	970
Total Estimated Land Improvements True Cash Value =					970

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

(11) Heating System: No Heating/Cooling

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

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

Other Additions/Adjustments	Rate	Size	Cost

(17) Garages

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

Base Cost	10.91	1500	16,365
Automatic Doors	375.00	2	750

County Multiplier = 1.38 => Cost New = 23,619

Phy/Ab.Phy/Func/Econ/Comb.%Good= 95/100/100/100/95.0,	Depr.Cost =	22,438
ECF (4161 BUENA VISTA AREA BACK LOTS) 1.010 => TCV of Bldg: 1 =		22,662

 2018 Est. T.C.V. 009-460-040-00 = 35,632

Est. TCV/Total Floor Area = 0.00

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
17,500	17,500	17,500	10,434	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	300	0	219	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
17,800	17,800	17,800	10,653	10,653	0	

009-460-041-00	2018 Est. T.C.V.	DUVALL L KIM TRUST
Property Class: 401		6792 W LAKEVIEW DR
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> C BACK LOTS 12K					12000	100		12,000
50 Actual Front Feet, 0.19 Total Acres								Total Est. Land Value = 12,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Ren. Conc.	4.21	1.00	928	0	0
D/W/P: Crushed Rock	1.24	1.00	280	0	0

Residential Local Cost Land Improvements

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

Cost Est. for Res. Bldg: 1	Single Family	GRG	Cls	C	Blt	2013
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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:C Exterior: Pole Foundation: 42 Inch (Unfinished)

Base Cost	10.91	1440	15,710
Automatic Doors	375.00	2	750
Storage area over garage	3.95	364	1,438

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

Base Cost	17.05	320	5,456
Common Wall: 1 Wall	-768.75	1	-769
Mechanical Doors	350.00	2	700
No Floor Deduction	-3.15	320	-1,008

County Multiplier = 1.38 => Cost New = 30,743

Phy/Ab.Phy/Func/Econ/Comb.%Good= 96/100/100/100/96.0,	Depr.Cost =	29,513
ECF (4161 BUENA VISTA AREA BACK LOTS) 1.010 => TCV of Bldg: 1 =		29,808

2018 Est. T.C.V. 009-460-041-00 = 44,183

Est. TCV/Total Floor Area = 0.00

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
18,800	18,800	18,800	15,306	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
3,300	0	3,300	321	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
22,100	22,100	22,100	18,927	18,927	18,927	

009-460-042-00 2018 Est. T.C.V. BENNICK EDWARD C & CARLA R
 Property Class: 401 6799 W LAKEVIEW DR
 Map #: LAKE TOWNSHIP Lake City, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> C BACK LOTS 12K					12000	100		12,000
50 Actual Front Feet, 0.19 Total Acres Total Est. Land Value =								12,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	2.98	1.00	96	94	269
Shed: Wood Frame	9.59	1.00	80	94	721
Total Estimated Land Improvements True Cash Value =					990

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

(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	56.94	-10.63	0.66	624	29,309

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
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County Multiplier = 1.38 => Cost New = 47,481

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 30,862
 ECF (4161 BUENA VISTA AREA BACK LOTS) 1.010 => TCV of Bldg: 1 = 31,171

2018 Est. T.C.V. 009-460-042-00 = 44,161

Est. TCV/Total Floor Area = 70.77, Most recent sale 12/01/1999 for 33,220

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
21,600	21,600	21,600	15,048	2.10		
2018	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	500	0	0	316	0	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
22,100	22,100	22,100	15,364	15,364	0	

009-460-043-00	2018 Est. T.C.V.	O'CONNELL GREGORY & LINDA
Property Class: 402		W LAKEVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> C BACK LOTS 12K					12000	100		12,000
<Site Value C> C BACK LOTS 12K					12000	100		12,000
100 Actual Front Feet, 0.38 Total Acres								Total Est. Land Value = 24,000

2018 Est. T.C.V. 009-460-043-00 = 24,000

Est. TCV/Total Floor Area = 38.46, Most recent sale 07/01/1996 for 10,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
12,000	12,000	12,000	2,634	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	55	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
12,000	12,000	12,000	2,689	2,689	0	

009-460-050-00	2018 Est. T.C.V.	MISSAUKEE HEIGHTS 2
Property Class: 700		OUTLOT B
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors * SUBDIVISION PARK

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP F & SURPL1456	1456.00	97.50	0.5119	1.0000	800	100		596,295
1456 Actual Front Feet, 3.26 Total Acres							Total Est. Land Value =	596,295

2018 Est. T.C.V. 009-460-050-00 = 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

009-470-001-00 2018 Est. T.C.V. DVORAK MARK P
 Property Class: 401 1810 S GOLDENROD AVE
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2400/FF	40.00	139.00	1.0574	1.0000	2400	100		101,508
40 Actual Front Feet, 0.13 Total Acres Total Est. Land Value =								101,508

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	1434	0	0
D/W/P: Brick on Sand	9.39	1.00	137	0	0
D/W/P: Brick on Sand	9.39	1.00	106	0	0
D/W/P: Brick on Sand	9.39	1.00	355	0	0
Shed: Wood Frame	10.34	1.00	162	0	0

Residential Local Cost Land Improvements

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

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C+10 Blt 1930

(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 Block	Crawl Space	71.28	-9.83	0.00	1000	61,450
1	Story Siding	Basement	69.75	0.00	0.00	400	27,900

Other Additions/Adjustments	Rate	Size	Cost
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(1) Exterior Brick Veneer	8.25	76	627
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(13) Plumbing Average Fixture(s)	760.00	1	760
2 Fixture Bath	1600.00	1	1,600

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

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

(16) Porches CGEP (1 Story), Standard	58.45	50	2,923
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(16) Deck/Balcony Treated Wood, Standard	6.86	239	1,640
Treated Wood, Standard	11.34	43	488

(17) Garages

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

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

County Multiplier = 1.42 => Cost New = 164,800

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 115,360

Separately Depreciated Items:

Unit-in-Place Cost Items:

BOAT HOUSE (BY SQ FT)	3.75	190	713
County Multiplier = 1.42 =>		Cost New =	1,012
Phy/Ab.Phy/Func/Econ/Comb.%Good= 71/100/100/100/71.0,		Depr.Cost =	718
ROOF STRUCT. (SQ FT)	3.97	140	556
County Multiplier = 1.42 =>		Cost New =	789
Phy/Ab.Phy/Func/Econ/Comb.%Good= 57/100/100/100/57.0,		Depr.Cost =	450

Total Depreciated Cost = 116,529

ECF (403 - LAKE MISSAUKEE AREA RES) 1.500 => TCV of Bldg: 1 = 174,793

2018 Est. T.C.V. 009-470-001-00 = 281,051

Est. TCV/Total Floor Area = 200.75, Most recent sale 09/25/2015 for 250,000

Parcel Number: 009-470-001-00

Page: 2

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
134,700	134,700	134,700	120,784	2.10		
2018 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	5,800	0	0	2,536	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
140,500	140,500	140,500	123,320	123,320	0	

009-470-002-00 2018 Est. T.C.V. MCCORMIC ALLYN L & JANET M
 Property Class: 401 7246 W MISSAUKEE LAKE BLVD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2400/FF	40.00	139.00	1.0574	1.0000	2400	100		101,508
40 Actual Front Feet, 0.13 Total Acres Total Est. Land Value =								101,508

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	0	0
Shed: Wood Frame	9.24	1.00	160	73	1,079

Residential Local Cost Land Improvements

Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.0	95	950
Total Estimated Land Improvements True Cash Value =					2,029

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1942

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1567 SF Floor Area = 1567 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Block	Slab	55.54	-9.38	0.00	744	34,343
1	Story Siding	Basement	54.86	0.00	0.00	823	45,150

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Porches

CGEP (1 Story), Standard	39.32	120	4,718
CCP (1 Story), Standard	30.95	77	2,383

(16) Deck/Balcony

Treated Wood, Standard	6.55	250	1,638
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County Multiplier = 1.38 => Cost New = 134,001

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 87,100

Separately Depreciated Items:

Square footage # 2 is depreciated at 86 %Good...	Base Cost Was =	45,150
County Multiplier = 1.38 =>	Cost New =	62,307
Phy/Ab.+hy/Func/Econ/Comb.%Good= 21/100/100/100/21.0,	Depr.Cost =	13,084
ECF (403 - LAKE MISSAUKEE AREA RES) 1.500 => TCV of Bldg: 1 =		150,277

2018 Est. T.C.V. 009-470-002-00 = 253,814

Est. TCV/Total Floor Area = 161.97

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
121,900	121,900	121,900	84,448	2.10		
2018 New Eq.	Adjusment	Loss	Additions	Tax Adjustment	Losses	
0	5,000	0	0	1,773	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
126,900	126,900	126,900	86,221	86,221	0	

009-470-003-00 2018 Est. T.C.V. SCHUT THOMAS H & BEVERLY A
 Property Class: 401 7250 W MISSAUKEE BLVD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2400/FF	40.00	140.00	1.0574	1.0000	2400	100		101,508
40 Actual Front Feet, 0.13 Total Acres Total Est. Land Value =								101,508

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.20	1.00	100	0	0
D/W/P: 4in Concrete	3.35	1.00	400	0	0

Residential Local Cost Land Improvements

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

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

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1076 SF Floor Area = 1076 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	58.52	-10.28	1.87	1076	53,918

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

Average Fixture(s) 630.00 1 630

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(17) Garages

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

Base Cost 18.20 480 8,736
Automatic Doors 375.00 1 375

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

Base Cost 25.95 216 5,605
Mechanical Doors 350.00 1 350

County Multiplier = 1.38 => Cost New = 106,956

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 64,174
ECF (403 - LAKE MISSAUKEE AREA RES) 1.500 => TCV of Bldg: 1 = 96,261

2018 Est. T.C.V. 009-470-003-00 = 198,719

Est. TCV/Total Floor Area = 184.68

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
96,200	96,200	96,200	57,825	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	3,200	0	1,214	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
99,400	99,400	99,400	59,039	59,039	0	

009-470-004-00	2018 Est. T.C.V.	BOOMGAARD THOMAS A
Property Class: 401		7268 W MISSAUKEE BLVD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2400/FF	40.00	141.00	1.0574	1.0000	2400	100		101,508
40 Actual Front Feet, 0.13 Total Acres					Total Est. Land Value =			101,508

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	10.45	1.00	48	50	251
Shed: Wood Frame	9.49	1.00	84	50	398
Total Estimated Land Improvements True Cash Value =					649

Cost Est. for Res. Bldg: 1 Single Family 1+S Cls D Blt 1941

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 858 SF Floor Area = 858 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1+	Story Siding	Crawl Space	52.31	-8.79	0.66	858	37,906

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

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

(15) Built-Ins & Fireplaces

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

(16) Porches

CSEF (1 Story), Standard	33.04	98	3,238
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(16) Deck/Balcony

Treated Wood, Standard	6.24	255	1,591
Treated Wood, Standard	8.08	80	646

County Multiplier = 1.38 => Cost New = 69,937

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, Depr.Cost = 38,465
 ECF (403 - LAKE MISSAUKEE AREA RES) 1.500 => TCV of Bldg: 1 = 57,698

2018 Est. T.C.V. 009-470-004-00 = 159,855

Est. TCV/Total Floor Area = 186.31

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
78,000	78,000	78,000	47,858	2.10			
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses			
0	1,900	0	0	1,005	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
79,900	79,900	79,900	48,863	48,863	0		

009-470-005-00 2018 Est. T.C.V. FEDEWA DALE J & SHERRY L
 Property Class: 401 7280 W MISSAUKEE BLVD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2400/FF	40.00	143.00	0.8034	1.0000	2400	100		77,129
<Site Value C> C BACK LOTS 12K					12000	100		12,000
120 Actual Front Feet, 0.24 Total Acres Total Est. Land Value =								89,129

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Concrete	4.23	1.00	1044	0	0
Fencing: Wire Mesh, #9	1.98	1.00	160	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 LOG Cls BC Blt 1986

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1232 SF Floor Area = 1848 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Cedar Logs	Basement	110.23	0.00	2.77	1232	139,216

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	2610.00	1	2,610
Fireplace: Exterior 1 Story	4925.00	1	4,925

(16) Porches

WCP (1 Story), Standard	21.08	352	7,420
WPP, Standard	9.12	504	4,596

(16) Deck/Balcony

Treated Wood, Standard	7.50	300	2,250
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(17) Garages

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

Base Cost	22.25	624	13,884
Automatic Doors	425.00	1	425

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

Base Cost	31.20	200	6,240
Mechanical Doors	400.00	1	400

County Multiplier = 1.38 => Cost New = 261,784

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 209,427
 ECF (403 - LAKE MISSAUKEE AREA RES) 1.450 => TCV of Bldg: 1 = 303,670

2018 Est. T.C.V. 009-470-005-00 = 397,549

Est. TCV/Total Floor Area = 215.12, Most recent sale 08/01/2002 for 235,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
188,300	188,300	188,300	166,519	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	10,500	0	3,496	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
198,800	198,800	198,800	170,015	170,015	0	

009-470-006-00	2018 Est. T.C.V.	AVIATIEK LLC
Property Class: 401		1811 S ARBUTUS AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2400/FF	80.00	147.00	0.7477	1.0000	2400	100		143,553
<Site Value C> C BACK LOTS 12K					12000	100		12,000
160 Actual Front Feet, 0.42 Total Acres Total Est. Land Value =								155,553

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	4.04	1.00	151	0	0
D/W/P: 4in Ren. Conc.	5.31	1.00	880	0	0
Shed: Wood Frame	15.86	1.00	70	94	1,043
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 =					5,793

Cost Est. for Res. Bldg: 1 Single Family 2S Cls BC Blt 2013

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1123 SF Floor Area = 2276 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Siding	Basement	123.48	0.00	3.70	1123	142,823
1	Story Siding	Overhang	43.50	0.00	0.00	30	1,305

Other Additions/Adjustments	Rate	Size	Cost
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(1) Exterior			
Stone Veneer	11.20	48	538

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

(14) Water/Sewer			
Well, 100 Feet	3050.00	1	3,050
2000 Gal Septic	5650.00	1	5,650

(15) Built-Ins & Fireplaces			
Appliance Allowance	2610.00	1	2,610

(16) Porches			
WCP (1 Story), Standard	26.52	166	4,402
CCP (1 Story), Standard	38.87	60	2,332
CCP (1 Story), Standard	48.76	39	1,902
WPP, Standard	18.65	68	1,268

(16) Deck/Balcony			
Treated Wood, Standard	7.63	267	2,037
Treated Wood, Standard	8.14	176	1,433
Treated Wood, Standard	7.87	216	1,700

County Multiplier = 1.38 => Cost New = 247,323

Phy/Ab.Phy/Func/Econ/Comb.%Good= 96/100/100/100/96.0, Depr.Cost = 237,430
ECF (403 - LAKE MISSAUKEE AREA RES) 1.400 => TCV of Bldg: 1 = 332,403

2018 Est. T.C.V. 009-470-006-00 = 493,749

Est. TCV/Total Floor Area = 216.94, Most recent sale 08/21/2012 for 215,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
246,900	246,900	246,900	210,613	2.10	
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	4,422	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
246,900	246,900	246,900	215,035	215,035	0

009-470-008-00 2018 Est. T.C.V. SAYEGH RAYMOND G & MARJORIE J
 Property Class: 401 1810 S ARBUTUS AVE
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 2200	81.00	129.00	0.8864	1.0000	2200	100		157,953
81 Actual Front Feet, 0.24 Total Acres Total Est. Land Value =								157,953

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	2930	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 Blt 1948

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1895 SF Floor Area = 1895 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	60.76	-8.25	0.00	1087	57,078
1	Story Siding	Slab	60.76	-10.28	0.00	618	31,197
1	Story Siding	Crawl Space	60.76	-8.25	0.00	190	9,977

Other Additions/Adjustments	Rate	Size	Cost
(13) Plumbing			
Average Fixture(s)	760.00	1	760
3 Fixture Bath	2400.00	1	2,400
(14) Water/Sewer			
Public Sewer	1162.00	1	1,162
Well, 100 Feet	2700.00	1	2,700
(15) Built-Ins & Fireplaces			
Appliance Allowance	1915.00	1	1,915
(16) Porches			
CCP (1 Story), Standard	30.89	90	2,780
(16) Deck/Balcony			
Treated Wood, Standard	7.90	120	948
(17) Garages			
Class:C Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	22.20	600	13,320
Common Wall: 1 Wall	-1300.00	1	-1,300
Automatic Doors	375.00	1	375

County Multiplier = 1.38 => Cost New = 170,171

Phy/Ab.Phy/Func/Econ/Comb.%Good= 71/100/100/100/71.0, Depr.Cost = 120,821

Separately Depreciated Items:

Square footage # 2 is depreciated at 88 %Good...	Base Cost Was =	31,197
County Multiplier = 1.38 =>	Cost New =	43,051
Phy/Ab.+hy/Func/Econ/Comb.%Good= 17/100/100/100/17.0,	Depr.Cost =	7,319
Square footage # 3 is depreciated at 88 %Good...	Base Cost Was =	9,977
County Multiplier = 1.38 =>	Cost New =	13,768
Phy/Ab.+hy/Func/Econ/Comb.%Good= 17/100/100/100/17.0,	Depr.Cost =	2,341
ECF (403 - LAKE MISSAUKEE AREA RES) 1.500 => TCv of Bldg: 1 =		195,721

2018 Est. T.C.V. 009-470-008-00 = 355,099

Est. TCv/Total Floor Area = 187.39, Most recent sale 09/01/1996 for 145,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
171,000	171,000	171,000	131,020	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	6,500	0	2,751	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
177,500	177,500	177,500	133,771	133,771	0	

009-470-010-00 2018 Est. T.C.V. BECKER GEORGE A & DOUGLAS TRUSTEES
 Property Class: 401 1810 S ARBUTUS AVE 100
 Map #: LAKE TOWNSHIP Lake City, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2400/FF	41.00	144.00	1.0509	1.0000	2400	100		103,405
41 Actual Front Feet, 0.14 Total Acres Total Est. Land Value =								103,405

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.44	1.00	500	71	1,221
Total Estimated Land Improvements True Cash Value =					1,221

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C+5 Blt 1970

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 920 SF Floor Area = 1380 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Basement	91.34	0.00	0.00	920	84,033

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Deck/Balcony

Treated Wood,Standard	6.69	288	1,927
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County Multiplier = 1.38 => Cost New = 134,752

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 87,589
 ECF (403 - LAKE MISSAUKEE AREA RES) 1.500 => TCV of Bldg: 1 = 131,383

2018 Est. T.C.V. 009-470-010-00 = 236,009

Est. TCV/Total Floor Area = 171.02

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
113,600	113,600	113,600	73,953	2.10		
2018	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	4,400	0	0	1,553	0	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
118,000	118,000	118,000	75,506	75,506	0	0

009-470-011-00 2018 Est. T.C.V. ZONDERVAN DAVID
 Property Class: 401 1810 S ARBUTUS AVE 500
 Map #: LAKE TOWNSHIP Lake City, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2400/FF	51.00	155.00	0.9951	1.0000	2400	100		121,796
51 Actual Front Feet, 0.18 Total Acres Total Est. Land Value =								121,796

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	90	46	132
Total Estimated Land Improvements True Cash Value =					132

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls CD Blt 1951

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1098 SF Floor Area = 1434 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	58.30	-10.22	0.00	240	11,539
1	Story Siding	Crawl Space	58.30	-8.55	0.00	522	25,970
2	Story Siding	Slab	91.42	-10.22	0.00	336	27,283

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

County Multiplier = 1.38 => Cost New = 101,653

Phy/Ab.Phy/Func/Econ/Comb.%Good= 71/100/100/100/71.0, Depr.Cost = 72,174
 ECF (403 - LAKE MISSAUKEE AREA RES) 1.500 => TCV of Bldg: 1 = 108,261

2018 Est. T.C.V. 009-470-011-00 = 230,189

Est. TCV/Total Floor Area = 160.52

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
111,500	111,500	111,500	67,468	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	3,600	0	1,416	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
115,100	115,100	115,100	68,884	68,884	0	

009-470-012-00	2018 Est. T.C.V.	STEPHAN EDWARD D
Property Class: 402		ARBUTUS AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2400/FF	31.00	145.00	1.1269	1.0000	2400	100		83,845
31 Actual Front Feet, 0.10 Total Acres								Total Est. Land Value = 83,845

2018 Est. T.C.V. 009-470-012-00 = 83,845

Est. TCV/Total Floor Area = 58.47

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
41,900	41,900	41,900	19,555	2.10			
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	410	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
41,900	41,900	41,900	19,965	19,965	19,965		

009-470-013-00 2018 Est. T.C.V. STEPHAN EDWARD D
 Property Class: 401 1810 ARBUTUS AVE X300
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2400/FF	41.00	136.00	1.0509	1.0000	2400	100		103,405
41 Actual Front Feet, 0.13 Total Acres Total Est. Land Value =								103,405

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	620	94	2,104
Shed: Wood Frame	10.37	1.00	160	71	1,178
Total Estimated Land Improvements True Cash Value =					3,282

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C Blt 1974

(11) Heating System: Forced Air w/ Ducts

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Basement	88.61	0.00	0.00	840	74,432

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

Basement Recreation Finish	11.45	420	4,809
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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

Fireplace: Exterior 1 Story	3875.00	1	3,875
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(16) Porches

WCP (1 Story), Standard	45.75	36	1,647
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(16) Deck/Balcony

Treated Wood, Standard	6.85	240	1,644
Treated Wood, Standard	8.82	80	706

(17) Garages

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

Base Cost	17.84	960	17,126
Common Wall: 1 Wall	-1300.00	1	-1,300
Automatic Doors	375.00	1	375
Storage area over garage	3.95	480	1,896

County Multiplier = 1.38 => Cost New = 152,224

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 106,557

ECF (403 - LAKE MISSAUKEE AREA RES) 1.500 => TCV of Bldg: 1 = 159,835

2018 Est. T.C.V. 009-470-013-00 = 266,522

Est. TCV/Total Floor Area = 211.53

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
127,900	127,900	127,900	84,914	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	5,400	0	1,783	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
133,300	133,300	133,300	86,697	86,697	86,697	

009-470-014-00 2018 Est. T.C.V. DE GRAW RODERICK L
 Property Class: 401 1801 S WILDROSE AVE
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2400/FF	41.00	107.00	1.0509	1.0000	2400	100		103,405
41 Actual Front Feet, 0.10 Total Acres Total Est. Land Value =								103,405

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	2.98	1.00	80	78	186
Total Estimated Land Improvements True Cash Value =					186

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 784 SF Floor Area = 784 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	51.38	-10.04	0.66	784	32,928

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: Exterior 1 Story	3050.00	1	3,050

(16) Porches

CSEP (1 Story), Standard	20.26	358	7,253
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(17) Garages

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

Base Cost	14.86	360	5,350
Mechanical Doors	325.00	1	325

County Multiplier = 1.38 => Cost New = 74,524

Phy/Ab.Phy/Func/Econ/Comb.%Good= 61/100/100/100/61.0, Depr.Cost = 45,459
 ECF (403 - LAKE MISSAUKEE AREA RES) 1.500 => TCV of Bldg: 1 = 68,189

2018 Est. T.C.V. 009-470-014-00 = 171,780

Est. TCV/Total Floor Area = 219.11

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
83,600	83,600	83,600	45,362	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,300	0	0	952	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
85,900	85,900	85,900	46,314	46,314	0	

009-470-015-00 2018 Est. T.C.V. BORSTLER WILLIAM B & JANE I
 Property Class: 401 1798 S WILDROSE AVE
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2400/FF	40.00	66.00	1.0574	1.0000	2400	100		101,508
40 Actual Front Feet, 0.06 Total Acres Total Est. Land Value =								101,508

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

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

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

(11) Heating System: Space Heater

Ground Area = Size for Rates = 722 SF Floor Area = 722 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	52.50	-10.25	-1.89	722	29,140

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
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(16) Porches

CSEP (1 Story), Standard	25.31	180	4,556
WPP, Standard	24.80	25	620

(16) Deck/Balcony

Treated Wood, Standard	8.73	64	559
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County Multiplier = 1.38 => Cost New = 55,161

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 33,096
 ECF (403 - LAKE MISSAUKEE AREA RES) 1.500 => TCV of Bldg: 1 = 49,645

2018 Est. T.C.V. 009-470-015-00 = 151,628

Est. TCV/Total Floor Area = 210.01

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
74,200	74,200	74,200	34,062	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	1,600	0	715	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
75,800	75,800	75,800	34,777	34,777	0	

009-470-015-50 2018 Est. T.C.V. MALIN MARK & RONDA
 Property Class: 401 1802 S WILDROSE AVE
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res11.LAKE MISSAUKEE SUBS SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> GROUP B 25K					25000	100		25,000
64 Actual Front Feet, 0.06 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	9.56	1.00	216	94	1,941
Total Estimated Land Improvements True Cash Value =					1,941

Cost Est. for Res. Bldg: 1 Single Family 1S C1s C-5 B1t 1925

(11) Heating System: Wall/Floor Furnace

Ground Area = Size for Rates = 530 SF Floor Area = 530 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	74.17	-11.00	0.00	530	33,480

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

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

(15) Built-Ins & Fireplaces

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

(16) Porches

WGEP (1 Story), Standard	35.33	160	5,653
WPP, Standard	27.05	25	676

County Multiplier = 1.38 => Cost New = 66,890

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 40,134
 ECF (409 - RURAL SUBS) 0.850 => TCV of Bldg: 1 = 34,114

2018 Est. T.C.V. 009-470-015-50 = 61,055

Est. TCV/Total Floor Area = 115.20, Most recent sale 02/26/2007 for 85,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
30,500	30,500	30,500	22,783	2.10		
2018	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	0	0	0	478	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
30,500	30,500	30,500	23,261	23,261	0	

009-470-016-00 2018 Est. T.C.V. SMITH DAVID P TRUST
 Property Class: 401 7400 W MISSAUKEE BLVD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 2200	80.00	148.00	0.8891	1.0000	2200	100		156,489
80 Actual Front Feet, 0.27 Total Acres Total Est. Land Value =								156,489

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

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

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 1924

(11) Heating System: Space Heater

Ground Area = Size for Rates = 611 SF Floor Area = 611 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	55.00	-9.63	-1.89	611	26,566

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

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

(15) Built-Ins & Fireplaces

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

(16) Porches

WSEP (1 Story), Standard	24.06	189	4,547
WSEP (1 Story), Standard	32.05	100	3,205

(17) Garages

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

Base Cost	16.20	624	10,109
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 => Cost New = 71,863

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, Depr.Cost = 39,524
 ECF (403 - LAKE MISSAUKEE AREA RES) 1.500 => TCV of Bldg: 1 = 59,287

2018 Est. T.C.V. 009-470-016-00 = 216,251

Est. TCV/Total Floor Area = 353.93

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
106,100	106,100	106,100	70,014	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	2,000	0	1,470	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
108,100	108,100	108,100	71,484	71,484	0	

009-470-018-00	2018 Est. T.C.V.	SMIT A PETER & SMIT LEONARD J
Property Class: 401		7404 W MISSAUKEE BLVD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2400/FF	40.00	155.00	1.0574	1.0000	2400	100		101,508
40 Actual Front Feet, 0.14 Total Acres								Total Est. Land Value = 101,508

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

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

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 1924

(11) Heating System: Space Heater

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	53.49	-9.39	-1.89	672	28,365

Other Additions/Adjustments

	Rate	Size	Cost
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(13) Plumbing

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

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

(15) Built-Ins & Fireplaces

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

(16) Porches

WSEP (1 Story), Standard	20.79	288	5,988
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County Multiplier = 1.38 =>

Cost New = 57,477

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, Depr.Cost = 31,612
 ECF (403 - LAKE MISSAUKEE AREA RES) 1.500 => TCV of Bldg: 1 = 47,418

2018 Est. T.C.V. 009-470-018-00 = 149,401

Est. TCV/Total Floor Area = 222.32

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
73,100	73,100	73,100	38,048	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,600	0	0	799	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
74,700	74,700	74,700	38,847	38,847	0	

009-470-019-00 2018 Est. T.C.V. BORKE THOMAS J & SHARLENE M
Property Class: 401 7408 W MISSAUKEE BLVD
Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2400/FF	40.00	144.00	1.0574	1.0000	2400	100		101,508
40 Actual Front Feet, 0.13 Total Acres Total Est. Land Value =								101,508

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Patio Blocks	8.13	1.00	46	0	0
D/W/P: 4in Ren. Conc.	4.21	1.00	1158	0	0
Shed: Metal Prefab	9.27	1.00	81	50	376
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 =					5,126

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C+10 Blt 2017

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1271 SF Floor Area = 1668 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	70.87	0.00	2.11	476	34,738
1.5	Story Siding	Basement	90.26	0.00	3.16	795	74,269

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

Average Fixture(s)	760.00	1	760
3 Fixture Bath	2400.00	2	4,800

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Porches

CCP (1 Story), Standard	34.97	63	2,203
CCP (1 Story), Standard	26.43	126	3,330

(17) Garages

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

Base Cost	18.55	616	11,427
Automatic Doors	375.00	1	375

County Multiplier = 1.38 => Cost New = 190,101

Phy/Ab.Phy/Func/Econ/Comb.%Good= 99/100/100/100/99.0, Depr.Cost = 188,200
ECF (403 - LAKE MISSAUKEE AREA RES) 1.500 => TCV of Bldg: 1 = 282,300

2018 Est. T.C.V. 009-470-019-00 = 388,934

Est. TCV/Total Floor Area = 233.17, Most recent sale 07/01/2001 for 184,900

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
95,400	95,400	95,400	81,213	2.10	
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
95,900	3,200	0	95,900	1,705	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
194,500	194,500	194,500	178,818	178,818	0

009-470-020-00 2018 Est. T.C.V. THOMPSON DAVID A & DONNA R
 Property Class: 401 7420 W MISSAUKEE BLVD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2400/FF	40.00	165.00	1.0574	1.0000	2400	100		101,508
40 Actual Front Feet, 0.15 Total Acres Total Est. Land Value =								101,508

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	440	0	0
D/W/P: 4in Concrete	3.61	1.00	66	0	0
Shed: Wood Frame	11.06	1.00	120	94	1,247
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.5	95	1,425
Total Estimated Land Improvements True Cash Value =					2,672

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

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 912 SF Floor Area = 1140 SF.
 Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost
 1.25 Story Siding Crawl Space 78.72 -10.02 2.42 912 64,861

Other Additions/Adjustments Rate Size Cost

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

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

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

(16) Porches
 WCP (1 Story), Standard 21.95 192 4,214
 CPP, Standard 20.30 48 974

(16) Deck/Balcony
 Treated Wood, Standard 7.73 130 1,005

(17) Garages
 Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)
 Base Cost 18.35 628 11,524
 Automatic Doors 375.00 1 375

County Multiplier = 1.38 => Cost New = 121,945

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0, Depr.Cost = 103,653
 ECF (403 - LAKE MISSAUKEE AREA RES) 1.500 => TCV of Bldg: 1 = 155,480

2018 Est. T.C.V. 009-470-020-00						=	259,660
Est. TCV/Total Floor Area = 227.77, Most recent sale 07/01/1997 for 60,000							
2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
124,600	124,600	124,600	101,747	2.10			
2018	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	5,200	0	0	2,136	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
129,800	129,800	129,800	103,883	103,883	103,883		

009-470-021-00 2018 Est. T.C.V. CHIUCHIARELLI SILVANO & SUSAN M
 Property Class: 401 1801 S SWEETBRIAR AVE
 Map #: LAKE TOWNSHIP Lake City, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2400/FF	40.00	170.00	1.0574	1.0000	2400	100		101,508
40 Actual Front Feet, 0.16 Total Acres Total Est. Land Value =								101,508

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	104	0	0
D/W/P: 4in Concrete	3.12	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	95	950
Total Estimated Land Improvements True Cash Value =					950

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

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1174 SF Floor Area = 1174 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	46.88	-8.07	2.59	1174	48,604

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

CCP (1 Story), Standard	32.66	60	1,960
CCP (1 Story), Standard	42.69	36	1,537

(16) Deck/Balcony

Treated Wood, Standard	5.94	362	2,150
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(17) Garages

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

Base Cost	18.21	432	7,867
Mechanical Doors	325.00	1	325

County Multiplier = 1.38 => Cost New = 96,792

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 62,915
 ECF (403 - LAKE MISSAUKEE AREA RES) 1.500 => TCV of Bldg: 1 = 94,372

2018 Est. T.C.V. 009-470-021-00 = 196,830

Est. TCV/Total Floor Area = 167.66, Most recent sale 12/01/1998 for 110,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
95,300	95,300	95,300	69,630	2.10	
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,100	0	1,462	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
98,400	98,400	98,400	71,092	71,092	0

009-470-022-00 2018 Est. T.C.V. WILDES STEPHEN G
 Property Class: 401 1800 S SWEETBRIAR AVE
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2400/FF	40.00	134.00	1.0574	1.0000	2400	100		101,508
40 Actual Front Feet, 0.12 Total Acres Total Est. Land Value =								101,508

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	924	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 5000	5000.00	1.00	1.5	95	7,125
Total Estimated Land Improvements True Cash Value =					7,125

Cost Est. for Res. Bldg: 1 Single Family 2S Cls C+10 Blt 2005

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 976 SF Floor Area = 1708 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.75	Story	Siding	107.89	0.00	3.70	976	108,912

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Porches

CGEP (1 Story), Standard	32.65	202	6,595
WCP (1 Story), Standard	30.70	84	2,579

(16) Deck/Balcony

Treated Wood, Standard	6.64	304	2,019
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County Multiplier = 1.38 => Cost New = 183,425

Phy/Ab.Phy/Func/Econ/Comb.%Good= 91/100/100/100/91.0, Depr.Cost = 166,917
 ECF (403 - LAKE MISSAUKEE AREA RES) 1.400 => TCV of Bldg: 1 = 233,683

2018 Est. T.C.V. 009-470-022-00 = 342,316

Est. TCV/Total Floor Area = 200.42

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
171,200	171,200	171,200	130,976	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	2,750	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
171,200	171,200	171,200	133,726	133,726	0	

009-470-023-00 2018 Est. T.C.V. BOWMAN NANCY A LIVING TRUST
 Property Class: 401 1800 S SWEETBRIAR AVE
 Map #: LAKE TOWNSHIP Lake City, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2400/FF	40.00	135.00	1.0574	1.0000	2400	100		101,508
40 Actual Front Feet, 0.12 Total Acres Total Est. Land Value =								101,508

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

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C+5 Blt 1977

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1008 SF Floor Area = 1368 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Basement	89.69	0.00	3.01	720	66,744
1	Story Siding	Slab	70.47	-12.37	2.01	288	17,312

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 2 Story	4650.00	1	4,650

(16) Porches

WPP, Standard	12.50	136	1,700
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(17) Garages

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

Base Cost	21.96	432	9,487
Common Wall: 1 Wall	-1300.00	1	-1,300
Automatic Doors	375.00	1	375

County Multiplier = 1.38 => Cost New = 147,356

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 103,149

Separately Depreciated Items:

Local Cost Items:

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

Total Depreciated Cost = 104,574

ECF (403 - LAKE MISSAUKEE AREA RES) 1.500 => TCV of Bldg: 1 = 156,861

2018 Est. T.C.V. 009-470-023-00 = 260,744

Est. TCV/Total Floor Area = 190.60

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
125,100	125,100	125,100	81,730	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	5,300	0	0	1,716	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
130,400	130,400	130,400	83,446	83,446	83,446	

009-470-024-00 2018 Est. T.C.V. HUXTABLE THOMAS & DENISE
 Property Class: 401 1800 SWEETBRIAR AVE X 200
 Map #: LAKE TOWNSHIP Lake City, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 2200	80.00	144.00	0.8891	1.0000	2200	100		156,489
80 Actual Front Feet, 0.26 Total Acres Total Est. Land Value =								156,489

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	450	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+5 Blt 1935

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1556 SF Floor Area = 1976 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Mich Bsmnt.	83.55	-4.57	3.01	840	68,872
1	Story Siding	Crawl Space	65.59	-9.12	2.01	396	23,158
1	Story Siding	Slab	65.59	-11.26	2.01	320	18,029

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

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

(15) Built-Ins & Fireplaces			
Appliance Allowance	1915.00	1	1,915
Fireplace: Interior 1 Story	3250.00	1	3,250

(16) Porches			
WGEP (1 Story), Standard	36.83	144	5,304

(16) Deck/Balcony			
Treated Wood, Standard	6.43	416	2,675
Treated Wood, Standard	6.55	335	2,194

(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
Automatic Doors	375.00	2	750

County Multiplier = 1.38 => Cost New = 200,664

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 120,399
 ECF (403 - LAKE MISSAUKEE AREA RES) 1.500 => TCV of Bldg: 1 = 180,598

2018 Est. T.C.V. 009-470-024-00 = 338,512

Est. TCV/Total Floor Area = 171.31, Most recent sale 10/25/1985 for 78,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
163,200	163,200	163,200	145,184	2.10	
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	6,100	0	3,048	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
169,300	169,300	169,300	148,232	148,232	148,232

009-470-026-00	2018 Est. T.C.V.	TRUESDALE MARY KODL TRUST
Property Class: 401		1800 S SWEETBRIAR AVE 300
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2400/FF	41.00	153.00	1.0509	1.0000	2400	100		103,405
41 Actual Front Feet, 0.14 Total Acres								Total Est. Land Value = 103,405

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Metal Prefab	9.03	1.00	48	94	407
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 =					1,357

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

(11) Heating System: Wall/Floor Furnace

Ground Area = Size for Rates = 1232 SF Floor Area = 1232 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Block	Crawl Space	57.88	-8.29	-1.63	1232	59,087

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

WGEP (1 Story), Standard 27.74 264 7,323

(17) Garages

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

Base Cost	24.38	320	7,802
Mechanical Doors	350.00	1	350

County Multiplier = 1.42 => Cost New = 114,071

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0,	Depr.Cost =	62,739
ECF (403 - LAKE MISSAUKEE AREA RES) 1.500 => TCV of Bldg: 1 =		94,109

2018 Est. T.C.V. 009-470-026-00 = 198,871

Est. TCV/Total Floor Area = 161.42

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
96,300	96,300	96,300	82,580	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	3,100	0	1,734	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
99,400	99,400	99,400	84,314	84,314	0	

009-470-027-00	2018 Est. T.C.V.	HUXTABLE THOMAS E & DENISE M
Property Class: 401		S PAVILION DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 2200	81.00	167.00	0.8864	1.0000	2200	100		157,953
81 Actual Front Feet, 0.31 Total Acres								Total Est. Land Value = 157,953

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Unit in Place Item(s)					
SEWER	2500.00	1.00	1.0	94	2,350
Total Estimated Land Improvements True Cash Value =					2,350

2018 Est. T.C.V. 009-470-027-00 = 160,303

Est. TCV/Total Floor Area = 130.12, Most recent sale 06/27/2005 for 272,500

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
80,200	80,200	80,200	68,006	2.10		
2018	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	0	0	0	1,428	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
80,200	80,200	80,200	69,434	69,434	69,434	

009-470-029-00 2018 Est. T.C.V. HUXTABLE THOMAS & DENISE
 Property Class: 401 S PAVILION DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res11.LAKE MISSAUKEE SUBS SOUTH SHORE
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> GROUP B 25K					25000	100		25,000
40 Actual Front Feet, 0.13 Total Acres Total Est. Land Value =								25,000

Cost Est. for Res. Bldg: 1 Single Family GRG Cls C Blt 1991

(11) Heating System: Space Heater

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

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

Other Additions/Adjustments	Rate	Size	Cost

(17) Garages

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

Base Cost	14.55	1200	17,460
Automatic Doors	375.00	2	750

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

Base Cost	30.65	300	9,195
Common Wall: 1 Wall	-1300.00	1	-1,300

County Multiplier = 1.38 => Cost New = 36,025

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 28,820
 ECF (409 - RURAL SUBS) 1.010 => TCV of Bldg: 1 = 29,108

2018 Est. T.C.V. 009-470-029-00 = 54,108

Est. TCV/Total Floor Area = 0.00

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
26,200	26,200	26,200	13,691	2.10		
2018	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	900	0	0	287	0	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
27,100	27,100	27,100	13,978	13,978	13,978	

009-470-030-00 2018 Est. T.C.V. SHIVLIE LOUIE G
 Property Class: 401 1831 S PAVILION DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res11.LAKE MISSAUKEE SUBS SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> GROUP B 25K					25000	100		25,000
40 Actual Front Feet, 0.13 Total Acres Total Est. Land Value =								25,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.44	1.00	590	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	0.5	95	475
Total Estimated Land Improvements True Cash Value =					1,045

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

(11) Heating System: Forced Hot Water

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	70.27	-12.33	1.17	832	49,180
1	Story Siding	Crawl Space	70.27	-10.21	1.17	192	11,756

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, 100 Feet	2700.00	1	2,700

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

(16) Deck/Balcony			
Roof Cover Only,Standard	14.25	90	1,283

(17) Garages

Class:C Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	17.55	576	10,109
Mechanical Doors	350.00	1	350
Class:C Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	23.55	528	12,434
Common Wall: 1 Wall	-1300.00	1	-1,300
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 => Cost New = 125,164

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 81,356
 ECF (409 - RURAL SUBS) 0.950 => TCV of Bldg: 1 = 77,289

2018 Est. T.C.V. 009-470-030-00 = 103,334

Est. TCV/Total Floor Area = 100.91, Most recent sale 07/27/2015 for 94,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
49,600	49,600	49,600	44,799	2.10	
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,100	0	940	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
51,700	51,700	51,700	45,739	45,739	45,739

009-470-032-00 2018 Est. T.C.V. COLE KEVIN B & ROSLIND
 Property Class: 401 7476 W MISSAUKEE BLVD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res11.LAKE MISSAUKEE SUBS SOUTH SHORE
 * Factors * LOTS 33 AND 34 & PRT OF 32

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 10K					10000	100	LOT 34	10,000
<Site Value A> GROUP A 10K					10000	100	LOT 33 & 3/4 OF LOT 32	10,000
110 Actual Front Feet, 0.35 Total Acres Total Est. Land Value =								20,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.20	1.00	140	0	0
D/W/P: Asphalt Paving	1.51	1.00	840	0	0
Fencing: Wire Mesh, #9	1.87	1.00	680	0	0
Shed: Wood Frame	11.71	1.00	48	50	281
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.0	95	950
Total Estimated Land Improvements True Cash Value =					1,231

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

(11) Heating System: Forced Hot Water

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	59.23	-8.74	0.97	1008	51,872

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

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

(15) Built-Ins & Fireplaces

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

(16) Porches

WGEP (1 Story), Standard	34.46	153	5,272
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(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
Mechanical Doors	350.00	2	700

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

Base Cost	32.70	241	7,881
Common Wall: 1.5 Wall	-1850.00	1	-1,850

County Multiplier = 1.38 => Cost New = 111,660

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, Depr.Cost = 61,413
 ECF (409 - RURAL SUBS) 0.850 => TCV of Bldg: 1 = 52,201

2018 Est. T.C.V. 009-470-032-00 = 73,432

Est. TCV/Total Floor Area = 72.85, Most recent sale 11/22/2016 for 62,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
34,700	34,700	34,700	34,700	2.10	
2018 New Eq.	Adj.	Loss	Additions	Tax Adjustment	Losses
0	2,000	0	0	728	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
36,700	36,700	36,700	35,428	35,428	0

009-470-035-00 2018 Est. T.C.V. THOMPSON TERRY D
 Property Class: 401 7450 W MISSAUKEE BLVD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res11.LAKE MISSAUKEE SUBS SOUTH SHORE
 * Factors * LOTS 35, 36 & 37

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A>	GROUP A	10K			10000	100	LOT 35	10,000
<Site Value A>	GROUP A	10K			10000	100		10,000
120 Actual Front Feet, 0.39 Total Acres Total Est. Land Value =								20,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.44	1.00	121	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.0	95	950
Total Estimated Land Improvements True Cash Value =					950

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C+5 Blt 1946

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 936 SF Floor Area = 1090 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25	Story Siding	Basement	82.25	0.00	0.00	616	50,666
1	Story Siding	Slab	71.53	-12.57	0.00	320	18,867

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Deck/Balcony

Treated Wood, Standard	16.98	20	340
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(17) Garages

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

Base Cost	20.00	528	10,560
Common Wall: 1 Wall	-1300.00	1	-1,300
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 => Cost New = 125,814

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 75,489
 ECF (409 - RURAL SUBS) 0.850 => TCV of Bldg: 1 = 64,165

2018 Est. T.C.V. 009-470-035-00 = 85,115

Est. TCV/Total Floor Area = 78.09

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
40,600	40,600	40,600	37,883	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,000	0	0	795	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
42,600	42,600	42,600	38,678	38,678	38,678	

009-470-038-00 2018 Est. T.C.V. BROWN DARREN R & TRACY L
 Property Class: 401 1840 S SWEETBRIAR AVE
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res11.LAKE MISSAUKEE SUBS SOUTH SHORE

* Factors * LOTS 38 & 39

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> GROUP B 25K					25000	100		25,000
<Site Value A> GROUP A 10K					10000	100		10,000
80 Actual Front Feet, 0.26 Total Acres Total Est. Land Value =								35,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	9.85	1.00	120	50	591
Total Estimated Land Improvements True Cash Value =					591

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

(11) Heating System: Wall/Floor Furnace

Ground Area = Size for Rates = 572 SF Floor Area = 572 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	56.09	-10.86	-0.78	572	25,425

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
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(16) Porches

CGEP (1 Story), Standard	43.57	88	3,834
CGEP (1 Story), Standard	27.39	260	7,121

County Multiplier = 1.38 => Cost New = 57,240

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 37,206
 ECF (409 - RURAL SUBS) 0.950 => TCV of Bldg: 1 = 35,345

2018 Est. T.C.V. 009-470-038-00 = 70,936

Est. TCV/Total Floor Area = 124.01, Most recent sale 07/01/2001 for 85,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
33,500	33,500	33,500	24,709	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,000	0	0	518	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
35,500	35,500	35,500	25,227	25,227	0	

009-470-040-00	2018 Est. T.C.V.	WILDES STEPHEN G
Property Class: 401		S SWEETBRIAR AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res11.LAKE MISSAUKEE SUBS SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> GROUP B 25K					25000	100		25,000
40 Actual Front Feet, 0.13 Total Acres								Total Est. Land Value = 25,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
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 GRG Cls C Blt 1967

(11) Heating System: No Heating/Cooling

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost		
Other Additions/Adjustments							Rate	Size	Cost

(17) Garages

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

Base Cost	16.42	672	11,034
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 => Cost New = 15,710

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0,	Depr.Cost =	10,997
ECF (409 - RURAL SUBS) 0.950 => TCV of Bldg: 1 =		10,447

2018 Est. T.C.V. 009-470-040-00 = 36,397

Est. TCV/Total Floor Area = 0.00

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
17,900	17,900	17,900	7,698	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	300	0	161	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
18,200	18,200	18,200	7,859	7,859	0	

009-470-041-00 2018 Est. T.C.V. OZANICH FAMILY TRUST
 Property Class: 401 1825 S SWEETBRIAR AVE
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res11.LAKE MISSAUKEE SUBS SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> GROUP B 25K					25000	100		25,000
60 Actual Front Feet, 0.19 Total Acres Total Est. Land Value =								25,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Ren. Conc.	4.21	1.00	240	0	0
D/W/P: Patio Blocks	8.13	1.00	36	0	0
Shed: Wood Frame	12.07	1.00	80	50	483
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.0	95	950
Total Estimated Land Improvements True Cash Value =					1,433

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C Blt 1972

(11) Heating System: Forced Heat & Cool
 Ground Area = Size for Rates = 928 SF Floor Area = 1344 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Crawl Space	86.85	-9.98	2.87	832	66,344
1	Story Siding	Crawl Space	68.23	-9.98	1.92	96	5,776

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Deck/Balcony

Treated Wood,Standard	6.43	420	2,701
Treated Wood,Standard	8.82	80	706
Wood Balcony	17.50	40	700

(17) Garages

Class:C	Exterior: Siding	Foundation: 18 Inch (Finished)			
Base Cost		21.00	576	12,096	
Mechanical Doors		350.00	2	700	

County Multiplier = 1.38 => Cost New = 140,324

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 91,211
 ECF (409 - RURAL SUBS) 0.950 => TCV of Bldg: 1 = 86,650

2018 Est. T.C.V. 009-470-041-00 = 113,083

Est. TCV/Total Floor Area = 84.14

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
54,300	54,300	54,300	44,427	2.10	
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,200	0	932	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
56,500	56,500	56,500	45,359	45,359	0

009-470-042-00 2018 Est. T.C.V. ASSELIN NANCY E
 Property Class: 401 1845 S SWEETBRIAR AVE
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res11.LAKE MISSAUKEE SUBS SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> GROUP B 25K					25000	100		25,000
60 Actual Front Feet, 0.19 Total Acres Total Est. Land Value =								25,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Concrete	3.35	1.00	240	0	0
D/W/P: 3.5 Concrete	3.20	1.00	80	0	0
Shed: Wood Frame	11.95	1.00	36	50	215
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 =					1,165

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

(11) Heating System: Wall/Floor Furnace

Ground Area = Size for Rates = 632 SF Floor Area = 632 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	66.03	-9.90	-1.63	552	30,084
1	Story Siding	Crawl Space	66.03	-9.90	-1.63	80	4,360

Other Additions/Adjustments Rate Size Cost

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

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

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

(16) Porches
 CSEP (1 Story), Standard 35.59 90 3,203

(17) Garages
 Class:CD Exterior: Siding Foundation: 18 Inch (Unfinished)
 Base Cost 19.33 420 8,119
 Mechanical Doors 350.00 1 350

County Multiplier = 1.38 => Cost New = 70,050

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 42,030
 ECF (409 - RURAL SUBS) 0.850 => TCV of Bldg: 1 = 35,725

2018 Est. T.C.V. 009-470-042-00 = 61,890

Est. TCV/Total Floor Area = 97.93

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
30,900	30,900	30,900	20,750	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	435	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
30,900	30,900	30,900	21,185	21,185	0	

009-470-044-00 2018 Est. T.C.V. DREUTH KEVIN T & KRIN M
 Property Class: 401 1865 S SWEETBRIAR AVE
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res11.LAKE MISSAUKEE SUBS SOUTH SHORE

* Factors * 2 LOTS
 Description Frontage Depth Front Depth Rate %Adj. Reason Value
 <Site Value A> GROUP A 10K 10000 100 10,000
 <Site Value A> GROUP A 10K 10000 100 10,000
 80 Actual Front Feet, 0.26 Total Acres Total Est. Land Value = 20,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Ren. Conc.	3.78	1.00	1000	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.5	95	1,425
Total Estimated Land Improvements True Cash Value =					1,425

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

(11) Heating System: Wall/Floor Furnace

Ground Area = Size for Rates = 1207 SF Floor Area = 1207 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Pine Logs	Slab	60.63	-10.00	-1.63	864	42,336
1	Story Siding	Slab	57.26	-10.00	-1.63	343	15,651

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

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

(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	37.47	132	4,946
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(17) Garages

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

Base Cost	14.55	1295	18,842
Automatic Doors	375.00	2	750

County Multiplier = 1.38 => Cost New = 126,402

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 82,161
 ECF (409 - RURAL SUBS) 0.950 => TCV of Bldg: 1 = 78,053

2018 Est. T.C.V. 009-470-044-00 = 99,478

Est. TCV/Total Floor Area = 82.42, Most recent sale 07/22/2005 for 119,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
45,700	45,700	45,700	41,471	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	4,000	0	0	870	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
49,700	49,700	49,700	42,341	42,341	42,341	

009-470-046-00 2018 Est. T.C.V. FOX SANDRA
 Property Class: 401 7390 W MISSAUKEE BLVD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res11.LAKE MISSAUKEE SUBS SOUTH SHORE
 * Factors * LOT 46 & 47

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 10K					10000	100		10,000
<Site Value A> GROUP A 10K					10000	100		10,000
80 Actual Front Feet, 0.26 Total Acres Total Est. Land Value =								20,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	8.81	1.00	308	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 1969

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1048 SF Floor Area = 1048 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	66.64	-9.66	0.00	891	50,769
1	Story Siding	Crawl Space	66.64	-9.66	0.00	157	8,946

Other Additions/Adjustments	Rate	Size	Cost
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(1) Exterior			
Brick Veneer	8.25	56	462

(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: Direct-Vented Gas	1200.00	1	1,200

(16) Porches			
CCP (1 Story), Standard	49.04	32	1,569
CGEP (1 Story), Standard	42.74	112	4,787

(17) Garages

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

Base Cost	17.33	308	5,338
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County Multiplier = 1.38 => Cost New = 108,306

Notes: 2015 METAL ROOF

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 70,399
 ECF (409 - RURAL SUBS) 0.950 => TCv of Bldg: 1 = 66,879

2018 Est. T.C.V. 009-470-046-00 = 87,849

Est. TCv/Total Floor Area = 83.83, Most recent sale 09/01/2000 for 58,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
40,200	40,200	40,200	38,457	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,700	0	0	807	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
43,900	43,900	43,900	39,264	39,264	0	

009-470-048-00 2018 Est. T.C.V. BOUZA LARRY A & BONNIE S
 Property Class: 401 1866 S WILDROSE AVE
 Map #: LAKE TOWNSHIP Lake City, MI 49651

Land Value Estimates for Land Table Res11.LAKE MISSAUKEE SUBS SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> GROUP B 25K					25000	100		25,000
40 Actual Front Feet, 0.13 Total Acres Total Est. Land Value =								25,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.20	1.00	750	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	0.5	95	475
Total Estimated Land Improvements True Cash Value =					475

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

(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	21.32	336	7,164
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 => Cost New = 84,648

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, Depr.Cost = 46,556
 ECF (409 - RURAL SUBS) 0.850 => TCV of Bldg: 1 = 39,573

2018 Est. T.C.V. 009-470-048-00 = 65,048

Est. TCV/Total Floor Area = 64.53, Most recent sale 05/01/1995 for 32,500

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
34,900	34,900	34,900	28,538	2.10	
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-2,400	0	599	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
32,500	32,500	32,500	29,137	29,137	0

009-470-049-00	2018 Est. T.C.V.	STARTSMAN DANIEL & KLOHA NANCY
Property Class: 401		1810 S WILDROSE AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res11.LAKE MISSAUKEE SUBS SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> GROUP B 25K					25000	100		25,000
<Site Value B> GROUP B 25K					25000	100		25,000
80 Actual Front Feet, 0.26 Total Acres Total Est. Land Value =								50,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Ren. Conc.	3.78	1.00	373	94	1,325
D/W/P: Crushed Rock	1.22	1.00	700	94	803
Shed: Metal Prefab	9.16	1.00	35	71	228
Total Estimated Land Improvements True Cash Value =					2,356

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

(11) Heating System: Space Heater

Ground Area = Size for Rates = 739 SF Floor Area = 739 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1+	Story Siding	Crawl Space	65.80	-9.50	-2.85	739	39,500

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1415.00	1	1,415
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County Multiplier = 1.38 => Cost New = 62,265

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 43,585
 ECF (409 - RURAL SUBS) 0.950 => TCV of Bldg: 1 = 41,406

2018 Est. T.C.V. 009-470-049-00 = 93,762

Est. TCV/Total Floor Area = 126.88

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
45,800	45,800	45,800	26,584	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	1,100	0	558	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
46,900	46,900	46,900	27,142	27,142	0	

009-470-051-00	2018 Est. T.C.V.	STEPHAN EDWARD D
Property Class: 402		S WILDROSE AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res11.LAKE MISSAUKEE SUBS SOUTH SHORE
 * Factors * PRT OF LOT 51

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> GROUP B 25K					25000	50	1/2 OF LOT 51	12,500
40 Actual Front Feet, 0.06 Total Acres							Total Est. Land Value =	12,500

2018 Est. T.C.V. 009-470-051-00 = 12,500

Est. TCV/Total Floor Area = 16.91

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
6,300	6,300	6,300	1,068	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	
6,300	6,300	6,300	1,090	1,090	1,090	

009-470-051-50 2018 Est. T.C.V. STAPLETON LINDA A ETAL
 Property Class: 401 1815 S WILDROSE AVE
 Map #: LAKE TOWNSHIP Lake City, MI 49651

Land Value Estimates for Land Table Res11.LAKE MISSAUKEE SUBS SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 10K					10000	100		10,000
<Site Value A> GROUP A 10K					10000	100		10,000
90 Actual Front Feet, 0.10 Total Acres Total Est. Land Value =								20,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.44	1.00	110	77	291
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 =					1,241

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C+10 Blt 1956

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 939 SF Floor Area = 1174 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25	Story Siding	Slab	86.11	-13.16	0.00	939	68,500

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Deck/Balcony

Wood Balcony	17.50	40	700
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(17) Garages

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

Base Cost	25.85	207	5,351
Mechanical Doors	350.00	1	350

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

Base Cost	21.28	462	9,831
Mechanical Doors	350.00	2	700

County Multiplier = 1.38 => Cost New = 131,886

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 85,726
 ECF (409 - RURAL SUBS) 0.950 => TCV of Bldg: 1 = 81,439

2018 Est. T.C.V. 009-470-051-50 = 102,680

Est. TCV/Total Floor Area = 87.46

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
47,200	47,200	47,200	37,618	2.10	
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	4,100	0	789	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
51,300	51,300	51,300	38,407	38,407	0

009-470-052-00 2018 Est. T.C.V. WEISS PHILLIP E
 Property Class: 401 1865 S WILDROSE AVE
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res11.LAKE MISSAUKEE SUBS SOUTH SHORE

* Factors * W 1/2 OF 3 LOTS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A>	GROUP A	10K			10000	100		10,000
<Site Value A>	GROUP A	10K			10000	100		10,000
<Site Value A>	GROUP A	10K			10000	100		10,000
120 Actual Front Feet, 0.25 Total Acres Total Est. Land Value =								30,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Metal Prefab	8.16	1.00	100	46	375
Total Estimated Land Improvements True Cash Value =					375

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

(11) Heating System: Wall/Floor Furnace

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	62.01	-11.00	-1.63	816	40,294

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

(17) Garages

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

Base Cost	18.20	480	8,736
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 => Cost New = 78,557

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 47,134
 ECF (409 - RURAL SUBS) 0.850 => TCV of Bldg: 1 = 40,064

2018 Est. T.C.V. 009-470-052-00 = 70,439

Est. TCV/Total Floor Area = 86.32

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
32,200	32,200	32,200	30,404	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	3,000	0	638	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
35,200	35,200	35,200	31,042	31,042	0	

009-470-052-50 2018 Est. T.C.V. POPPE DONALD L JR & BONNIE (LE)
 Property Class: 401 MISSAUKEE BLVD
 Map #: LAKE TOWNSHIP Lake City, MI 49651

Land Value Estimates for Land Table Res11.LAKE MISSAUKEE SUBS SOUTH SHORE
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> GROUP B 25K					25000	100		25,000
50 Actual Front Feet, 0.14 Total Acres Total Est. Land Value =								25,000

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

(11) Heating System: No Heating/Cooling

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

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

Other Additions/Adjustments	Rate	Size	Cost

(17) Carports

Aluminum	7.50	252	1,890
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County Multiplier = 1.38 =>	Cost New =	2,608
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Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0,	Depr.Cost =	2,347
ECF (409 - RURAL SUBS) 1.010 => TCV of Bldg: 1 =		2,371

2018 Est. T.C.V. 009-470-052-50	=	27,371
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Est. TCV/Total Floor Area = 0.00

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
13,600	13,600	13,600	3,733	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	100	0	78	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
13,700	13,700	13,700	3,811	3,811	0	

009-470-057-00	2018 Est. T.C.V.	SAYEGH RAYMOND G & MARJORIE J
Property Class: 402		S ARBUTUS AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res11.LAKE MISSAUKEE SUBS SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> GROUP B 25K					25000	100		25,000
40 Actual Front Feet, 0.07 Total Acres							Total Est. Land Value =	25,000

2018 Est. T.C.V. 009-470-057-00 = 25,000

Est. TCV/Total Floor Area = 26.04

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
12,500	12,500	12,500	2,458	2.10			
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	51	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
12,500	12,500	12,500	2,509	2,509	0		

009-470-057-50	2018 Est. T.C.V.	BECKER GEORGE A & DOUGLAS TRUSTEES
Property Class: 401		S ARBUTUS AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res11.LAKE MISSAUKEE SUBS SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> GROUP B 25K					25000	100		25,000
40 Actual Front Feet, 0.06 Total Acres Total Est. Land Value =								25,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	2.98	1.00	648	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	GRG	Cls CD	Blt	0
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(11) Heating System: No Heating/Cooling

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

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

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

Base Cost	16.70	528	8,818
Mechanical Doors	325.00	1	325

County Multiplier = 1.38 =>	Cost New =	12,617
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Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0,	Depr.Cost =	8,201
ECF (403 - LAKE MISSAUKEE AREA RES) 1.450 => TCV of Bldg: 1 =		11,891

2018 Est. T.C.V. 009-470-057-50	=	38,316
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Est. TCV/Total Floor Area = 0.00

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
18,700	18,700	18,700	6,737	2.10	
2018 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses
0	500	0	0	141	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
19,200	19,200	19,200	6,878	6,878	0

009-470-060-00 2018 Est. T.C.V. SCHUT THOMAS & BEVERLY A
 Property Class: 401 7240 W MISSAUKEE BLVD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res11.LAKE MISSAUKEE SUBS SOUTH SHORE
 * Factors * LOT 60&61 EXP W 40' EA
 Description Frontage Depth Front Depth Rate %Adj. Reason Value
 <Site Value B> GROUP B 25K 25000 100 25,000
 <Site Value B> GROUP B 25K 25000 100 25,000
 80 Actual Front Feet, 0.18 Total Acres Total Est. Land Value = 50,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000
 Description Rate CountyMult. Size %Good Cash Value
 Residential Local Cost Land Improvements
 Description Rate CountyMult. Size %Good Cash Value
 LAND IMPROVE 1000 1000.00 1.00 0.5 95 475
 Total Estimated Land Improvements True Cash Value = 475

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

(11) Heating System: Forced Air w/ Ducts
 Ground Area = Size for Rates = 1200 SF Floor Area = 1200 SF.
 Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost
 1 Story Siding Slab 46.66 -9.03 0.66 1200 45,948

Other Additions/Adjustments Rate Size Cost

(9) Basement Finish
 Basement Recreation Finish 9.65 576 5,558

(13) Plumbing
 Average Fixture(s) 525.00 1 525

(14) Water/Sewer
 Public Sewer 912.00 1 912
 Well, 100 Feet 2425.00 1 2,425

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

(17) Garages
 Class:D Exterior: Siding Foundation: 18 Inch (Unfinished)
 Base Cost 16.05 576 9,245
 Mechanical Doors 325.00 1 325
 Storage area over garage 3.75 288 1,080
 Class:D Exterior: Pole Foundation: 18 Inch (Unfinished)
 Base Cost 12.04 576 6,935
 Mechanical Doors 325.00 2 650

County Multiplier = 1.38 => Cost New = 107,486

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 64,491
 ECF (409 - RURAL SUBS) 0.850 => TCV of Bldg: 1 = 54,818

2018 Est. T.C.V. 009-470-060-00 = 105,293
 Est. TCV/Total Floor Area = 87.74, Most recent sale 02/01/2000 for 70,000
 2017 Assessed MBOR S.E.V. Base for Cap C.P.I.
 52,600 52,600 52,600 40,986 2.10
 2018 New Eq. Adjustment Loss Additions Tax Adjustment Losses
 0 0 0 0 860 0
 2018 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT
 52,600 52,600 52,600 41,846 41,846 0

009-470-060-50	2018 Est. T.C.V.	SCHUT THOMAS H & BEVERLY A
Property Class: 402		W MISSAUKEE BLVD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res11.LAKE MISSAUKEE SUBS SOUTH SHORE
 * Factors * W40' LOTS 60&61

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> GROUP B 25K					25000	100		25,000
80 Actual Front Feet, 0.07 Total Acres					Total Est. Land Value =			25,000

2018 Est. T.C.V. 009-470-060-50 = 25,000

Est. TCV/Total Floor Area = 20.83

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
12,500	12,500	12,500	533	2.10		
2018 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	11	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
12,500	12,500	12,500	544	544	0	

009-470-063-00	2018 Est. T.C.V.	GEESEMAN LARRY J & ONALEE
Property Class: 402		S GOLDEN ROD AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res11.LAKE MISSAUKEE SUBS SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 10K					10000	100		10,000
40 Actual Front Feet, 0.13 Total Acres							Total Est. Land Value =	10,000

2018 Est. T.C.V. 009-470-063-00 = 10,000

Est. TCV/Total Floor Area = 13.74

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
4,000	4,000	4,000	1,816	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,000	0	0	38	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
5,000	5,000	5,000	1,854	1,854	1,854	

009-470-064-00	2018 Est. T.C.V.	GEESEMAN LARRY J & ONALEE
Property Class: 401		1926 S GOLDENROD AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res11.LAKE MISSAUKEE SUBS SOUTH SHORE

* Factors * 4 LOTS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 10K					10000	100		10,000
<Site Value A> GROUP A 10K					10000	100		10,000
<Site Value A> GROUP A 10K					10000	100	2 LOTS SURPLUS	10,000
160 Actual Front Feet, 0.51 Total Acres Total Est. Land Value =								30,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

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

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1945

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1398 SF Floor Area = 1398 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	55.84	-9.64	0.00	1398	64,588

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

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

(15) Built-Ins & Fireplaces

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

(16) Porches

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

Frame Wall, Finished	27.25	240	6,540
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(17) Garages

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

Base Cost	13.95	1536	21,427
Common Wall: 1/2 Wall	-625.00	1	-625
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 => Cost New = 141,901

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0,	Depr.Cost =	85,141
ECF (409 - RURAL SUBS) 0.850 => TCV of Bldg: 1 =		72,370

2018 Est. T.C.V. 009-470-064-00 = 102,845

Est. TCV/Total Floor Area = 73.57

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
48,400	48,400	48,400	36,652	2.10	
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,000	0	769	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
51,400	51,400	51,400	37,421	37,421	37,421

009-470-068-00	2018 Est. T.C.V.	WOODWORTH MICHAEL &
Property Class: 401		1956 S GOLDENROD AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res11.LAKE MISSAUKEE SUBS SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 10K					10000	100		10,000
73 Actual Front Feet, 0.23 Total Acres								Total Est. Land Value = 10,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	0.3	95	285
Total Estimated Land Improvements True Cash Value =					285

Cost Est. for Res. Bldg: 1 Single Family 1.75S Cls D Blt 1975

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 964 SF Floor Area = 1454 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.75	Story Siding	Crawl Space	70.15	-8.51	1.15	654	41,065
1	Story Siding	Crawl Space	48.88	-8.51	0.66	310	12,719

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1235.00	1	1,235
Fireplace: Exterior 1 Story	3050.00	2	6,100

(17) Garages

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

Base Cost	16.05	576	9,245
Mechanical Doors	325.00	1	325

County Multiplier = 1.38 => Cost New = 103,225

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, Depr.Cost = 56,774
ECF (409 - RURAL SUBS) 0.850 => TCV of Bldg: 1 = 48,258

2018 Est. T.C.V. 009-470-068-00 = 58,543

Est. TCV/Total Floor Area = 40.26, Most recent sale 08/23/2013 for 28,100

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
28,300	28,300	28,300	27,729	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,000	0	0	582	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
29,300	29,300	29,300	28,311	28,311	28,311	

009-470-069-00	2018 Est. T.C.V.	SHIPPY RICHARD R
Property Class: 401		1955 S ARBUTUS AVE
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

Land Value Estimates for Land Table Res11.LAKE MISSAUKEE SUBS SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 10K					10000	100		10,000
<Site Value A> GROUP A 10K					10000	100		10,000
94 Actual Front Feet, 0.30 Total Acres								Total Est. Land Value = 20,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

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

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

(11) Heating System: Wall/Floor Furnace

Ground Area = Size for Rates = 360 SF Floor Area = 360 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	76.15	-13.08	-1.63	360	22,118

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1415.00	1	1,415
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County Multiplier = 1.38 => Cost New = 36,933

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 25,853
 ECF (409 - RURAL SUBS) 0.950 => TCV of Bldg: 1 = 24,561

2018 Est. T.C.V. 009-470-069-00 = 45,531

Est. TCV/Total Floor Area = 126.47

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
20,100	20,100	20,100	15,617	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	2,700	0	327	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
22,800	22,800	22,800	15,944	15,944	0	

009-470-071-00 2018 Est. T.C.V. BODE RICHARD J & BONNIE J
 Property Class: 402 S ARBUTUS AVE
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res11.LAKE MISSAUKEE SUBS SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 10K					10000	100		10,000
40 Actual Front Feet, 0.13 Total Acres							Total Est. Land Value =	10,000

2018 Est. T.C.V. 009-470-071-00 = 10,000

Est. TCV/Total Floor Area = 27.78, Most recent sale 04/01/1999 for 18,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.				
4,000	4,000	4,000	1,864	2.10				
2018	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses			
0	1,000	0	0	39	0			
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT			
5,000	5,000	5,000	1,903	1,903	0			

009-470-072-00 2018 Est. T.C.V. BODE RICHARD J & BONNIE J
 Property Class: 401 1925 S ARBUTUS AVE
 Map #: LAKE TOWNSHIP Lake City, MI 49651

Land Value Estimates for Land Table Res11.LAKE MISSAUKEE SUBS SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A>	GROUP A	10K			10000	100		10,000
<Site Value A>	GROUP A	10K			10000	50	1/2 LOT	5,000
60 Actual Front Feet, 0.19 Total Acres Total Est. Land Value =								15,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	10.18	1.00	99	94	947
Shed: Wood Frame	9.85	1.00	120	94	1,111
Total Estimated Land Improvements True Cash Value =					2,058

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

(11) Heating System: Forced Air w/ Ducts

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Piers	57.19	-12.07	0.00	1216	54,866

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1415.00	1	1,415
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(16) Porches

WGEP (1 Story), Shallow	22.96	317	7,278
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(16) Deck/Balcony

Treated Wood, Standard	7.57	121	916
Treated Wood, Standard	7.98	99	790
Treated Wood w/Roof, Standard	19.80	133	2,633

(17) Garages

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

Base Cost	20.05	480	9,624
Automatic Doors	375.00	1	375

County Multiplier = 1.38 =>

Cost New = 114,682

Notes: 2002 SCHULT MH

Phy/Ab.Phy/Func/Econ/Comb.%Good= 86/100/100/100/86.0,	Depr.Cost =	98,626
ECF (409 - RURAL SUBS) 0.700 => TCV of Bldg: 1 =		69,038

2018 Est. T.C.V. 009-470-072-00 = 86,096

Est. TCV/Total Floor Area = 70.80

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
39,100	39,100	39,100	21,499	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	3,900	0	451	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
43,000	43,000	43,000	21,950	21,950	0	

009-470-073-00 2018 Est. T.C.V. BODE RANDALL L & LORRAINE D
 Property Class: 401 1905 S ARBUTUS AVE
 Map #: LAKE TOWNSHIP Lake City, MI 49651

Land Value Estimates for Land Table Res11.LAKE MISSAUKEE SUBS SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 10K					10000	100		10,000
<Site Value A> GROUP A 10K					10000	100		10,000
60 Actual Front Feet, 0.19 Total Acres Total Est. Land Value =								20,000

Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE Cls CD Blt 2003

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1352 SF Floor Area = 1352 SF.

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

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1415.00	1	1,415
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(16) Porches

WPP, Standard	11.26	160	1,802
WPP, Standard	33.02	15	495

(17) Garages

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

Base Cost	18.45	576	10,627
Automatic Doors	375.00	1	375

County Multiplier = 1.38 => Cost New = 117,213

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 105,491
 ECF (409 - RURAL SUBS) 0.700 => TCV of Bldg: 1 = 73,844

2018 Est. T.C.V. 009-470-073-00 = 93,844

Est. TCV/Total Floor Area = 69.41

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
42,300	42,300	42,300	28,891	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	4,600	0	0	606	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
46,900	46,900	46,900	29,497	29,497	0	

009-470-075-00 2018 Est. T.C.V. BALCER MARTIN F & LORI L
 Property Class: 401 7279 W MISSAUKEE BLVD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res11.LAKE MISSAUKEE SUBS SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 10K					10000	100		10,000
40 Actual Front Feet, 0.13 Total Acres Total Est. Land Value =								10,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

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

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1200 SF Floor Area = 1200 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	57.31	0.00	0.00	1200	68,772

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

WPP, Standard	19.04	47	895
WPP, Standard	8.77	316	2,771

(17) Garages

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

Base Cost	18.20	480	8,736
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 => Cost New = 120,742

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 78,482
 ECF (409 - RURAL SUBS) 0.950 => TCV of Bldg: 1 = 74,558

2018 Est. T.C.V. 009-470-075-00 = 85,498

Est. TCV/Total Floor Area = 71.25

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
39,800	39,800	39,800	36,634	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	2,900	0	769	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
42,700	42,700	42,700	37,403	37,403	37,403	

009-470-076-00 2018 Est. T.C.V. SANBORN FAMILY TRUST
 Property Class: 401 1916 S ARBUTUS AVE
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res11.LAKE MISSAUKEE SUBS SOUTH SHORE
 * Factors * 3 LOTS
 Description Frontage Depth Front Depth Rate %Adj. Reason Value
 <Site Value A> GROUP A 10K 10000 100 10,000
 <Site Value A> GROUP A 10K 10000 100 10,000
 <Site Value C> GROUP C 5K SITE 5000 100 5,000
 120 Actual Front Feet, 0.39 Total Acres Total Est. Land Value = 25,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	8.75	1.00	123	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 HUD Cls D Blt 2004

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1194 SF Floor Area = 1194 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Piers	46.71	-11.64	0.66	1194	42,662

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1235.00	1	1,235
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(16) Porches

WCP (1 Story), Standard	20.39	186	3,793
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(16) Deck/Balcony

Treated Wood, Standard	7.24	120	869
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County Multiplier = 1.38 => Cost New = 72,685

Notes: 2004 REDMAN MH

Phy/Ab.Phy/Func/Econ/Comb.%Good= 88/100/100/100/88.0,	Depr.Cost =	63,962
ECF (409 - RURAL SUBS) 0.550 => TCV of Bldg: 1 =		35,179

2018 Est. T.C.V. 009-470-076-00 = 61,149

Est. TCV/Total Floor Area = 51.21

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
28,600	28,600	28,600	23,745	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	2,000	0	498	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
30,600	30,600	30,600	24,243	24,243	0	

009-470-083-00 2018 Est. T.C.V. MARKS MICHAEL & SARAH TRUST
 Property Class: 401 1956 S ARBUTUS AVE
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res11.LAKE MISSAUKEE SUBS SOUTH SHORE
 * Factors * 5 LOTS
 Description Frontage Depth Front Depth Rate %Adj. Reason Value
 <Site Value B> GROUP B 25K 25000 100 25,000
 <Site Value B> GROUP B 25K 25000 100 25,000
 <Site Value B> GROUP B 25K 25000 100 3 LOTS SURPLUS 25,000
 200 Actual Front Feet, 0.64 Total Acres Total Est. Land Value = 75,000

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	975	50	1,843
Shed: Wood Frame	8.34	1.00	240	94	1,881
Total Estimated Land Improvements True Cash Value =					3,724

Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE Cls CD Blt 1994

(11) Heating System: Forced Heat & Cool

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	1.87	1344	67,213

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Porches

WCP (1 Story), Standard	20.41	210	4,286
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(17) Garages

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

Base Cost	13.95	1152	16,070
Automatic Doors	375.00	1	375

County Multiplier = 1.38 => Cost New = 133,398

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0, Depr.Cost = 113,388

Separately Depreciated Items:

(16) Deck/Balcony

Treated Wood,Standard	9.15	64	586
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County Multiplier = 1.38 => Cost New = 808

Phy/Ab.Phy/Func/Econ/Comb.%Good= 79/100/100/100/79.0, Depr.Cost = 638

Treated Wood,Standard	9.15	64	586
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County Multiplier = 1.38 => Cost New = 808

Phy/Ab.Phy/Func/Econ/Comb.%Good= 79/100/100/100/79.0, Depr.Cost = 638

Treated Wood w/Roof,Standard	17.25	192	3,312
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County Multiplier = 1.38 => Cost New = 4,571

Phy/Ab.Phy/Func/Econ/Comb.%Good= 91/100/100/100/91.0, Depr.Cost = 4,159

Total Depreciated Cost = 118,824

ECF (409 - RURAL SUBS) 0.700 => TCV of Bldg: 1 = 83,177

2018 Est. T.C.V. 009-470-083-00 = 161,901

Est. TCV/Total Floor Area = 120.46

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
78,000	78,000	78,000	38,615	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,000	0	0	810	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
81,000	81,000	81,000	39,425	39,425	39,425	

009-470-084-00 2018 Est. T.C.V. VAILLANCOURT MICHAEL B &
 Property Class: 401 1955 S WILDROSE AVE
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res11.LAKE MISSAUKEE SUBS SOUTH SHORE

* Factors * 3 LOTS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A>	GROUP A	10K			10000	100		10,000
<Site Value A>	GROUP A	10K			10000	100		10,000
<Site Value C>	GROUP C	5K SITE			5000	100		5,000
124 Actual Front Feet, 0.40 Total Acres Total Est. Land Value =								25,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Asphalt Paving	1.61	1.00	810	0	0
D/W/P: 3.5 Concrete	3.44	1.00	400	0	0
Fencing: Vnyl, 2 Rail	8.74	1.00	20	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.5	97	1,455
Total Estimated Land Improvements True Cash Value =					1,455

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1352 SF Floor Area = 1352 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	63.81	0.00	0.00	1352	86,271

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

Treated Wood w/Roof,Standard	18.80	180	3,384
Treated Wood,Standard	8.35	98	818
Treated Wood,Standard	9.47	65	616
Treated Wood,Standard	16.98	20	340

(17) Garages

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

Base Cost	10.13	1056	10,697
Automatic Doors	375.00	3	1,125

County Multiplier = 1.38 => Cost New = 153,267

Notes: MODULAR

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0, Depr.Cost = 130,277
 ECF (409 - RURAL SUBS) 0.700 => TCV of Bldg: 1 = 91,194

2018 Est. T.C.V. 009-470-084-00 = 117,649

Est. TCV/Total Floor Area = 87.02, Most recent sale 10/01/1997 for 42,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
53,600	53,600	53,600	52,118	2.10	
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	5,200	0	0	1,094	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
58,800	58,800	58,800	53,212	53,212	53,212

009-470-090-00	2018 Est. T.C.V.	DOEDERLEIN JILL M
Property Class: 401		1915 S WILDROSE AVE
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

Land Value Estimates for Land Table Res11.LAKE MISSAUKEE SUBS SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 10K					10000	100		10,000
40 Actual Front Feet, 0.13 Total Acres								Total Est. Land Value = 10,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	9.06	1.00	100	94	852
Total Estimated Land Improvements True Cash Value =					852

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

(11) Heating System: Wall/Floor Furnace

Ground Area = Size for Rates = 526 SF Floor Area = 526 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	57.57	-11.08	-0.78	526	24,043

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
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(16) Porches

CGEP (1 Story), Standard	55.57	48	2,667
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County Multiplier = 1.38 => Cost New = 43,895

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 26,337
 ECF (409 - RURAL SUBS) 0.850 => TCV of Bldg: 1 = 22,386

2018 Est. T.C.V. 009-470-090-00 = 33,238

Est. TCV/Total Floor Area = 63.19

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
15,600	15,600	15,600	11,879	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	1,000	0	249	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
16,600	16,600	16,600	12,128	12,128	0	

009-470-091-00 2018 Est. T.C.V. VULPETTI JACK C TRUST
 Property Class: 401 7361 W MISSAUKEE BLVD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res11.LAKE MISSAUKEE SUBS SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 10K					10000	100		10,000
40 Actual Front Feet, 0.13 Total Acres Total Est. Land Value =								10,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 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-5 Blt 1959

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 720 SF Floor Area = 1080 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Crawl Space	87.17	-10.14	0.00	720	55,462

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

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

Base Cost	17.84	672	11,988
Common Wall: 1 Wall	-1300.00	1	-1,300
Automatic Doors	375.00	2	750
Storage area over garage	3.95	448	1,770

County Multiplier = 1.38 => Cost New = 102,233

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 66,451

Separately Depreciated Items:

Square footage # 1 is depreciated at 71 %Good... Base Cost Was = 55,462
 County Multiplier = 1.38 => Cost New = 76,537
 Phy/Ab.+hy/Func/Econ/Comb.%Good= 6/100/100/100/6.0, Depr.Cost = 4,592
 ECF (409 - RURAL SUBS) 0.950 => TCV of Bldg: 1 = 67,491

2018 Est. T.C.V. 009-470-091-00 = 79,991

Est. TCV/Total Floor Area = 74.07, Most recent sale 06/01/1996 for 34,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
37,200	37,200	37,200	34,408	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,800	0	0	722	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
40,000	40,000	40,000	35,130	35,130	0	

009-470-092-00	2018 Est. T.C.V.	KELLEY BRIAN C
Property Class: 401		1906 S WILDROSE AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res11.LAKE MISSAUKEE SUBS SOUTH SHORE

* Factors * 3 LOTS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A>	GROUP A	10K			10000	100		10,000
<Site Value A>	GROUP A	10K			10000	100		10,000
<Site Value C>	GROUP C	5K SITE			5000	100		5,000
120 Actual Front Feet, 0.39 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	95	950
Total Estimated Land Improvements True Cash Value =					950

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls CD Blt 1999

(11) Heating System: Forced Air w/ Ducts

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

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

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1415.00	1	1,415
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(16) Porches

WCP (1 Story), Standard	23.50	144	3,384
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(17) Garages

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

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

County Multiplier = 1.38 => Cost New = 116,241

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 104,617
 ECF (409 - RURAL SUBS) 1.010 => TCV of Bldg: 1 = 105,664

2018 Est. T.C.V. 009-470-092-00 = 131,614

Est. TCV/Total Floor Area = 112.49

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
60,700	60,700	60,700	54,547	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	5,100	0	0	1,145	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
65,800	65,800	65,800	55,692	55,692	55,692	

009-470-095-00	2018 Est. T.C.V.	SPEAR MARY JANE
Property Class: 401		1936 S WILDROSE AVE
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

Land Value Estimates for Land Table Res11.LAKE MISSAUKEE SUBS SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 10K					10000	100		10,000
<Site Value A> GROUP A 10K					10000	100		10,000
80 Actual Front Feet, 0.26 Total Acres Total Est. Land Value =								20,000

< 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	35.26	-0.80	0	500	17,230

Other Additions/Adjustments	Rate	Size	Cost
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(2) Skirting Metal/Vinyl	5.43	120	652
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(9) Foundation Foundation Wall: Concrete	7.13	0	0
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(14) Water/Sewer Public Sewer	912.00	1	912
Well, 50 Feet	1575.00	1	1,575

(16) Porches WCP (1 Story), Standard	26.99	96	2,591
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County Multiplier = 1.38 => Cost New = 31,684

Phy/Ab.Phy/Func/Econ/Comb.%Good= 35/100/100/100/35.0, Depr.Cost = 11,090
ECF (409 - RURAL SUBS) 0.500 => TCV of Bldg: 1 = 5,545

2018 Est. T.C.V. 009-470-095-00 = 25,545

Est. TCV/Total Floor Area = 51.09

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
10,800	10,800	10,800	10,800	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,000	0	0	226	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
12,800	12,800	12,800	11,026	11,026	0	

009-470-097-00 2018 Est. T.C.V. WALTZ LAWRENCE L
 Property Class: 401 1946 S WILDROSE AVE
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res11.LAKE MISSAUKEE SUBS SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 10K					10000	100		10,000
40 Actual Front Feet, 0.13 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	500	0	0
Shed: Wood Frame	10.65	1.00	144	45	690
Shed: Wood Frame	10.65	1.00	144	45	690
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.0	95	950
Total Estimated Land Improvements True Cash Value =					2,330

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

Unit	Exterior	Roof	Rate	Heat/Roof	Ext.(%)	Size	Cost
BaseUnit	Ribbed	Comp.Shingle	27.78	0.41	0	980	27,626

Other Additions/Adjustments	Rate	Size	Cost
Expando	21.00	192	4,032
Free Standing Roof	4.15	1152	4,781

(2) Skirting			
Metal/Vinyl	5.43	144	782

(9) Foundation			
Foundation Wall: Concrete	7.13	0	0

(14) Water/Sewer			
Public Sewer	912.00	1	912
Well, 100 Feet	2425.00	1	2,425

(16) Deck/Balcony			
Treated Wood w/Roof,Standard	17.90	160	2,864

(17) Garages			
Class:D Exterior: Pole Foundation: 18 Inch (Unfinished)			
Base Cost	13.05	480	6,264
Mechanical Doors	325.00	1	325

County Multiplier = 1.38 => Cost New = 69,015

Phy/Ab.Phy/Func/Econ/Comb.%Good= 35/100/100/100/35.0, Depr.Cost = 24,155
 ECF (409 - RURAL SUBS) 0.500 => TCV of Bldg: 1 = 12,078

2018 Est. T.C.V. 009-470-097-00 = 24,408

Est. TCV/Total Floor Area = 24.91

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	1,000	0	0	235	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
12,200	12,200	12,200	11,435	11,435	11,435	

009-470-098-00	2018 Est. T.C.V.	WALTZ LAWRENCE L
Property Class: 401		1946 S WILDROSE AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res11.LAKE MISSAUKEE SUBS SOUTH SHORE

* Factors * 3 LOTS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A>	GROUP A	10K			10000	100		10,000
<Site Value A>	GROUP A	10K			10000	100		10,000
<Site Value C>	GROUP C	5K SITE			5000	100		5,000
110 Actual Front Feet, 0.35 Total Acres								Total Est. Land Value = 25,000

Cost Est. for Res. Bldg: 1 Single Family GRG Cls CD Blt 2002

(11) Heating System: No Heating/Cooling

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

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

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

Base Cost	9.71	1280	12,429
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 => Cost New = 17,635

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 15,871
 ECF (409 - RURAL SUBS) 1.010 => TCV of Bldg: 1 = 16,030

2018 Est. T.C.V. 009-470-098-00 = 41,030

Est. TCV/Total Floor Area = 0.00

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
18,000	18,000	18,000	18,000	2.10	
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,500	0	378	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
20,500	20,500	20,500	18,378	18,378	18,378

009-470-101-00 2018 Est. T.C.V. HAZARD BOB N & CAROL A
 Property Class: 401 1929 SWEETBRIAR ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res11.LAKE MISSAUKEE SUBS SOUTH SHORE

* Factors * 3 LOTS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A>	GROUP A	10K			10000	100		10,000
<Site Value A>	GROUP A	10K			10000	100		10,000
<Site Value C>	GROUP C	5K SITE			5000	100		5,000
125 Actual Front Feet, 0.40 Total Acres Total Est. Land Value =								25,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	11.40	1.00	100	94	1,072
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 =					1,547

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C-5 Blt 1996

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1274 SF Floor Area = 1274 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	61.18	-10.64	1.82	770	40,317
1	Story Siding	Basement	61.18	0.00	1.82	504	31,752

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
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(17) Garages

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

Base Cost	17.78	677	12,037
Common Wall: 1 Wall	-1300.00	1	-1,300
Automatic Doors	375.00	1	375

County Multiplier = 1.38 =>

Cost New = 127,123

Notes: 2010 ADDITION

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0,	Depr.Cost =	101,699
ECF (409 - RURAL SUBS) 1.010 => TCV of Bldg: 1 =		102,716

2018 Est. T.C.V. 009-470-101-00 = 129,263

Est. TCV/Total Floor Area = 101.46, Most recent sale 05/26/2009 for 1

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
57,100	57,100	57,100	51,613	2.10		
2018 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
2,500	5,000	0	2,500	1,083	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
64,600	64,600	64,600	55,196	55,196	0	

009-470-104-00 2018 Est. T.C.V. ROGERS STEVEN J TRUST
 Property Class: 401 1919 S SWEETBRIAR AVE
 Map #: LAKE TOWNSHIP Lake City, MI 49651

Land Value Estimates for Land Table Res11.LAKE MISSAUKEE SUBS SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A>	GROUP A	10K			10000	100		10,000
<Site Value A>	GROUP A	10K			10000	100		10,000
<Site Value C>	GROUP C	5K SITE			5000	100		5,000
120 Actual Front Feet, 0.39 Total Acres Total Est. Land Value =								25,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Ren. Conc.	3.78	1.00	800	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 BOCA/STATE Cls CD Blt 1994

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1196 SF Floor Area = 1196 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	57.35	-8.36	1.87	1196	60,829

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

Treated Wood, Standard	7.88	104	820
Treated Wood, Standard	7.44	130	967

(17) Garages

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

Base Cost	14.55	1624	23,629
Automatic Doors	375.00	2	750

County Multiplier = 1.38 => Cost New = 130,533

Notes: 94' DUTCH

Phy/Ab.Phy/Func/Econ/Comb.%Good=	85/100/100/100/85.0,	Depr.Cost =	110,953
ECF (409 - RURAL SUBS)	0.700 => TCV of Bldg: 1 =		77,667

2018 Est. T.C.V. 009-470-104-00 = 104,092

Est. TCV/Total Floor Area = 87.03, Most recent sale 11/09/2011 for 65,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
47,300	47,300	47,300	44,444	2.10	
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	4,700	0	933	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
52,000	52,000	52,000	45,377	45,377	0

009-470-107-00 2018 Est. T.C.V. SCHULTZ DERRICK & ROSE
 Property Class: 401 7417 W MISSAUKEE BLVD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res11.LAKE MISSAUKEE SUBS SOUTH SHORE
 * Factors * EAST 50' OF 3 LOTS
 Description Frontage Depth Front Depth Rate %Adj. Reason Value
 <Site Value A> GROUP A 10K 10000 100 10,000
 50 Actual Front Feet, 0.22 Total Acres Total Est. Land Value = 10,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000
 Description Rate CountyMult. Size %Good Cash Value
 Residential Local Cost Land Improvements
 Description Rate CountyMult. Size %Good Cash Value
 LAND IMPROVE 1000 1000.00 1.00 0.3 95 285
 Total Estimated Land Improvements True Cash Value = 285

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

(11) Heating System: Space Heater
 Ground Area = Size for Rates = 448 SF Floor Area = 448 SF.
 Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost
 1 Story Siding Slab 73.20 -12.72 -2.85 448 25,818

Other Additions/Adjustments Rate Size Cost

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

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

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

(16) Porches
 WGEP (1 Story), Standard 30.65 200 6,130

(17) Garages
 Class:CD Exterior: Siding Foundation: 42 Inch (Finished)
 Base Cost 27.20 352 9,574
 Mechanical Doors 350.00 1 350

County Multiplier = 1.38 => Cost New = 64,194

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, Depr.Cost = 35,307
 ECF (409 - RURAL SUBS) 0.850 => TCV of Bldg: 1 = 30,011

2018 Est. T.C.V. 009-470-107-00 = 40,296
 Est. TCV/Total Floor Area = 89.95

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
19,100	19,100	19,100	19,100	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,000	0	0	401	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
20,100	20,100	20,100	19,501	19,501	0	

009-470-108-00 2018 Est. T.C.V. DREUTH KEVIN & KRIN
 Property Class: 401 7421 W MISSAUKEE BLVD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res11.LAKE MISSAUKEE SUBS SOUTH SHORE
 * Factors * W 90' OF 3 LOTS
 Description Frontage Depth Front Depth Rate %Adj. Reason Value
 <Site Value A> GROUP A 10K 10000 100 10,000
 <Site Value C> GROUP C 5K SITE 5000 100 5,000
 120 Actual Front Feet, 0.25 Total Acres Total Est. Land Value = 15,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	8.93	1.00	180	71	1,142
Total Estimated Land Improvements True Cash Value =					1,142

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

(11) Heating System: Forced Air w/ Ducts
 Ground Area = Size for Rates = 776 SF Floor Area = 776 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	62.76	-11.13	0.00	776	40,065

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing			
Average Fixture(s)	630.00	1	630

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

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

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

Base Cost	24.80	140	3,472
Common Wall: 1 Wall	-1000.00	1	-1,000
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 => Cost New = 66,939

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, Depr.Cost = 36,817

Separately Depreciated Items:

Square footage # 1 is depreciated at 56 %Good...	Base Cost Was =	40,065
County Multiplier = 1.38 =>	Cost New =	55,290
Phy/Ab.+hy/Func/Econ/Comb.%Good= 1/100/100/100/1.0,	Depr.Cost =	553

(16) Deck/Balcony			
Treated Wood,Standard	8.05	96	773
County Multiplier = 1.38 =>	Cost New =	1,066	
Phy/Ab.Phy/Func/Econ/Comb.%Good= 89/100/100/100/89.0,	Depr.Cost =	949	

Total Depreciated Cost =	38,319
ECF (409 - RURAL SUBS) 0.850 => TCV of Bldg: 1 =	32,571

2018 Est. T.C.V. 009-470-108-00 = 48,713

Est. TCV/Total Floor Area = 62.77, Most recent sale 09/21/2012 for 24,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
23,400	23,400	23,400	23,377	2.10	
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	1,000	0	0	490	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
24,400	24,400	24,400	23,867	23,867	0

009-470-110-00 2018 Est. T.C.V. SANDOW KIM P & LORI G
 Property Class: 401 7451 W MISSAUKEE BLVD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res11.LAKE MISSAUKEE SUBS SOUTH SHORE
 * Factors * 5 LOTS
 Description Frontage Depth Front Depth Rate %Adj. Reason Value
 <Site Value B> GROUP B 25K 25000 100 25,000
 200 Actual Front Feet, 0.64 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	9.24	1.00	160	94	1,389
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	0.5	95	475
Total Estimated Land Improvements True Cash Value =					1,864

Cost Est. for Res. Bldg: 1 Single Family 1.75S Cls CD Blt 1945

(11) Heating System: Forced Hot Water

Ground Area = Size for Rates = 1064 SF Floor Area = 1862 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.75	Story Siding	Crawl Space	83.77	-8.62	1.71	1064	81,779

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

Public Sewer	1025.00	1	1,025
Well, 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	30.44	220	6,697
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(16) Breezeways

Frame Wall,Finished	27.25	64	1,744
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(17) Garages

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

Base Cost	19.34	520	10,057
Common Wall: 1/2 Wall	-625.00	1	-625

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

Base Cost	9.71	1480	14,371
Mechanical Doors	350.00	2	700

County Multiplier = 1.38 => Cost New = 172,214

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 103,328
 ECF (409 - RURAL SUBS) 0.850 => TCV of Bldg: 1 = 87,829

2018 Est. T.C.V. 009-470-110-00 = 114,693

Est. TCV/Total Floor Area = 61.60, Most recent sale 06/26/2009 for 0

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
57,300	57,300	57,300	57,300	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
57,300	57,300	57,300	58,503	57,300	57,300

009-470-117-00 2018 Est. T.C.V. THOMAS ROBERT P & KARIN M (TTEE)
Property Class: 401 S SWEETBRIAR AVE
Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res11.LAKE MISSAUKEE SUBS SOUTH SHORE
* Factors * LOTS 118,119 & PRT OF 117
Description Frontage Depth Front Depth Rate %Adj. Reason Value
<Site Value A> GROUP A 10K 10000 100 10,000
<Site Value A> GROUP A 10K 10000 100 10,000
92 Actual Front Feet, 0.30 Total Acres Total Est. Land Value = 20,000

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000
Description Rate CountyMult. Size %Good Cash Value
D/W/P: 4in Ren. Conc. 4.21 1.00 575 94 2,276
Total Estimated Land Improvements True Cash Value = 2,276

Cost Est. for Res. Bldg: 1 Single Family GRG Cls C Blt 2012

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

Other Additions/Adjustments Rate Size Cost

(17) Garages
Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)
Base Cost 14.55 1071 15,583
Automatic Doors 375.00 1 375

County Multiplier = 1.38 => Cost New = 22,022

Phy/Ab.Phy/Func/Econ/Comb.%Good= 95/100/100/100/95.0, Depr.Cost = 20,921
ECF (409 - RURAL SUBS) 1.010 => TCV of Bldg: 1 = 21,130

2018 Est. T.C.V. 009-470-117-00 = 43,406
Est. TCV/Total Floor Area = 0.00, Most recent sale 10/13/1995 for 4,000
2017 Assessed MBOR S.E.V. Base for Cap C.P.I.
19,500 19,500 19,500 13,549 2.10
2018 New Eq. Adjustment Loss Additions Tax Adjustment Losses
0 2,200 0 0 284 0
2018 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT
21,700 21,700 21,700 13,833 13,833 13,833

009-470-120-00	2018 Est. T.C.V.	OWSTON JOAN
Property Class: 401		1985 S PAVILION DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res11.LAKE MISSAUKEE SUBS SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> GROUP C 5K SITE					5000	100		5,000
51 Actual Front Feet, 0.17 Total Acres								Total Est. Land Value = 5,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.20	1.00	128	82	336
Total Estimated Land Improvements True Cash Value =					336

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

(11) Heating System: Space Heater

Ground Area = Size for Rates = 720 SF Floor Area = 720 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	63.90	-9.56	-2.85	720	37,073

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1415.00	1	1,415
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(16) Porches

CCP (1 Story), Standard	36.15	50	1,808
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(17) Garages

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

Base Cost	19.75	400	7,900
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 => Cost New = 72,795

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, Depr.Cost = 40,037
 ECF (409 - RURAL SUBS) 0.850 => TCV of Bldg: 1 = 34,032

2018 Est. T.C.V. 009-470-120-00 = 39,368

Est. TCV/Total Floor Area = 54.68

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
19,700	19,700	19,700	19,700	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
19,700	19,700	19,700	20,113	19,700	19,700

009-470-121-00 2018 Est. T.C.V. STAATS TYLER J & PICKFORD CECELIA A
 Property Class: 401 1975 S PAVILION DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res11.LAKE MISSAUKEE SUBS SOUTH SHORE
 * Factors * 2 LOTS + PRT OF 3RD LOT
 Description Frontage Depth Front Depth Rate %Adj. Reason Value
 <Site Value A> GROUP A 10K 10000 100 10,000
 <Site Value C> GROUP C 5K SITE 5000 100 5,000
 104 Actual Front Feet, 0.33 Total Acres Total Est. Land Value = 15,000

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	180	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	0.5	95	475
Total Estimated Land Improvements True Cash Value =					475

Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE Cls CD Blt 1977

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1232 SF Floor Area = 1232 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	57.07	-8.29	1.87	1232	62,401

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

Average Fixture(s) 630.00 1 630

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance 1415.00 1 1,415

(16) Porches

CCP (1 Story), Standard 21.45 200 4,290
CPP, Standard 16.73 70 1,171

(17) Garages

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

Base Cost 20.10 576 11,578
Mechanical Doors 350.00 2 700

County Multiplier = 1.38 => Cost New = 117,003

Notes: MODULAR MRBC

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 70,202
ECF (409 - RURAL SUBS) 0.650 => TCV of Bldg: 1 = 45,631

2018 Est. T.C.V. 009-470-121-00 = 61,106

Est. TCV/Total Floor Area = 49.60, Most recent sale 09/12/2014 for 70,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
29,600	29,600	29,600	29,600	2.10	
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	1,000	0	0	621	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
30,600	30,600	30,600	30,221	30,221	30,221

009-470-123-00	2018 Est. T.C.V.	WOLF NEIL & MARTHA TRUST
Property Class: 401		1945 S PAVILION DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res11.LAKE MISSAUKEE SUBS SOUTH SHORE
 * Factors * 2 LOTS & PART OF OTHERS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 10K					10000	100		10,000
<Site Value C> GROUP C 5K SITE					5000	100		5,000
98 Actual Front Feet, 0.32 Total Acres Total Est. Land Value =								15,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.44	1.00	540	50	929
Shed: Metal Prefab	8.90	1.00	100	50	445
Total Estimated Land Improvements True Cash Value =					1,374

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

Unit	Exterior	Roof	Rate	Heat/Roof	Ext.(%)	Size	Cost
BaseUnit	Ribbed	Metal	38.41	-0.75	-6	720	25,456
Other Additions/Adjustments							
Addition/Crawl				37.50		288	10,800
Free Standing Roof				4.57		1416	6,471
(9) Foundation							
Foundation Wall: Block				6.57		144	947
(13) Plumbing							
Average Fixture(s)				530.00		1	530
(14) Water/Sewer							
Public Sewer				912.00		1	912
Well, 50 Feet				1575.00		1	1,575
(15) Built-Ins & Fireplaces							
Appliance Allowance				1235.00		1	1,235
(16) Porches							
CCP (1 Story), Standard				20.05		216	4,331
(17) Garages							
Class:C Exterior: Siding Foundation: 18 Inch (Unfinished)							
Base Cost				20.70		396	8,197
Mechanical Doors				350.00		1	350
Class:C Exterior: Pole Foundation: 18 Inch (Unfinished)							
Base Cost				11.60		768	8,909
Mechanical Doors				350.00		1	350
County Multiplier = 1.38 =>							Cost New = 96,686
Notes: 1968 VINDALE MH							
Phy/Ab.Phy/Func/Econ/Comb.%Good= 35/100/100/100/35.0,							Depr.Cost = 33,840

Separately Depreciated Items:

(16) Porches							
CGEP (1 Story), Standard				33.14		160	5,302
County Multiplier = 1.38 =>							Cost New = 7,317
Phy/Ab.Phy/Func/Econ/Comb.%Good= 72/100/100/100/72.0,							Depr.Cost = 5,268

Total Depreciated Cost =					39,109
ECF (409 - RURAL SUBS) 0.500 => TCv of Bldg: 1 =					19,554

2018 Est. T.C.V. 009-470-123-00					=	35,928
Est. TCv/Total Floor Area = 35.64, Most recent sale 05/04/2015 for 40,000						
2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
17,000	17,000	17,000	17,000	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,000	0	0	357	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
18,000	18,000	18,000	17,357	17,357	0	

009-470-126-00 2018 Est. T.C.V. URIE CHADWICK L & JESSICA SUE
 Property Class: 401 1925 S PAVILION DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res11.LAKE MISSAUKEE SUBS SOUTH SHORE
 * Factors * MOST 126 & 12' OF 127
 Description Frontage Depth Front Depth Rate %Adj. Reason Value
 <Site Value C> GROUP C 5K SITE 5000 100 5,000
 49 Actual Front Feet, 0.16 Total Acres Total Est. Land Value = 5,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.44	1.00	266	0	0
Shed: Wood Frame	11.53	1.00	96	95	1,052
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 =					1,527

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C-5 Blt 1940

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 879 SF Floor Area = 879 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	65.52	-11.52	0.00	779	42,066
1	Story Siding	Slab	65.52	-11.52	0.00	100	5,400

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, 100 Feet 2700.00 1 2,700

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

County Multiplier = 1.38 => Cost New = 74,524

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 48,441
 ECF (409 - RURAL SUBS) 0.950 => TCV of Bldg: 1 = 46,019

2018 Est. T.C.V. 009-470-126-00 = 52,546

Est. TCV/Total Floor Area = 59.78, Most recent sale 08/28/2012 for 40,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
25,100	25,100	25,100	22,835	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,200	0	0	479	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
26,300	26,300	26,300	23,314	23,314	23,314	

009-470-127-00 2018 Est. T.C.V. VENHUIZEN STEVEN & MILDRED
 Property Class: 401 7471 W MISSAUKEE BLVD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res11.LAKE MISSAUKEE SUBS SOUTH SHORE

* Factors * PART OF 3 LOTS
 Description Frontage Depth Front Depth Rate %Adj. Reason Value
 <Site Value A> GROUP A 10K 10000 100 W95 'LOT128&19 N27.5' LOT 127 10,000
 107 Actual Front Feet, 0.29 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	2320	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	0.5	95	475
Total Estimated Land Improvements True Cash Value =					475

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

(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	Slab	55.82	-9.64	0.00	1400	64,652

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

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

(15) Built-Ins & Fireplaces

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

(16) Porches

CCP (1 Story), Standard	27.39	110	3,013
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(16) Breezeways

Frame Wall, Finished	27.25	150	4,088
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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 = 126,165

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 75,699
 ECF (409 - RURAL SUBS) 0.850 => TCV of Bldg: 1 = 64,344

2018 Est. T.C.V. 009-470-127-00 = 74,819

Est. TCV/Total Floor Area = 53.44, Most recent sale 03/15/2016 for 70,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
36,400	36,400	36,400	36,400	2.10	
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	1,000	0	0	764	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
37,400	37,400	37,400	37,164	37,164	37,164

009-470-128-00	2018 Est. T.C.V.	WIGGINS JON
Property Class: 401		7459 W MISSAUKEE BLVD
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

Land Value Estimates for Land Table Res11.LAKE MISSAUKEE SUBS SOUTH SHORE
 * Factors * E 45 OF 2 LOTS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 10K					10000	100		10,000
45 Actual Front Feet, 0.08 Total Acres Total Est. Land Value =								10,000

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 675 SF Floor Area = 675 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	53.43	-10.42	0.66	675	29,477

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 = 46,539

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, Depr.Cost = 25,597

Separately Depreciated Items:

Unit-in-Place Cost Items:

ROOF STRUCT. (SQ FT)	3.97	20	79
County Multiplier = 1.38 =>			Cost New = 110
Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0,			Depr.Cost = 93

Total Depreciated Cost = 25,690

ECF (409 - RURAL SUBS) 0.850 => TCV of Bldg: 1 = 21,836

2018 Est. T.C.V. 009-470-128-00 = 31,836

Est. TCV/Total Floor Area = 47.16

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
14,900	14,900	14,900	14,900	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	1,000	0	312	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
15,900	15,900	15,900	15,212	15,212	0	

009-480-001-00 2018 Est. T.C.V. CUSHMAN FAMILY TRUST
Property Class: 401 7540 W FOREST DR
Map #: COMMON BEARCH (PUB LAKE TOWNSHIP Lake City, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2400/FF	44.00	103.00	1.0325	1.0000	2400	100		109,029
44 Actual Front Feet, 0.10 Total Acres Total Est. Land Value =								109,029

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	County	Mult.	Size	%Good	Cash Value
Shed: Metal Prefab	7.02	1.00		240	61	1,028
Total Estimated Land Improvements True Cash Value =						1,028

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1926

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 736 SF Floor Area = 736 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	63.55	0.00	0.00	208	13,218
1	Story Siding	Crawl Space	63.55	-9.51	0.00	528	28,533

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

Average Fixture(s) 630.00 1 630

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Porches

WGEP (1 Story), Standard 32.62 176 5,741

County Multiplier = 1.38 => Cost New = 78,056

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 46,834

Separately Depreciated Items:

(16) Deck/Balcony

Treated Wood,Standard 6.49 264 1,713

County Multiplier = 1.38 => Cost New = 2,364

Phy/Ab.Phy/Func/Econ/Comb.%Good= 71/100/100/100/71.0, Depr.Cost = 1,679

Total Depreciated Cost = 48,513

ECF (403 - LAKE MISSAUKEE AREA RES) 1.500 => TCV of Bldg: 1 = 72,769

2018 Est. T.C.V. 009-480-001-00 = 182,826

Est. TCV/Total Floor Area = 248.40

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
89,000	89,000	89,000	51,178	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,400	0	0	1,074	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
91,400	91,400	91,400	52,252	52,252	0	

009-480-002-00 2018 Est. T.C.V. MCKENNA LAURA & JOE
 Property Class: 401 7530 W FOREST DR
 Map #: COMMON BEACH (PUBL LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2400/FF	59.00	103.00	0.9595	1.0000	2400	100		135,860
59 Actual Front Feet, 0.14 Total Acres								Total Est. Land Value = 135,860

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 1.5S Cls C Blt 1972

(11) Heating System: Electric Baseboard

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Crawl Space	85.42	-9.76	-0.40	1008	75,862

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Deck/Balcony

Treated Wood, Standard	9.52	64	609
Treated Wood, Standard	7.29	176	1,283
Treated Wood, Standard	6.78	256	1,736
Wood Balcony	17.50	64	1,120
Wood Balcony	17.50	72	1,260

County Multiplier = 1.38 => Cost New = 129,799

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 84,369
 ECF (403 - LAKE MISSAUKEE AREA RES) 1.500 => TCV of Bldg: 1 = 126,554

2018 Est. T.C.V. 009-480-002-00 = 263,855

Est. TCV/Total Floor Area = 174.51, Most recent sale 05/11/2016 for 272,900

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
127,700	127,700	127,700	127,700	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	4,200	0	2,681	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
131,900	131,900	131,900	130,381	130,381	0	

009-480-003-00 2018 Est. T.C.V. GUNNERSON MATTHEW
 Property Class: 401 7520 W FOREST DR
 Map #: COMMON BEACH (PUBL LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2400/FF	52.00	103.00	0.9902	1.0000	2400	100		123,582
52 Actual Front Feet, 0.12 Total Acres Total Est. Land Value =								123,582

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

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

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1937

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 936 SF Floor Area = 1136 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Slab	76.70	-10.63	0.00	399	26,362
1	Story Siding	Slab	60.17	-10.63	0.00	489	24,225
1	Story Siding	Slab	60.17	-10.63	0.00	48	2,378

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) Breezeways
 Frame Wall,Finished 27.25 98 2,671

(17) Garages
 Class:CD Exterior: Siding Foundation: 42 Inch (Unfinished)
 Base Cost 26.16 280 7,325
 Common Wall: 1/2 Wall -625.00 1 -625
 Mechanical Doors 350.00 1 350

County Multiplier = 1.38 => Cost New = 97,677

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, Depr.Cost = 53,722
 ECF (403 - LAKE MISSAUKEE AREA RES) 1.500 => TCV of Bldg: 1 = 80,583

2018 Est. T.C.V. 009-480-003-00 = 205,115

Est. TCV/Total Floor Area = 180.56, Most recent sale 09/10/2014 for 165,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
99,900	99,900	99,900	90,778	2.10		
2018 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,700	0	0	1,906	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
102,600	102,600	102,600	92,684	92,684	0	

009-480-005-00 2018 Est. T.C.V. TOLES MICHAEL J
 Property Class: 401 1850 S PAVILION DR
 Map #: LAKE TOWNSHIP Lake City, MI 49651

Land Value Estimates for Land Table Res11.LAKE MISSAUKEE SUBS SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> GROUP B 25K					25000	100		25,000
100 Actual Front Feet, 0.18 Total Acres					Total Est. Land Value =			25,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Ren. Conc.	3.78	1.00	570	0	0
D/W/P: 4in Concrete	3.35	1.00	72	95	229
Shed: Wood Frame	11.23	1.00	64	50	359
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 =					1,063

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

(11) Heating System: Wall/Floor Furnace

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	62.68	-11.12	-1.63	660	32,954
1	Story Siding	Slab	62.68	-11.12	-1.63	120	5,992

Other Additions/Adjustments Rate Size Cost

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

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

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

(16) Deck/Balcony
 Treated Wood,Standard 7.59 120 911
 Roof Cover Only,Standard 24.65 25 616
 Treated Wood,Standard 6.73 205 1,380

(17) Garages

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

Base Cost	16.02	768	12,303
Automatic Doors	375.00	1	375

County Multiplier = 1.38 => Cost New = 83,008

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 49,805
 ECF (404 - MISSAUKEE LAKE BACK LOTS RES) 1.100 => TCV of Bldg: 1 = 54,785

2018 Est. T.C.V. 009-480-005-00 = 80,848

Est. TCV/Total Floor Area = 103.65

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
33,500	33,500	33,500	22,618	2.10	
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
5,900	1,000	0	5,900	474	
0				0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
40,400	40,400	40,400	28,992	28,992	28,992

009-480-006-00	2018 Est. T.C.V.	MCEWEN GORDON T & BERNADINE
Property Class: 401		1860 S PAVILION DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res11.LAKE MISSAUKEE SUBS SOUTH SHORE

* Factors * LOTS 6 & 7

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 10K					10000	100		10,000
<Site Value A> GROUP A 10K					10000	100		10,000
100 Actual Front Feet, 0.34 Total Acres Total Est. Land Value =								20,000

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

(11) Heating System: Wall/Floor Furnace

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	56.39	-8.14	-1.63	990	46,154
1	Story Siding	Slab	56.39	-9.77	-1.63	330	14,847

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

CPP, Standard	16.04	78	1,251
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County Multiplier = 1.38 => Cost New = 92,317

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 64,622
ECF (409 - RURAL SUBS) 0.950 => TCV of Bldg: 1 = 61,391

2018 Est. T.C.V. 009-480-006-00 = 81,391

Est. TCV/Total Floor Area = 61.66

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
37,100	37,100	37,100	30,348	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	3,600	0	637	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
40,700	40,700	40,700	30,985	30,985	0	

009-480-008-00 2018 Est. T.C.V. KUZAWA STEVEN A & MAUREEN
 Property Class: 401 1880 S PAVILION DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res11.LAKE MISSAUKEE SUBS SOUTH SHORE
 * Factors * LOTS 8 & 9

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 10K					10000	100		10,000
<Site Value A> GROUP A 10K					10000	100		10,000
102 Actual Front Feet, 0.35 Total Acres Total Est. Land Value =								20,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.20	1.00	1180	50	1,888
Total Estimated Land Improvements True Cash Value =					1,888

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 = 1154 SF Floor Area = 1154 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	57.73	-8.44	0.00	1154	56,881

Other Additions/Adjustments Rate Size Cost

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

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

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

(16) Breezeways
 Frame Wall,Finished 27.25 140 3,815

(17) Garages
 Class:CD Exterior: Siding Foundation: 18 Inch (Unfinished)
 Base Cost 14.74 780 11,497

County Multiplier = 1.38 => Cost New = 106,036

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 63,622
 ECF (409 - RURAL SUBS) 0.850 => TCV of Bldg: 1 = 54,078

2018 Est. T.C.V. 009-480-008-00 = 75,966

Est. TCV/Total Floor Area = 65.83, Most recent sale 08/30/2010 for 57,900

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
36,000	36,000	36,000	30,806	2.10	
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,000	0	646	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
38,000	38,000	38,000	31,452	31,452	0

009-480-010-00 2018 Est. T.C.V. ZUKER D & KRICHER D & HARTE D
 Property Class: 401 1900 S PAVILION DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res11.LAKE MISSAUKEE SUBS SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> GROUP B 25K					25000	100		25,000
<Site Value A> GROUP A 10K					10000	100		10,000
100 Actual Front Feet, 0.34 Total Acres Total Est. Land Value =								35,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	0.5	100	500
Total Estimated Land Improvements True Cash Value =					500

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls D Blt 1936

(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	Crawl Space	53.40	-8.98	-1.89	792	33,684

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: Exterior 1 Story	3050.00	1	3,050

(16) Porches

CCP (1 Story), Standard	30.33	72	2,184
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(17) Garages

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

Base Cost	18.95	396	7,504
Mechanical Doors	325.00	1	325

County Multiplier = 1.38 => Cost New = 71,544

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, Depr.Cost = 39,349
 ECF (409 - RURAL SUBS) 0.850 => TCV of Bldg: 1 = 33,447

2018 Est. T.C.V. 009-480-010-00 = 68,947

Est. TCV/Total Floor Area = 87.05, Most recent sale 11/13/2017 for 102,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
33,500	33,500	33,500	26,314	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	1,000	0	8,186	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
34,500	34,500	34,500	26,866	34,500	0	

009-480-012-00 2018 Est. T.C.V. NUFFER MICHAEL & MICHELLE
 Property Class: 401 1920 S PAVILION DR
 Map #: LAKE TOWNSHIP Lake City, MI 49651

Land Value Estimates for Land Table Res11.LAKE MISSAUKEE SUBS SOUTH SHORE
 * Factors * & PART OF LOT 13

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> GROUP C 5K SITE					5000	100		5,000
84 Actual Front Feet, 0.29 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: Asphalt Paving	1.51	1.00	800	73	882
Shed: Metal Prefab	9.03	1.00	48	73	316
Total Estimated Land Improvements True Cash Value =					1,198

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1986

(11) Heating System: Forced Hot Water

Ground Area = Size for Rates = 1518 SF Floor Area = 1518 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	55.13	-7.84	0.97	1518	73,259

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

Treated Wood,Standard	6.72	208	1,398
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(17) Garages

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

Base Cost	20.41	462	9,429
Common Wall: 1 Wall	-1225.00	1	-1,225
Automatic Doors	375.00	2	750

County Multiplier = 1.38 => Cost New = 124,519

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 87,163
 ECF (409 - RURAL SUBS) 0.950 => TCV of Bldg: 1 = 82,805

2018 Est. T.C.V. 009-480-012-00 = 89,003

Est. TCV/Total Floor Area = 58.63, Most recent sale 01/04/2016 for 76,300

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
42,300	42,300	42,300	42,300	2.10		
2018	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	2,200	0	0	888	0	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
44,500	44,500	44,500	43,188	43,188	43,188	

009-480-013-00	2018 Est. T.C.V.	URIE CHADWICK L & JESSICA S
Property Class: 401		1940 S PAVILION DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res11.LAKE MISSAUKEE SUBS SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> GROUP C 5K SITE					5000	100		5,000
83 Actual Front Feet, 0.29 Total Acres								Total Est. Land Value = 5,000

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

(11) Heating System: No Heating/Cooling

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

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

3 Fixture Bath	1975.00	-1	-1,975
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(14) Water/Sewer

Public Sewer	1025.00	1	1,025
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Well, 100 Feet	2550.00	1	2,550
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(16) Deck/Balcony

Roof Cover Only,Standard	8.55	468	4,001
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(17) Garages

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

Base Cost	18.41	468	8,616
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Mechanical Doors	350.00	1	350
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County Multiplier = 1.38 => Cost New = 20,103

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 13,067

ECF (409 - RURAL SUBS) 0.950 => TCV of Bldg: 1 = 12,414

2018 Est. T.C.V. 009-480-013-00 = 17,414

Est. TCV/Total Floor Area = 0.00

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	300	0	0	176	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
8,700	8,700	8,700	8,576	8,576	0	

009-480-015-00 2018 Est. T.C.V. ANDRASH STEPHEN & PATRICIA
 Property Class: 401 1960 S PAVILION DR
 Map #: LAKE TOWNSHIP Lake City, MI 49651

Land Value Estimates for Land Table Res11.LAKE MISSAUKEE SUBS SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> GROUP C 5K SITE					5000	100		5,000
83 Actual Front Feet, 0.29 Total Acres Total Est. Land Value =								5,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	8.30	1.00	156	45	583
Total Estimated Land Improvements True Cash Value =					583

< 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	31.57	-0.80	0	1240	38,155

Other Additions/Adjustments	Rate	Size	Cost
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(2) Skirting			
Metal/Vinyl	5.43	164	891

(9) Foundation			
Foundation Wall: Concrete	7.13	0	0

(13) Plumbing			
Average Fixture(s)	405.00	1	405
2 Fixture Bath	810.00	1	810

(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

County Multiplier = 1.38 => Cost New = 61,869

Phy/Ab.Phy/Func/Econ/Comb.%Good= 35/100/100/100/35.0, Depr.Cost = 21,654
 ECF (409 - RURAL SUBS) 0.500 => TCV of Bldg: 1 = 10,827

2018 Est. T.C.V. 009-480-015-00 = 16,410

Est. TCV/Total Floor Area = 13.23, Most recent sale 01/01/2003 for 16,000

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	0	0	0	0	0	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
8,200	8,200	8,200	8,372	8,200	0	

009-480-017-00 2018 Est. T.C.V. BELL JUDY TTEE
 Property Class: 401 1970 S PAVILION DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res11.LAKE MISSAUKEE SUBS SOUTH SHORE
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> GROUP C 5K SITE					5000	100		5,000
85 Actual Front Feet, 0.29 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: Asphalt Paving	1.42	1.00	900	50	639
Shed: Metal Prefab	8.05	1.00	60	46	222
Total Estimated Land Improvements True Cash Value =					861

< 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
Expando	21.00	144	3,024
Free Standing Roof	4.15	868	3,602

(2) Skirting			
Metal/Vinyl	5.43	144	782

(9) Foundation			
Foundation Wall: Concrete	7.13	0	0

(14) Water/Sewer			
Public Sewer	912.00	1	912
Well, 100 Feet	2425.00	1	2,425

(16) Deck/Balcony			
Treated Wood,Standard	9.68	48	465

(17) Garages			
Class:D Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	20.84	320	6,669
Mechanical Doors	325.00	1	325

County Multiplier = 1.38 => Cost New = 55,197

Phy/Ab.Phy/Func/Econ/Comb.%Good= 35/100/100/100/35.0, Depr.Cost = 19,319

Separately Depreciated Items:

(16) Porches			
WCP (1 Story), Standard	35.06	48	1,683
County Multiplier = 1.38 =>			Cost New = 2,322
Phy/Ab.Phy/Func/Econ/Comb.%Good= 46/100/100/100/46.0,			Depr.Cost = 1,068

Total Depreciated Cost = 20,387

ECF (409 - RURAL SUBS) 0.500 => TCV of Bldg: 1 = 10,194

2018 Est. T.C.V. 009-480-017-00 = 16,055

Est. TCV/Total Floor Area = 22.30

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
8,000	8,000	8,000	8,000	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	
8,000	8,000	8,000	8,168	8,000	8,000	