

009-560-001-00 2018 Est. T.C.V. MAHER LORAIN M TRUSTEE
 Property Class: 401 105 NORA DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS

* Factors *

| Description | Frontage | Depth | Front | Depth | Rate | %Adj. | Reason | Value |
|--|----------|--------|--------|--------|------|-------|--------|---------|
| GROUP B 1100/FF | 60.00 | 129.00 | 0.7806 | 1.0000 | 1100 | 100 | | 51,520 |
| GRADE D 950/FF | 77.00 | 129.00 | 0.8135 | 0.9374 | 950 | 100 | | 55,784 |
| 137 Actual Front Feet, 0.41 Total Acres Total Est. Land Value = | | | | | | | | 107,304 |

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

| Description | Rate | CountyMult. | Size | %Good | Cash Value |
|---|---------|-------------|------|-------|------------|
| Shed: Wood Frame | 12.07 | 1.00 | 80 | 45 | 435 |
| 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 = | | | | | 2,860 |

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C Blt 1978

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1543 SF Floor Area = 2314 SF.

| Stories | Exterior | Foundation | Rate | Bsmnt-Adj | Heat-Adj | Size | Cost |
|---------|--------------|-------------|-------|-----------|----------|------|---------|
| 1.5 | Story Siding | Crawl Space | 79.68 | -8.71 | 0.00 | 1543 | 109,507 |

| Other Additions/Adjustments | Rate | Size | Cost |
|-----------------------------|------|------|------|
|-----------------------------|------|------|------|

(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Porches

| | | | |
|-------------------------|-------|----|-------|
| CCP (1 Story), Standard | 33.50 | 70 | 2,345 |
| WCP (1 Story), Standard | 38.16 | 48 | 1,832 |

(16) Deck/Balcony

| | | | |
|------------------------|------|-----|-------|
| Treated Wood, Standard | 6.22 | 528 | 3,284 |
| Treated Wood, Standard | 7.65 | 136 | 1,040 |

(17) Garages

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

| | | | |
|------------------|--------|-----|--------|
| Base Cost | 15.47 | 768 | 11,881 |
| Mechanical Doors | 350.00 | 2 | 700 |

County Multiplier = 1.38 => Cost New = 197,410

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 138,187
 ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.450 => TCV of Bldg: 1 = 200,371

2018 Est. T.C.V. 009-560-001-00 = 310,535

Est. TCV/Total Floor Area = 134.20

| 2017 Assessed | MBOR | S.E.V. | Base for Cap | C.P.I. | | |
|---------------|------------|---------|--------------|----------------|---------|--|
| 149,500 | 149,500 | 149,500 | 146,587 | 2.10 | | |
| 2018 New Eq. | Adjustment | Loss | Additions | Tax Adjustment | Losses | |
| 0 | 5,800 | 0 | 0 | 3,078 | 0 | |
| 2018 Assessed | MBOR | S.E.V. | Capped | ->Taxable<- | PRE/MBT | |
| 155,300 | 155,300 | 155,300 | 149,665 | 149,665 | 149,665 | |

| | | |
|---------------------|------------------|---------------------|
| 009-560-004-00 | 2018 Est. T.C.V. | MAURY RICHARD C |
| Property Class: 402 | | S NORA DR |
| Map #: | LAKE TOWNSHIP | LAKE CITY, MI 49651 |

Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS

* Factors *

| Description | Frontage | Depth | Front | Depth | Rate | %Adj. | Reason | Value |
|--|----------|--------|--------|--------|------|-------|--------|---------------------------------|
| GROUP A 1800 | 72.00 | 122.00 | 0.9468 | 1.0000 | 1800 | 100 | | 122,702 |
| 72 Actual Front Feet, 0.20 Total Acres | | | | | | | | Total Est. Land Value = 122,702 |

2018 Est. T.C.V. 009-560-004-00 = 122,702

Est. TCV/Total Floor Area = 79.88

| | | | | | | |
|---------------|------------|--------|--------------|----------------|---------|--|
| 2017 Assessed | MBOR | S.E.V. | Base for Cap | C.P.I. | | |
| 61,400 | 61,400 | 61,400 | 40,711 | 2.10 | | |
| 2018 New Eq. | Adjustment | Loss | Additions | Tax Adjustment | Losses | |
| 0 | 0 | 0 | 0 | 854 | 0 | |
| 2018 Assessed | MBOR | S.E.V. | Capped | ->Taxable<- | PRE/MBT | |
| 61,400 | 61,400 | 61,400 | 41,565 | 41,565 | 41,565 | |

| | | |
|---------------------|------------------|---------------------|
| 009-560-005-00 | 2018 Est. T.C.V. | MAURY RICHARD C |
| Property Class: 401 | | 117 S NORA DR |
| Map #: | LAKE TOWNSHIP | LAKE CITY, MI 49651 |

Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS

* Factors *

| Description | Frontage | Depth | Front | Depth | Rate | %Adj. | Reason | Value |
|--|----------|--------|--------|--------|------|-------|--------|---------------------------------|
| GROUP A 1800 | 72.00 | 110.00 | 0.9468 | 1.0000 | 1800 | 100 | | 122,702 |
| 72 Actual Front Feet, 0.18 Total Acres | | | | | | | | Total Est. Land Value = 122,702 |

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 | 480 | 78 | 1,288 |
| Total Estimated Land Improvements True Cash Value = | | | | | 1,288 |

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C+5 Blt 1974

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 924 SF Floor Area = 1386 SF.

| Stories | Exterior | Foundation | Rate | Bsmnt-Adj | Heat-Adj | Size | Cost |
|---------|--------------|------------|-------|-----------|----------|------|--------|
| 1.5 | Story Siding | Slab | 91.27 | -12.60 | 0.00 | 924 | 72,691 |

| 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

(16) Deck/Balcony

Treated Wood,Standard 6.52 344 2,243

(17) Garages

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

Base Cost 22.80 400 9,120

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

County Multiplier = 1.38 =>

Cost New = 123,222

Phy/Ab.Phy/Func/Econ/Comb.%Good= 78/100/100/100/78.0, Depr.Cost = 96,113

ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.450 => TCV of Bldg: 1 = 139,364

2018 Est. T.C.V. 009-560-005-00 = 263,354

Est. TCV/Total Floor Area = 190.01

| 2017 Assessed | MBOR | S.E.V. | Base for Cap | C.P.I. | | |
|-------------------------|---------|-----------|----------------|-------------|---------|--|
| 129,300 | 129,300 | 129,300 | 88,578 | 2.10 | | |
| 2018 New Eq. Adjustment | Loss | Additions | Tax Adjustment | Losses | | |
| 0 | 2,400 | 0 | 1,860 | 0 | | |
| 2018 Assessed | MBOR | S.E.V. | Capped | ->Taxable<- | PRE/MBT | |
| 131,700 | 131,700 | 131,700 | 90,438 | 90,438 | 90,438 | |

009-560-007-00 2018 Est. T.C.V. RINK JAMES A
 Property Class: 401 141 S NORA DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS

* Factors *

| Description | Frontage | Depth | Front | Depth | Rate | %Adj. | Reason | Value |
|---|----------|--------|--------|--------|------|-------|--------|---------|
| GROUP A 1800 | 65.33 | 127.00 | 0.9748 | 1.0000 | 1800 | 100 | | 114,634 |
| 73 Actual Front Feet, 0.18 Total Acres Total Est. Land Value = | | | | | | | | 114,634 |

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C-5 Blt 1971

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1032 SF Floor Area = 1548 SF.

| Stories | Exterior | Foundation | Rate | Bsmnt-Adj | Heat-Adj | Size | Cost |
|---------|--------------|-------------|-------|-----------|----------|------|--------|
| 1.5 | Story Siding | Crawl Space | 80.82 | -9.21 | 0.00 | 1032 | 73,902 |

| 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 |
|---------------------|---------|---|-------|

(16) Porches

| | | | |
|--------------------------|-------|-----|-------|
| CSEP (1 Story), Standard | 24.20 | 258 | 6,244 |
| WPP, Standard | 7.13 | 675 | 4,813 |

(16) Deck/Balcony

| | | | |
|--------------|-------|----|-----|
| Wood Balcony | 17.50 | 51 | 893 |
|--------------|-------|----|-----|

(17) Garages

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

| | | | |
|-----------------------|---------|-----|--------|
| Base Cost | 20.71 | 490 | 10,148 |
| Common Wall: 1/2 Wall | -650.00 | 1 | -650 |
| Mechanical Doors | 350.00 | 2 | 700 |

County Multiplier = 1.38 => Cost New = 141,568

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 84,941

ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.450 => TCV of Bldg: 1 = 123,164

2018 Est. T.C.V. 009-560-007-00 = 237,798

Est. TCV/Total Floor Area = 153.62, Most recent sale 01/02/2015 for 198,000

| 2017 Assessed | MBOR | S.E.V. | Base for Cap | C.P.I. | |
|---------------|----------------|---------|--------------|----------------|---------|
| 114,700 | 114,700 | 114,700 | 84,424 | 2.10 | |
| 2018 New | Eq. Adjustment | Loss | Additions | Tax Adjustment | Losses |
| 0 | 4,200 | 0 | 0 | 1,772 | 0 |
| 2018 Assessed | MBOR | S.E.V. | Capped | ->Taxable<- | PRE/MBT |
| 118,900 | 118,900 | 118,900 | 86,196 | 86,196 | 0 |

009-560-008-00 2018 Est. T.C.V. RINK COTTAGE LLC
 Property Class: 401 151 S NORA DR
 Map #: LAKE TOWNSHIP Lake City, MI 49651

Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS

* Factors *

| Description | Frontage | Depth | Front | Depth | Rate | %Adj. | Reason | Value |
|---|----------|--------|--------|--------|------|-------|--------|---------|
| GROUP A 1800 | 63.67 | 140.00 | 0.9824 | 1.0000 | 1800 | 100 | | 112,579 |
| 68 Actual Front Feet, 0.20 Total Acres Total Est. Land Value = | | | | | | | | 112,579 |

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 | 1476 | 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+10 Blt 1970

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1448 SF Floor Area = 1810 SF.

| Stories | Exterior | Foundation | Rate | Bsmnt-Adj | Heat-Adj | Size | Cost |
|---------|--------------|-------------|-------|-----------|----------|------|---------|
| 1.25 | Story Siding | Crawl Space | 79.84 | -9.75 | 2.67 | 1448 | 105,356 |

| Other Additions/Adjustments | Rate | Size | Cost |
|-----------------------------|------|------|------|
|-----------------------------|------|------|------|

| | | | |
|--------------|-------|----|-----|
| (1) Exterior | | | |
| Stone Veneer | 10.25 | 64 | 656 |

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

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

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

| | | | |
|--------------------------|-------|-----|-------|
| (16) Porches | | | |
| CCP (1 Story), Standard | 35.60 | 60 | 2,136 |
| WGEP (1 Story), Standard | 31.90 | 200 | 6,380 |
| WCP (1 Story), Standard | 22.15 | 188 | 4,164 |
| WPP, Standard | 7.14 | 659 | 4,705 |

| | | | |
|-------------------|-------|----|-------|
| (16) Deck/Balcony | | | |
| Wood Balcony | 17.50 | 96 | 1,680 |
| Wood Balcony | 17.50 | 48 | 840 |

(17) Garages

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

| | | | |
|--------------------------|--------|-----|--------|
| Base Cost | 16.22 | 816 | 13,236 |
| Mechanical Doors | 350.00 | 3 | 1,050 |
| Storage area over garage | 3.95 | 816 | 3,223 |

County Multiplier = 1.38 => Cost New = 212,470

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 138,105
 ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.450 => TCV of Bldg: 1 = 200,253

2018 Est. T.C.V. 009-560-008-00 = 315,207

Est. TCV/Total Floor Area = 174.15, Most recent sale 09/28/2012 for 398,165

| 2017 Assessed | MBOR | S.E.V. | Base for Cap | C.P.I. | | |
|---------------|---------|------------|--------------|-------------|----------------|--------|
| 154,200 | 154,200 | 154,200 | 140,193 | 2.10 | | |
| 2018 | New Eq. | Adjustment | Loss | Additions | Tax Adjustment | Losses |
| | 0 | 3,400 | 0 | 0 | 2,944 | 0 |
| 2018 Assessed | MBOR | S.E.V. | Capped | ->Taxable<- | PRE/MBT | |
| 157,600 | 157,600 | 157,600 | 143,137 | 143,137 | 0 | |

| | | |
|---------------------|------------------|---------------------|
| 009-560-010-00 | 2018 Est. T.C.V. | RINK COTTAGE LLC |
| Property Class: 402 | | S NORA DR |
| Map #: | LAKE TOWNSHIP | LAKE CITY, MI 49651 |

Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS

* Factors *

| Description | Frontage | Depth | Front | Depth | Rate | %Adj. | Reason | Value |
|--|----------|--------|--------|--------|------|-------|-------------------------|---------|
| GROUP A 1800 | 62.33 | 121.00 | 0.9886 | 1.0000 | 1800 | 100 | | 110,923 |
| 66 Actual Front Feet, 0.17 Total Acres | | | | | | | Total Est. Land Value = | 110,923 |

2018 Est. T.C.V. 009-560-010-00 = 110,923

Est. TCV/Total Floor Area = 61.28

| | | | | | | | |
|-------------------------|--------|-----------|----------------|-------------|---------|--|--|
| 2017 Assessed | MBOR | S.E.V. | Base for Cap | C.P.I. | | | |
| 55,500 | 55,500 | 55,500 | 55,500 | 2.10 | | | |
| 2018 New Eq. Adjustment | Loss | Additions | Tax Adjustment | Losses | | | |
| 0 | 0 | 0 | 0 | 0 | | | |
| 2018 Assessed | MBOR | S.E.V. | Capped | ->Taxable<- | PRE/MBT | | |
| 55,500 | 55,500 | 55,500 | 56,665 | 55,500 | 0 | | |

009-560-011-00 2018 Est. T.C.V. LANGTRY RAYMOND
 Property Class: 401 181 S NORA DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS

* Factors *

| Description | Frontage | Depth | Front | Depth | Rate | %Adj. | Reason | Value |
|---|----------|--------|--------|--------|------|-------|--------|---------|
| GROUP A 1800 | 71.00 | 110.00 | 0.9508 | 1.0000 | 1800 | 100 | | 121,506 |
| 71 Actual Front Feet, 0.18 Total Acres Total Est. Land Value = | | | | | | | | 121,506 |

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

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

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C-5 Blt 1967

(11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 728 SF Floor Area = 1092 SF.

| Stories | Exterior | Foundation | Rate | Bsmnt-Adj | Heat-Adj | Size | Cost |
|---------|--------------|-------------|-------|-----------|----------|------|--------|
| 1.5 | Story Siding | Crawl Space | 86.95 | -10.11 | -0.38 | 728 | 55,663 |

| Other Additions/Adjustments | Rate | Size | Cost |
|-----------------------------|------|------|------|
|-----------------------------|------|------|------|

(13) Plumbing

| | | | |
|--------------------|--------|---|-----|
| Average Fixture(s) | 760.00 | 1 | 760 |
|--------------------|--------|---|-----|

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

| | | | |
|---------------------|---------|---|-------|
| Appliance Allowance | 1915.00 | 1 | 1,915 |
|---------------------|---------|---|-------|

(16) Deck/Balcony

| | | | |
|---------------|------|-----|-------|
| Pine,Standard | 5.17 | 338 | 1,747 |
| Pine,Standard | 7.68 | 60 | 461 |
| Pine,Standard | 7.68 | 60 | 461 |

County Multiplier = 1.38 => Cost New = 87,967

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 57,178

Separately Depreciated Items:

(17) Garages

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

| | | | |
|-----------|-------|-----|--------|
| Base Cost | 19.20 | 576 | 11,059 |
|-----------|-------|-----|--------|

County Multiplier = 1.38 => Cost New = 15,262

Phy/Ab.Phy/Func/Econ/Comb.%Good= 87/100/100/100/87.0, Depr.Cost = 13,278

Total Depreciated Cost = 70,456

ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.450 => TCV of Bldg: 1 = 102,161

2018 Est. T.C.V. 009-560-011-00 = 224,617

Est. TCV/Total Floor Area = 205.69

| 2017 Assessed | MBOR | S.E.V. | Base for Cap | C.P.I. | | |
|-------------------------|---------|-----------|----------------|-------------|---------|--|
| 110,500 | 110,500 | 110,500 | 84,965 | 2.10 | | |
| 2018 New Eq. Adjustment | Loss | Additions | Tax Adjustment | Losses | | |
| 0 | 1,800 | 0 | 1,784 | 0 | | |
| 2018 Assessed | MBOR | S.E.V. | Capped | ->Taxable<- | PRE/MBT | |
| 112,300 | 112,300 | 112,300 | 86,749 | 86,749 | 0 | |

| | | |
|---------------------|------------------|---------------------|
| 009-560-012-00 | 2018 Est. T.C.V. | MULDER JOHN A |
| Property Class: 401 | | 191 S NORA DR |
| Map #: | LAKE TOWNSHIP | LAKE CITY, MI 49651 |

Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS

* Factors *

| Description | Frontage | Depth | Front | Depth | Rate | %Adj. | Reason | Value |
|--|----------|--------|--------|--------|------|-------|--------|---------------------------------|
| GROUP A 1800 | 69.00 | 105.00 | 0.9589 | 1.0000 | 1800 | 100 | | 119,100 |
| 69 Actual Front Feet, 0.17 Total Acres | | | | | | | | Total Est. Land Value = 119,100 |

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

| Description | Rate | CountyMult. | Size | %Good | Cash Value |
|---|---------|-------------|------|-------|------------|
| D/W/P: 3.5 Concrete | 3.44 | 1.00 | 432 | 0 | 0 |
| D/W/P: Patio Blocks | 8.13 | 1.00 | 132 | 0 | 0 |
| Residential Local Cost Land Improvements | | | | | |
| Description | Rate | CountyMult. | Size | %Good | Cash Value |
| LAND IMPROVE 1000 | 1000.00 | 1.00 | 2.0 | 95 | 1,900 |
| Total Estimated Land Improvements True Cash Value = | | | | | 1,900 |

Cost Est. for Res. Bldg: 1 Single Family 2S Cls C+10 Blt 1970

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 2283 SF Floor Area = 3630 SF.

| Stories | Exterior | Foundation | Rate | Bsmnt-Adj | Heat-Adj | Size | Cost |
|---------|--------------|-------------|--------|-----------|----------|------|---------|
| 2 | Story Siding | Crawl Space | 103.30 | -8.63 | 4.21 | 1286 | 127,160 |
| 1 | Story Siding | Crawl Space | 65.29 | -8.63 | 2.11 | 997 | 58,594 |
| 1 | Story Siding | Overhang | 34.57 | 0.00 | 0.00 | 12 | 415 |
| 1 | Story Siding | Overhang | 34.57 | 0.00 | 0.00 | 49 | 1,694 |

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, 100 Feet | 2700.00 | 1 | 2,700 |

(15) Built-Ins & Fireplaces

| | | | |
|-----------------------------|---------|---|-------|
| Appliance Allowance | 1915.00 | 1 | 1,915 |
| Fireplace: Exterior 1 Story | 3875.00 | 2 | 7,750 |
| Fireplace: Exterior 2 Story | 4650.00 | 1 | 4,650 |

(16) Porches

| | | | |
|-------------------------|-------|----|-----|
| CCP (1 Story), Standard | 73.45 | 12 | 881 |
|-------------------------|-------|----|-----|

(16) Deck/Balcony

| | | | |
|------------------------|------|-----|-------|
| Treated Wood, Standard | 6.15 | 567 | 3,487 |
| Treated Wood, Standard | 6.50 | 351 | 2,282 |

(17) Garages

| | | | |
|---|--------|-----|--------|
| Class:C Exterior: Siding Foundation: 42 Inch (Unfinished) | | | |
| Base Cost | 15.12 | 950 | 14,364 |
| Mechanical Doors | 350.00 | 2 | 700 |
| Class:C Exterior: Siding Foundation: 18 Inch (Unfinished) | | | |
| Base Cost | 14.13 | 936 | 13,226 |
| Mechanical Doors | 350.00 | 2 | 700 |
| Storage area over garage | 3.95 | 450 | 1,778 |

County Multiplier = 1.38 => Cost New = 342,538

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 239,777
ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.400 => TCV of Bldg: 1 = 335,688

2018 Est. T.C.V. 009-560-012-00 = 456,688

Est. TCV/Total Floor Area = 125.81

| 2017 Assessed | MBOR | S.E.V. | Base for Cap | C.P.I. | | |
|-------------------------|---------|-----------|----------------|-------------|---------|--|
| 222,300 | 222,300 | 222,300 | 174,396 | 2.10 | | |
| 2018 New Eq. Adjustment | Loss | Additions | Tax Adjustment | Losses | | |
| 0 | 6,000 | 0 | 3,662 | 0 | | |
| 2018 Assessed | MBOR | S.E.V. | Capped | ->Taxable<- | PRE/MBT | |
| 228,300 | 228,300 | 228,300 | 178,058 | 178,058 | 0 | |

009-560-013-00 2018 Est. T.C.V. KEEGAN ESTHER V TRUST
 Property Class: 401 201 S NORA DR
 Map #: LAKE TOWNSHIP Lake City, MI 49651

Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS

* Factors *

| Description | Frontage | Depth | Front | Depth | Rate | %Adj. | Reason | Value |
|---|----------|--------|--------|--------|------|-------|--------|---------|
| GROUP A 1800 | 60.00 | 108.00 | 1.0000 | 1.0000 | 1800 | 100 | | 108,000 |
| 60 Actual Front Feet, 0.15 Total Acres Total Est. Land Value = | | | | | | | | 108,000 |

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

| Description | Rate | CountyMult. | Size | %Good | Cash Value |
|---|-------|-------------|------|-------|------------|
| D/W/P: 3.5 Concrete | 4.04 | 1.00 | 939 | 73 | 2,769 |
| Shed: Wood Frame | 15.43 | 1.00 | 80 | 72 | 889 |
| Total Estimated Land Improvements True Cash Value = | | | | | 3,658 |

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

(11) Heating System: Electric Baseboard, Air Conditioning

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

| Stories | Exterior | Foundation | Rate | Bsmnt-Adj | Heat-Adj | Size | Cost |
|---------|--------------|-------------|-------|-----------|----------|------|---------|
| 1 | Story Siding | Crawl Space | 73.34 | -10.30 | 5.66 | 1904 | 130,805 |

| Other Additions/Adjustments | Rate | Size | Cost |
|-----------------------------|------|------|------|
|-----------------------------|------|------|------|

(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Porches

| | | | |
|-------------------------|-------|----|-------|
| CCP (1 Story), Standard | 58.45 | 25 | 1,461 |
|-------------------------|-------|----|-------|

(16) Deck/Balcony

| | | | |
|------------------------|------|-----|-------|
| Treated Wood, Standard | 6.90 | 852 | 5,879 |
|------------------------|------|-----|-------|

(17) Garages

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

| | | | |
|-----------------------|----------|-----|--------|
| Base Cost | 23.15 | 576 | 13,334 |
| Common Wall: 1.5 Wall | -2150.00 | 1 | -2,150 |
| Mechanical Doors | 400.00 | 2 | 800 |

County Multiplier = 1.38 => Cost New = 235,112

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 164,579
 ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.480 => TCV of Bldg: 1 = 243,576

2018 Est. T.C.V. 009-560-013-00 = 355,234

Est. TCV/Total Floor Area = 186.57

| 2017 Assessed | MBOR | S.E.V. | Base for Cap | C.P.I. | | |
|---------------|------------|---------|--------------|----------------|---------|--|
| 170,200 | 170,200 | 170,200 | 117,260 | 2.10 | | |
| 2018 New Eq. | Adjustment | Loss | Additions | Tax Adjustment | Losses | |
| 0 | 7,400 | 0 | 0 | 2,462 | 0 | |
| 2018 Assessed | MBOR | S.E.V. | Capped | ->Taxable<- | PRE/MBT | |
| 177,600 | 177,600 | 177,600 | 119,722 | 119,722 | 0 | |

| | | |
|---------------------|------------------|-----------------------|
| 009-560-014-00 | 2018 Est. T.C.V. | KEEGAN ESTHER V TRUST |
| Property Class: 402 | | S NORA DR |
| Map #: | LAKE TOWNSHIP | LAKE CITY, MI 49651 |

Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS

* Factors *

| Description | Frontage | Depth | Front | Depth | Rate | %Adj. | Reason | Value |
|--|----------|--------|--------|--------|------|-------|--------|--------------------------------|
| GRADE D 950/FF | 30.00 | 107.00 | 1.0000 | 0.8863 | 950 | 100 | | 25,259 |
| 30 Actual Front Feet, 0.07 Total Acres | | | | | | | | Total Est. Land Value = 25,259 |

2018 Est. T.C.V. 009-560-014-00 = 25,259

Est. TCV/Total Floor Area = 13.27

| | | | | | | | |
|---------------|------------|--------|--------------|----------------|---------|--|--|
| 2017 Assessed | MBOR | S.E.V. | Base for Cap | C.P.I. | | | |
| 12,600 | 12,600 | 12,600 | 12,108 | 2.10 | | | |
| 2018 New Eq. | Adjustment | Loss | Additions | Tax Adjustment | Losses | | |
| 0 | 0 | 0 | 0 | 254 | 0 | | |
| 2018 Assessed | MBOR | S.E.V. | Capped | ->Taxable<- | PRE/MBT | | |
| 12,600 | 12,600 | 12,600 | 12,362 | 12,362 | 0 | | |

| | | |
|---------------------|------------------|---------------------|
| 009-560-014-50 | 2018 Est. T.C.V. | ROWLAND ROBERT S |
| Property Class: 402 | | S NORA DR |
| Map #: | LAKE TOWNSHIP | LAKE CITY, MI 49651 |

Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS

* Factors *

| Description | Frontage | Depth | Front | Depth | Rate | %Adj. | Reason | Value |
|--|----------|--------|--------|--------|------|-------|-------------------------|--------|
| GRADE D 950/FF | 30.00 | 107.00 | 1.0000 | 0.8863 | 950 | 100 | SURPLUS | 25,259 |
| 30 Actual Front Feet, 0.07 Total Acres | | | | | | | Total Est. Land Value = | 25,259 |

2018 Est. T.C.V. 009-560-014-50 = 25,259

Est. TCV/Total Floor Area = 13.27

| | | | | | | |
|---------------|------------|--------|--------------|----------------|---------|--|
| 2017 Assessed | MBOR | S.E.V. | Base for Cap | C.P.I. | | |
| 12,600 | 12,600 | 12,600 | 12,108 | 2.10 | | |
| 2018 New Eq. | Adjustment | Loss | Additions | Tax Adjustment | Losses | |
| 0 | 0 | 0 | 0 | 254 | 0 | |
| 2018 Assessed | MBOR | S.E.V. | Capped | ->Taxable<- | PRE/MBT | |
| 12,600 | 12,600 | 12,600 | 12,362 | 12,362 | 0 | |

009-560-015-00 2018 Est. T.C.V. ROWLAND ROBERT S
 Property Class: 401 221 S NORA DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS

* Factors *

| Description | Frontage | Depth | Front | Depth | Rate | %Adj. | Reason | Value |
|---|----------|--------|--------|--------|------|-------|---------|--------|
| GROUP A 1800 | 50.00 | 108.00 | 0.9951 | 1.0000 | 1800 | 100 | | 89,555 |
| GRADE D 950/FF | 11.00 | 108.00 | 0.9959 | 0.8888 | 950 | 100 | SURPLUS | 9,249 |
| 61 Actual Front Feet, 0.15 Total Acres Total Est. Land Value = | | | | | | | | 98,804 |

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 | 934 | 71 | 2,281 |
| Total Estimated Land Improvements True Cash Value = | | | | | 2,281 |

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C+10 Blt 1968

(11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 1552 SF Floor Area = 2192 SF.

| Stories | Exterior | Foundation | Rate | Bsmnt-Adj | Heat-Adj | Size | Cost |
|---------|--------------|-------------|--------|-----------|----------|------|--------|
| 1 | Story Siding | Crawl Space | 68.75 | -9.57 | -0.30 | 912 | 53,699 |
| 2 | Story Siding | Crawl Space | 108.70 | -9.57 | -0.59 | 640 | 63,066 |

| 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 |
|---------------------|---------|---|-------|

(16) Porches

| | | | |
|--------------------------|-------|-----|-------|
| WPP, Standard | 9.22 | 304 | 2,803 |
| WGEP (1 Story), Standard | 52.78 | 64 | 3,378 |

(17) Garages

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

| | | | |
|--------------------------|--------|-----|--------|
| Base Cost | 17.55 | 576 | 10,109 |
| Mechanical Doors | 350.00 | 1 | 350 |
| Storage area over garage | 3.95 | 288 | 1,138 |

County Multiplier = 1.38 => Cost New = 196,448

Phy/Ab.Phy/Func/Econ/Comb.%Good= 71/100/100/100/71.0, Depr.Cost = 139,478
 ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.480 => TCV of Bldg: 1 = 206,427

2018 Est. T.C.V. 009-560-015-00 = 307,512

Est. TCV/Total Floor Area = 140.29, Most recent sale 01/25/2013 for 260,000

| 2017 Assessed | MBOR | S.E.V. | Base for Cap | C.P.I. | |
|-------------------------|---------|-----------|----------------|-------------|---------|
| 148,200 | 148,200 | 148,200 | 135,004 | 2.10 | |
| 2018 New Eq. Adjustment | Loss | Additions | Tax Adjustment | Losses | |
| 0 | 5,600 | 0 | 2,835 | 0 | |
| 2018 Assessed | MBOR | S.E.V. | Capped | ->Taxable<- | PRE/MBT |
| 153,800 | 153,800 | 153,800 | 137,839 | 137,839 | 0 |

009-560-016-00 2018 Est. T.C.V. SMOES LARRY R & SHELLY
 Property Class: 401 231 S NORA DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS

* Factors *

| Description | Frontage | Depth | Front | Depth | Rate | %Adj. | Reason | Value |
|---|----------|--------|--------|--------|------|-------|--------|---------|
| GROUP A 1800 | 61.00 | 117.00 | 0.9951 | 1.0000 | 1800 | 100 | | 109,257 |
| 61 Actual Front Feet, 0.16 Total Acres Total Est. Land Value = | | | | | | | | 109,257 |

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 | 1260 | 73 | 3,164 |
| Total Estimated Land Improvements True Cash Value = | | | | | 3,164 |

Cost Est. for Res. Bldg: 1 Single Family 1.75S Cls C+10 Blt 1986

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1334 SF Floor Area = 2334 SF.

| Stories | Exterior | Foundation | Rate | Bsmnt-Adj | Heat-Adj | Size | Cost |
|---------|--------------|-------------|--------|-----------|----------|------|---------|
| 1.75 | Story Siding | Crawl Space | 102.09 | -9.97 | 3.70 | 1334 | 127,824 |

| Other Additions/Adjustments | Rate | Size | Cost |
|-----------------------------|------|------|------|
|-----------------------------|------|------|------|

(1) Exterior

| | | | |
|--------------|------|-----|-------|
| Brick Veneer | 8.25 | 468 | 3,861 |
|--------------|------|-----|-------|

(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 2 Story | 3825.00 | 1 | 3,825 |

(16) Porches

| | | | |
|--------------------------|-------|-----|-------|
| CSEP (1 Story), Standard | 28.88 | 160 | 4,621 |
| CCP (1 Story), Standard | 49.04 | 32 | 1,569 |

(16) Deck/Balcony

| | | | |
|-----------------------|-------|-----|-------|
| Treated Wood,Standard | 6.10 | 683 | 4,166 |
| Treated Wood,Standard | 6.76 | 264 | 1,785 |
| Treated Wood,Standard | 6.65 | 300 | 1,995 |
| Treated Wood,Standard | 11.03 | 45 | 496 |

(17) Garages

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

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

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

| | | | |
|------------------|--------|-----|--------|
| Base Cost | 20.90 | 480 | 10,032 |
| Mechanical Doors | 350.00 | 2 | 700 |

County Multiplier = 1.38 =>

Cost New = 243,700

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0, Depr.Cost = 182,775
 ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.450 => TCV of Bldg: 1 = 265,024

2018 Est. T.C.V. 009-560-016-00 = 377,445

Est. TCV/Total Floor Area = 161.72

| 2017 Assessed | MBOR | S.E.V. | Base for Cap | C.P.I. | | |
|-------------------------|---------|-----------|----------------|-------------|---------|--|
| 184,200 | 184,200 | 184,200 | 158,967 | 2.10 | | |
| 2018 New Eq. Adjustment | Loss | Additions | Tax Adjustment | Losses | | |
| 0 | 4,500 | 0 | 3,338 | 0 | | |
| 2018 Assessed | MBOR | S.E.V. | Capped | ->Taxable<- | PRE/MBT | |
| 188,700 | 188,700 | 188,700 | 162,305 | 162,305 | 0 | |

009-560-017-00 2018 Est. T.C.V. WOOD ANN LOUISE TR
 Property Class: 401 241 S NORA DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS

* Factors *

| Description | Frontage | Depth | Front | Depth | Rate | %Adj. | Reason | Value |
|---|----------|--------|--------|--------|------|-------|--------|---------|
| GROUP A 1800 | 61.00 | 125.00 | 0.9951 | 1.0000 | 1800 | 100 | | 109,257 |
| 61 Actual Front Feet, 0.17 Total Acres Total Est. Land Value = | | | | | | | | 109,257 |

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 | 86 | 1,479 |
| Total Estimated Land Improvements True Cash Value = | | | | | 1,479 |

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C+10 Blt 1995

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1384 SF Floor Area = 1944 SF.

| Stories | Exterior | Foundation | Rate | Bsmnt-Adj | Heat-Adj | Size | Cost |
|---------|--------------|-------------|-------|-----------|----------|------|--------|
| 1.5 | Story Siding | Crawl Space | 89.03 | -9.87 | 0.00 | 1120 | 88,659 |
| 1 | Story Siding | Crawl Space | 69.89 | -9.87 | 0.00 | 264 | 15,845 |

| 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 |
| Fireplace: Exterior 2 Story | 4650.00 | 1 | 4,650 |

(16) Porches

| | | | |
|-------------------------|-------|-----|-------|
| CCP (1 Story), Standard | 28.78 | 108 | 3,108 |
| WPP, Standard | 8.68 | 384 | 3,333 |

(17) Garages

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

| | | | |
|---------------------|----------|-----|--------|
| Base Cost | 20.83 | 484 | 10,082 |
| Common Wall: 1 Wall | -1300.00 | 1 | -1,300 |
| Mechanical Doors | 350.00 | 1 | 350 |

County Multiplier = 1.38 => Cost New = 184,457

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0, Depr.Cost = 156,789
 ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.480 => TCV of Bldg: 1 = 232,047

2018 Est. T.C.V. 009-560-017-00 = 342,783

Est. TCV/Total Floor Area = 176.33

| 2017 Assessed | MBOR | S.E.V. | Base for Cap | C.P.I. | | |
|-------------------------|---------|-----------|----------------|-------------|---------|--|
| 165,100 | 165,100 | 165,100 | 126,891 | 2.10 | | |
| 2018 New Eq. Adjustment | Loss | Additions | Tax Adjustment | Losses | | |
| 0 | 6,300 | 0 | 2,664 | 0 | | |
| 2018 Assessed | MBOR | S.E.V. | Capped | ->Taxable<- | PRE/MBT | |
| 171,400 | 171,400 | 171,400 | 129,555 | 129,555 | 0 | |

009-560-018-00 2018 Est. T.C.V. TRAUSCH THOMAS C & JULIA E
 Property Class: 401 251 S NORA DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS

* Factors *

| Description | Frontage | Depth | Front | Depth | Rate | %Adj. | Reason | Value |
|---|----------|--------|--------|--------|------|-------|--------|---------|
| GROUP A 1800 | 61.00 | 135.00 | 0.9951 | 1.0000 | 1800 | 100 | | 109,257 |
| 61 Actual Front Feet, 0.19 Total Acres Total Est. Land Value = | | | | | | | | 109,257 |

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 | 662 | 71 | 1,617 |
| Total Estimated Land Improvements True Cash Value = | | | | | 1,617 |

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C+5 Blt 1976

(11) Heating System: Forced Air w/ Ducts

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

| Stories | Exterior | Foundation | Rate | Bsmnt-Adj | Heat-Adj | Size | Cost |
|---------|--------------|-------------|-------|-----------|----------|------|--------|
| 1.5 | Story Siding | Crawl Space | 89.69 | -10.25 | 0.00 | 1008 | 80,076 |

| Other Additions/Adjustments | Rate | Size | Cost |
|-----------------------------|------|------|------|
|-----------------------------|------|------|------|

(13) Plumbing

| | | | |
|--------------------|--------|---|-----|
| Average Fixture(s) | 760.00 | 1 | 760 |
|--------------------|--------|---|-----|

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Deck/Balcony

| | | | |
|-----------------------|-------|-----|-------|
| Treated Wood,Standard | 6.13 | 620 | 3,801 |
| Treated Wood,Standard | 14.72 | 24 | 353 |
| Treated Wood,Standard | 8.82 | 80 | 706 |
| Treated Wood,Standard | 6.88 | 235 | 1,617 |

(17) Garages

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

| | | | |
|--------------------------|--------|-----|--------|
| Base Cost | 17.33 | 594 | 10,294 |
| Mechanical Doors | 350.00 | 1 | 350 |
| Storage area over garage | 3.95 | 400 | 1,580 |

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

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

County Multiplier = 1.38 => Cost New = 162,697

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 113,888
 ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.450 => TCV of Bldg: 1 = 165,138

2018 Est. T.C.V. 009-560-018-00 = 276,012

Est. TCV/Total Floor Area = 182.55, Most recent sale 08/04/2014 for 200,000

| 2017 Assessed | MBOR | S.E.V. | Base for Cap | C.P.I. | |
|---------------|----------------|---------|--------------|----------------|---------|
| 135,200 | 135,200 | 135,200 | 99,424 | 2.10 | |
| 2018 New | Eq. Adjustment | Loss | Additions | Tax Adjustment | Losses |
| 0 | 2,800 | 0 | 0 | 2,087 | 0 |
| 2018 Assessed | MBOR | S.E.V. | Capped | ->Taxable<- | PRE/MBT |
| 138,000 | 138,000 | 138,000 | 101,511 | 101,511 | 0 |

ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.400 => TCV of Bldg: 1 = 274,789

2018 Est. T.C.V. 009-560-019-00 = 385,422

Est. TCV/Total Floor Area = 142.75

| | | | | | | |
|---------------|---------|------------|--------------|-------------|----------------|--------|
| 2017 Assessed | MBOR | S.E.V. | Base for Cap | C.P.I. | | |
| 187,800 | 187,800 | 187,800 | 155,431 | 2.10 | | |
| 2018 | New Eq. | Adjustment | Loss | Additions | Tax Adjustment | Losses |
| | 0 | 4,900 | 0 | 0 | 3,264 | 0 |
| 2018 Assessed | MBOR | S.E.V. | Capped | ->Taxable<- | PRE/MBT | |
| 192,700 | 192,700 | 192,700 | 158,695 | 158,695 | 0 | |

| Other Additions/Adjustments | Rate | Size | Cost |
|---|---------|-------------|--------|
| (14) Water/Sewer Public Sewer | 1162.00 | 1 | 1,162 |
| (16) Deck/Balcony Treated Wood, Standard | 6.50 | 351 | 2,282 |
| (17) Garages Class:C Exterior: Siding Foundation: 42 Inch (Unfinished) | | | |
| Base Cost | 15.24 | 936 | 14,265 |
| Automatic Doors | 375.00 | 1 | 375 |
| Storage area over garage | 3.95 | 456 | 1,801 |
| County Multiplier = 1.38 => | | Cost New = | 27,440 |
| Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0, | | Depr.Cost = | 20,580 |
| ECF (4520 NORTSHORE LAKE MISSAUKEE AREA)1.450 => TCV of Bldg: 2 = | | | 29,841 |

| | | | | | |
|------------------------------------|---------|---------|--------------|----------------|---------|
| 2018 Est. T.C.V. 009-560-020-00 | | = | 400,337 | | |
| Est. TCV/Total Floor Area = 164.61 | | | | | |
| 2017 Assessed | MBOR | S.E.V. | Base for Cap | C.P.I. | |
| 195,700 | 195,700 | 195,700 | 178,318 | 2.10 | |
| 2018 New Eq. Adjustment | | Loss | Additions | Tax Adjustment | Losses |
| 0 | 4,500 | 0 | 0 | 3,744 | 0 |
| 2018 Assessed | MBOR | S.E.V. | Capped | ->Taxable<- | PRE/MBT |
| 200,200 | 200,200 | 200,200 | 182,062 | 182,062 | 182,062 |

009-560-022-00 2018 Est. T.C.V. ADAMS DARYL M & CARRIE L
 Property Class: 401 291 S NORA DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS

* Factors *

| Description | Frontage | Depth | Front | Depth | Rate | %Adj. | Reason | Value |
|---|----------|--------|--------|--------|------|-------|--------|---------|
| GROUP A 1800 | 60.00 | 172.00 | 1.0000 | 1.0000 | 1800 | 100 | | 108,000 |
| 60 Actual Front Feet, 0.24 Total Acres Total Est. Land Value = | | | | | | | | 108,000 |

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 1967

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1248 SF Floor Area = 1872 SF.

| Stories | Exterior | Foundation | Rate | Bsmnt-Adj | Heat-Adj | Size | Cost |
|---------|--------------|-------------|-------|-----------|----------|------|--------|
| 1.5 | Story Siding | Crawl Space | 86.42 | -9.67 | 3.01 | 1248 | 99,540 |

| 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 |
| Fireplace: Interior 1 Story | 3250.00 | 1 | 3,250 |

(16) Deck/Balcony

| | | | |
|-----------------------|------|-----|-------|
| Treated Wood,Standard | 6.85 | 240 | 1,644 |
| Treated Wood,Standard | 7.39 | 160 | 1,182 |

(17) Garages

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

| | | | |
|--------------------------|-------|------|--------|
| Base Cost | 17.55 | 1052 | 18,463 |
| Storage area over garage | 4.50 | 701 | 3,155 |

County Multiplier = 1.38 => Cost New = 187,916

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 131,541
 ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.450 => TCV of Bldg: 1 = 190,735

2018 Est. T.C.V. 009-560-022-00 = 299,705

Est. TCV/Total Floor Area = 160.10, Most recent sale 08/01/1997 for 159,000

| | | | | | |
|---------------|--------------------|---------|--------------|----------------|---------|
| 2017 Assessed | MBOR | S.E.V. | Base for Cap | C.P.I. | |
| 146,600 | 146,600 | 146,600 | 140,453 | 2.10 | |
| 2018 | New Eq. Adjustment | Loss | Additions | Tax Adjustment | Losses |
| 0 | 3,300 | 0 | 0 | 2,949 | 0 |
| 2018 Assessed | MBOR | S.E.V. | Capped | ->Taxable<- | PRE/MBT |
| 149,900 | 149,900 | 149,900 | 143,402 | 143,402 | 0 |

009-560-027-00 2018 Est. T.C.V. DETWILER GARY TRUST
 Property Class: 401 341 S NORA DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS

* Factors *

| Description | Frontage | Depth | Front | Depth | Rate | %Adj. | Reason | Value |
|--|----------|--------|--------|--------|------|-------|---------|---------|
| GROUP A 1800 | 60.00 | 114.00 | 0.8579 | 1.0000 | 1800 | 100 | | 92,655 |
| GRADE D 950/FF | 40.00 | 114.00 | 0.8801 | 0.9033 | 950 | 100 | SURPLUS | 30,210 |
| 100 Actual Front Feet, 0.26 Total Acres Total Est. Land Value = | | | | | | | | 122,865 |

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 | 1602 | 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 BI Cls CD Blt 1979

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1602 SF Floor Area = 2129 SF.

| Stories | Exterior | Foundation | Rate | Bsmnt-Adj | Heat-Adj | Size | Cost |
|----------|--------------|-------------|-------|-----------|----------|------|--------|
| Bi-Level | Siding | Bi-Lev. 60% | 66.01 | -2.91 | 0.00 | 785 | 49,534 |
| 1 | Story Siding | Basement | 54.62 | 0.00 | 0.00 | 817 | 44,625 |
| 1 | Story Siding | Overhang | 31.03 | 0.00 | 0.00 | 56 | 1,738 |

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

(13) Plumbing

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

(14) Water/Sewer

| | | | |
|----------------|---------|---|-------|
| 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 2 Story | 3425.00 | 1 | 3,425 |
| Fireplace: 2nd on Same Stack | 2425.00 | 1 | 2,425 |

(16) Porches

| | | | |
|--------------------------|-------|-----|--------|
| CPP, Standard | 16.52 | 72 | 1,189 |
| WPP, Standard | 11.88 | 140 | 1,663 |
| WPP, Standard | 10.95 | 173 | 1,894 |
| CGEP (2 Story), Standard | 41.74 | 351 | 14,651 |

(16) Deck/Balcony

| | | | |
|------------------------|-------|-----|-------|
| Treated Wood, Standard | 7.32 | 140 | 1,025 |
| Wood Balcony | 15.00 | 84 | 1,260 |

(17) Garages

| | | | |
|--|----------|-----|--------|
| Class:CD Exterior: Siding Foundation: 42 Inch (Unfinished) | | | |
| Base Cost | 21.97 | 396 | 8,700 |
| Common Wall: 1 Wall | -1225.00 | 1 | -1,225 |
| Mechanical Doors | 350.00 | 1 | 350 |
| Class:CD Exterior: Siding Foundation: 42 Inch (Unfinished) | | | |
| Base Cost | 20.83 | 441 | 9,186 |
| Mechanical Doors | 350.00 | 2 | 700 |
| Class:CD Exterior: Siding Foundation: 18 Inch (Unfinished) | | | |
| Base Cost | 19.75 | 400 | 7,900 |
| Mechanical Doors | 350.00 | 2 | 700 |

County Multiplier = 1.38 => Cost New = 218,087

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/ 60/100/39.0, Depr.Cost = 85,054
 Functional Depreciation because of: ATRIUM WINDOWS MBOR'14
 ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.400 => TCV of Bldg: 1 = 119,076

2018 Est. T.C.V. 009-560-027-00 = 244,366
 Est. TCV/Total Floor Area = 114.78, Most recent sale 05/30/2014 for 180,000
 2017 Assessed MBOR S.E.V. Base for Cap C.P.I.
 120,100 120,100 120,100 116,079 2.10
 2018 New Eq. Adjustment Loss Additions Tax Adjustment Losses
 0 2,100 0 0 2,437 0
 Parcel Number: 009-560-027-00 Page: 2

| 2018 Assessed | MBOR | S.E.V. | Capped | ->Taxable<- | PRE/MBT |
|---------------|---------|---------|---------|-------------|---------|
| 122,200 | 122,200 | 122,200 | 118,516 | 118,516 | 0 |

009-560-031-00 2018 Est. T.C.V. KUIPERS TERRY & SHEILA
 Property Class: 401 381 S NORA DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS

* Factors *

| Description | Frontage | Depth | Front | Depth | Rate | %Adj. | Reason | Value |
|---|----------|--------|--------|--------|------|-------|--------|---------|
| GROUP A 1800 | 60.00 | 168.00 | 1.0000 | 1.0000 | 1800 | 100 | | 108,000 |
| 60 Actual Front Feet, 0.23 Total Acres Total Est. Land Value = | | | | | | | | 108,000 |

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 | 1030 | 71 | 2,516 |
| Total Estimated Land Improvements True Cash Value = | | | | | 2,516 |

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C+5 Blt 1979

(11) Heating System: Forced Air w/ Ducts

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

| Stories | Exterior | Foundation | Rate | Bsmnt-Adj | Heat-Adj | Size | Cost |
|---------|--------------|-------------|-------|-----------|----------|------|--------|
| 1.5 | Story Siding | Crawl Space | 89.69 | -10.25 | 0.00 | 1008 | 80,076 |

| Other Additions/Adjustments | Rate | Size | Cost |
|-----------------------------|------|------|------|
|-----------------------------|------|------|------|

(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Porches

| | | | |
|--------------------------|-------|-----|-------|
| CGEP (1 Story), Standard | 29.86 | 260 | 7,764 |
|--------------------------|-------|-----|-------|

(16) Deck/Balcony

| | | | |
|------------------------|------|-----|-------|
| Treated Wood, Standard | 6.36 | 470 | 2,989 |
|------------------------|------|-----|-------|

(17) Garages

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

| | | | |
|-----------------------|---------|-----|--------|
| Base Cost | 19.20 | 576 | 11,059 |
| Common Wall: 1/2 Wall | -650.00 | 1 | -650 |
| Mechanical Doors | 350.00 | 1 | 350 |

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

| | | | |
|------------------|--------|-----|--------|
| Base Cost | 15.35 | 780 | 11,973 |
| Mechanical Doors | 350.00 | 2 | 700 |

County Multiplier = 1.38 => Cost New = 173,808

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 121,665

ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.450 => TCV of Bldg: 1 = 176,415

2018 Est. T.C.V. 009-560-031-00 = 286,931

Est. TCV/Total Floor Area = 189.77

| 2017 Assessed | MBOR | S.E.V. | Base for Cap | C.P.I. | | |
|-------------------------|---------|-----------|----------------|-------------|---------|--|
| 140,400 | 140,400 | 140,400 | 111,108 | 2.10 | | |
| 2018 New Eq. Adjustment | Loss | Additions | Tax Adjustment | Losses | | |
| 0 | 3,100 | 0 | 2,333 | 0 | | |
| 2018 Assessed | MBOR | S.E.V. | Capped | ->Taxable<- | PRE/MBT | |
| 143,500 | 143,500 | 143,500 | 113,441 | 113,441 | 0 | |

| | | |
|---------------------|------------------|------------------------|
| 009-560-032-00 | 2018 Est. T.C.V. | KUIPERS TERRY & SHEILA |
| Property Class: 402 | | S NORA DR |
| Map #: | LAKE TOWNSHIP | LAKE CITY, MI 49651 |

Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS

* Factors *

| Description | Frontage | Depth | Front | Depth | Rate | %Adj. | Reason | Value |
|--|----------|--------|--------|--------|------|-------|--------|---------------------------------|
| GROUP A 1800 | 60.00 | 183.00 | 1.0000 | 1.0000 | 1800 | 100 | | 108,000 |
| 60 Actual Front Feet, 0.25 Total Acres | | | | | | | | Total Est. Land Value = 108,000 |

2018 Est. T.C.V. 009-560-032-00 = 108,000

Est. TCV/Total Floor Area = 71.43

| | | | | | | |
|---------------|------------|--------|--------------|----------------|---------|--|
| 2017 Assessed | MBOR | S.E.V. | Base for Cap | C.P.I. | | |
| 54,000 | 54,000 | 54,000 | 44,469 | 2.10 | | |
| 2018 New Eq. | Adjustment | Loss | Additions | Tax Adjustment | Losses | |
| 0 | 0 | 0 | 0 | 933 | 0 | |
| 2018 Assessed | MBOR | S.E.V. | Capped | ->Taxable<- | PRE/MBT | |
| 54,000 | 54,000 | 54,000 | 45,402 | 45,402 | 0 | |

| | | |
|---------------------|------------------|-------------------------|
| 009-560-033-00 | 2018 Est. T.C.V. | MOMBER LAURENCE A TRUST |
| Property Class: 402 | | S NORA DR |
| Map #: | LAKE TOWNSHIP | LAKE CITY, MI 49651 |

Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS

* Factors *

| Description | Frontage | Depth | Front | Depth | Rate | %Adj. | Reason | Value |
|--|----------|--------|--------|--------|------|-------|-------------------------|---------|
| GROUP A 1800 | 60.00 | 183.00 | 1.0000 | 1.0000 | 1800 | 100 | | 108,000 |
| 60 Actual Front Feet, 0.25 Total Acres | | | | | | | Total Est. Land Value = | 108,000 |

2018 Est. T.C.V. 009-560-033-00 = 108,000

Est. TCV/Total Floor Area = 71.43

| | | | | | | |
|---------------|------------|--------|--------------|----------------|---------|--|
| 2017 Assessed | MBOR | S.E.V. | Base for Cap | C.P.I. | | |
| 54,000 | 54,000 | 54,000 | 41,208 | 2.10 | | |
| 2018 New Eq. | Adjustment | Loss | Additions | Tax Adjustment | Losses | |
| 0 | 0 | 0 | 0 | 865 | 0 | |
| 2018 Assessed | MBOR | S.E.V. | Capped | ->Taxable<- | PRE/MBT | |
| 54,000 | 54,000 | 54,000 | 42,073 | 42,073 | 0 | |

| | | |
|---------------------|------------------|-----------------------------------|
| 009-560-035-00 | 2018 Est. T.C.V. | KEEGAN PATRICK G & KATHERINE ETAL |
| Property Class: 402 | | S NORA DR |
| Map #: | LAKE TOWNSHIP | LAKE CITY, MI 49651 |

Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS

* Factors *

| Description | Frontage | Depth | Front | Depth | Rate | %Adj. | Reason | Value |
|---|----------|--------|--------|--------|------|-------|--------|---------|
| GROUP A 1800 | 100.00 | 161.94 | 0.8579 | 1.0000 | 1800 | 100 | | 154,425 |
| 100 Actual Front Feet, 0.37 Total Acres Total Est. Land Value = | | | | | | | | 154,425 |

2018 Est. T.C.V. 009-560-035-00 = 154,425

Est. TCV/Total Floor Area = 64.02, Most recent sale 10/21/2008 for 175,000

| | | | | | | | |
|---------------|------------|--------|--------------|----------------|---------|--|--|
| 2017 Assessed | MBOR | S.E.V. | Base for Cap | C.P.I. | | | |
| 77,200 | 77,200 | 77,200 | 70,538 | 2.10 | | | |
| 2018 New Eq. | Adjustment | Loss | Additions | Tax Adjustment | Losses | | |
| 0 | 0 | 0 | 0 | 1,481 | 0 | | |
| 2018 Assessed | MBOR | S.E.V. | Capped | ->Taxable<- | PRE/MBT | | |
| 77,200 | 77,200 | 77,200 | 72,019 | 72,019 | 0 | | |

| | | |
|---------------------|------------------|---------------------------|
| 009-560-036-00 | 2018 Est. T.C.V. | KEEGAN PATRICK & ESTHER & |
| Property Class: 402 | | S NORA DR |
| Map #: | LAKE TOWNSHIP | LAKE CITY, MI 49651 |

Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS

* Factors *

| Description | Frontage | Depth | Front | Depth | Rate | %Adj. | Reason | Value |
|---|----------|--------|--------|--------|------|-------|---------|---------|
| GROUP H 1400/FF | 145.00 | 143.00 | 0.5730 | 1.0000 | 1400 | 100 | | 116,317 |
| GROUP J 450/FF | 239.00 | 90.00 | 1.0000 | 1.0000 | 450 | 100 | SURPLUS | 107,550 |
| 384 Actual Front Feet, 0.97 Total Acres | | | | | | | | |
| Total Est. Land Value = | | | | | | | | 223,867 |

2018 Est. T.C.V. 009-560-036-00 = 223,867

Est. TCV/Total Floor Area = 92.81

| 2017 Assessed | MBOR | S.E.V. | Base for Cap | C.P.I. | | |
|---------------|----------------|---------|--------------|----------------|---------|--|
| 111,900 | 111,900 | 111,900 | 76,934 | 2.10 | | |
| 2018 New | Eq. Adjustment | Loss | Additions | Tax Adjustment | Losses | |
| 0 | 0 | 0 | 0 | 1,615 | 0 | |
| 2018 Assessed | MBOR | S.E.V. | Capped | ->Taxable<- | PRE/MBT | |
| 111,900 | 111,900 | 111,900 | 78,549 | 78,549 | 0 | |

| | | |
|---------------------|------------------|------------------------|
| 009-560-067-00 | 2018 Est. T.C.V. | KUIPERS TERRY & SHEILA |
| Property Class: 402 | | S NORA DR |
| Map #: | LAKE TOWNSHIP | LAKE CITY, MI 49651 |

Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS

* Factors * 74X45IRR

| Description | Frontage | Depth | Front | Depth | Rate | %Adj. | Reason | Value |
|--|----------|-------|-------|-------|-------------------------|-------|-----------------------|-------|
| <Site Value J> GROUP J SITE 8K | | | | | 8000 | 100 | REDMOND ISLE BACK LOT | 8,000 |
| 74 Actual Front Feet, 0.08 Total Acres | | | | | Total Est. Land Value = | | 8,000 | |

2018 Est. T.C.V. 009-560-067-00 = 8,000

Est. TCV/Total Floor Area = 3.32

| | | | | | | |
|---------------|------------|--------|--------------|----------------|---------|--|
| 2017 Assessed | MBOR | S.E.V. | Base for Cap | C.P.I. | | |
| 4,000 | 4,000 | 4,000 | 1,297 | 2.10 | | |
| 2018 New Eq. | Adjustment | Loss | Additions | Tax Adjustment | Losses | |
| 0 | 0 | 0 | 0 | 27 | 0 | |
| 2018 Assessed | MBOR | S.E.V. | Capped | ->Taxable<- | PRE/MBT | |
| 4,000 | 4,000 | 4,000 | 1,324 | 1,324 | 0 | |

009-570-001-00 2018 Est. T.C.V. RUPPEL JAMES H & FAYTHE B
 Property Class: 401 7679 W WHITE BIRCH AVE
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS

* Factors *

| Description | Frontage | Depth | Front | Depth | Rate | %Adj. | Reason | Value |
|---|----------|--------|--------|--------|------|-------|--------|---------|
| GROUP A 1800 | 60.00 | 143.00 | 1.0000 | 1.0000 | 1800 | 100 | | 108,000 |
| 60 Actual Front Feet, 0.20 Total Acres Total Est. Land Value = | | | | | | | | 108,000 |

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 | 280 | 25 | 235 |
| Total Estimated Land Improvements True Cash Value = | | | | | 235 |

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1026 SF Floor Area = 1026 SF.

| Stories | Exterior | Foundation | Rate | Bsmnt-Adj | Heat-Adj | Size | Cost |
|---------|--------------|-------------|-------|-----------|----------|------|--------|
| 1 | Story Siding | Crawl Space | 59.04 | -8.70 | 0.00 | 1026 | 51,649 |

| Other Additions/Adjustments | Rate | Size | Cost |
|-----------------------------|------|------|------|
|-----------------------------|------|------|------|

(13) Plumbing

| | | | |
|--------------------|--------|---|-----|
| Average Fixture(s) | 630.00 | 1 | 630 |
|--------------------|--------|---|-----|

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

| | | | |
|---------------------|---------|---|-------|
| Appliance Allowance | 1415.00 | 1 | 1,415 |
|---------------------|---------|---|-------|

(16) Deck/Balcony

| | | | |
|-----------------------|------|-----|-------|
| Treated Wood,Standard | 6.32 | 310 | 1,959 |
|-----------------------|------|-----|-------|

(16) Breezeways

| | | | |
|---------------------|-------|-----|-------|
| Frame Wall,Finished | 27.25 | 144 | 3,924 |
|---------------------|-------|-----|-------|

(17) Garages

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

| | | | |
|------------------|--------|-----|-------|
| Base Cost | 20.05 | 480 | 9,624 |
| Mechanical Doors | 350.00 | 1 | 350 |

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

| | | | |
|------------------|--------|-----|-------|
| Base Cost | 22.15 | 308 | 6,822 |
| Mechanical Doors | 350.00 | 1 | 350 |

County Multiplier = 1.38 =>

Cost New = 109,466

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, Depr.Cost = 60,206

ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.480 => TCV of Bldg: 1 = 89,105

2018 Est. T.C.V. 009-570-001-00 = 197,340

Est. TCV/Total Floor Area = 192.34

| 2017 Assessed | MBOR | S.E.V. | Base for Cap | C.P.I. | | |
|---------------|----------------|--------|--------------|----------------|---------|--|
| 94,800 | 94,800 | 94,800 | 86,032 | 2.10 | | |
| 2018 New | Eq. Adjustment | Loss | Additions | Tax Adjustment | Losses | |
| 0 | 3,900 | 0 | 0 | 1,806 | 0 | |
| 2018 Assessed | MBOR | S.E.V. | Capped | ->Taxable<- | PRE/MBT | |
| 98,700 | 98,700 | 98,700 | 87,838 | 87,838 | 0 | |

| | | |
|---------------------|------------------|---------------------|
| 009-570-002-00 | 2018 Est. T.C.V. | PRAY JOSEPH E TRUST |
| Property Class: 402 | | W WHITE BIRCH AVE |
| Map #: | LAKE TOWNSHIP | LAKE CITY, MI 49651 |

Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS

* Factors *

| Description | Frontage | Depth | Front | Depth | Rate | %Adj. | Reason | Value |
|--|----------|--------|--------|--------|------|-------|-------------------------|---------|
| GROUP A 1800 | 60.00 | 144.00 | 1.0000 | 1.0000 | 1800 | 100 | | 108,000 |
| 60 Actual Front Feet, 0.20 Total Acres | | | | | | | Total Est. Land Value = | 108,000 |

2018 Est. T.C.V. 009-570-002-00 = 108,000

Est. TCV/Total Floor Area = 105.26

| | | | | | | | |
|-------------------------|--------|--------|--------------|----------------|---------|--|--|
| 2017 Assessed | MBOR | S.E.V. | Base for Cap | C.P.I. | | | |
| 54,000 | 54,000 | 54,000 | 35,227 | 2.10 | | | |
| 2018 New Eq. Adjustment | | Loss | Additions | Tax Adjustment | Losses | | |
| 0 | 0 | 0 | 0 | 739 | 0 | | |
| 2018 Assessed | MBOR | S.E.V. | Capped | ->Taxable<- | PRE/MBT | | |
| 54,000 | 54,000 | 54,000 | 35,966 | 35,966 | 0 | | |

009-570-003-00 2018 Est. T.C.V. PRAY JOSEPH TRUST
 Property Class: 401 7659 W WHITE BIRCH AVE
 Map #: LAKE TOWNSHIP MARION, MI 49665

Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS

* Factors *

| Description | Frontage | Depth | Front | Depth | Rate | %Adj. | Reason | Value |
|---|----------|--------|--------|--------|------|-------|--------|---------|
| GROUP A 1800 | 60.00 | 148.00 | 1.0000 | 1.0000 | 1800 | 100 | | 108,000 |
| 60 Actual Front Feet, 0.20 Total Acres Total Est. Land Value = | | | | | | | | 108,000 |

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 | 396 | 50 | 634 |
| D/W/P: Patio Blocks | 7.45 | 1.00 | 48 | 71 | 254 |
| Total Estimated Land Improvements True Cash Value = | | | | | 887 |

Cost Est. for Res. Bldg: 1 A-Frame 1.25S Cls Fair Blt 1963

(11) Heating System: Space Heater

Ground Area = Size for Rates = 864 SF Floor Area = 1080 SF.

| Stories | Exterior | Foundation | Rate | Bsmnt-Adj | Heat-Adj | Size | Cost |
|---------|--------------|-------------|-------|-----------|----------|------|--------|
| 1.25 | Story Siding | Crawl Space | 45.35 | -9.11 | -3.61 | 864 | 28,192 |

| Other Additions/Adjustments | Rate | Size | Cost |
|------------------------------------|-------|------|-------|
| Loft, ave. floor cover & electric. | 11.75 | 432 | 5,076 |

(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) Deck/Balcony

| | | | |
|------------------------|------|-----|-------|
| Treated Wood, Standard | 6.65 | 225 | 1,496 |
|------------------------|------|-----|-------|

(17) Garages

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

| | | | |
|-----------|-------|-----|-------|
| Base Cost | 19.07 | 432 | 8,238 |
|-----------|-------|-----|-------|

County Multiplier = 1.38 => Cost New = 72,930

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0, Depr.Cost = 54,697
 ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.480 => TCV of Bldg: 1 = 80,952

2018 Est. T.C.V. 009-570-003-00 = 189,839

Est. TCV/Total Floor Area = 175.78

| 2017 Assessed | MBOR | S.E.V. | Base for Cap | C.P.I. | | |
|---------------|------------|--------|--------------|----------------|---------|--|
| 92,700 | 92,700 | 92,700 | 67,304 | 2.10 | | |
| 2018 New Eq. | Adjustment | Loss | Additions | Tax Adjustment | Losses | |
| 0 | 2,200 | 0 | 0 | 1,413 | 0 | |
| 2018 Assessed | MBOR | S.E.V. | Capped | ->Taxable<- | PRE/MBT | |
| 94,900 | 94,900 | 94,900 | 68,717 | 68,717 | 0 | |

009-570-004-00 2018 Est. T.C.V. WILLIAMS DONALD C & VIRGINIA TRUST
 Property Class: 401 7649 W WHITE BIRCH AVE
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS

* Factors *

| Description | Frontage | Depth | Front | Depth | Rate | %Adj. | Reason | Value |
|---|----------|--------|--------|--------|------|-------|--------|---------|
| GROUP A 1800 | 60.00 | 156.00 | 1.0000 | 1.0000 | 1800 | 100 | | 108,000 |
| 60 Actual Front Feet, 0.22 Total Acres Total Est. Land Value = | | | | | | | | 108,000 |

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

| Description | Rate | CountyMult. | Size | %Good | Cash Value |
|-----------------------|------|-------------|------|-------|------------|
| D/W/P: 4in Ren. Conc. | 4.21 | 1.00 | 400 | 0 | 0 |
| D/W/P: 3.5 Concrete | 3.44 | 1.00 | 130 | 0 | 0 |

Residential Local Cost Land Improvements

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

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

(11) Heating System: Forced Heat & Cool

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

| Stories | Exterior | Foundation | Rate | Bsmnt-Adj | Heat-Adj | Size | Cost |
|---------|--------------|-------------|-------|-----------|----------|------|--------|
| 1 | Story Siding | Crawl Space | 63.24 | -8.90 | 1.92 | 1428 | 80,339 |

| 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 |
|---------------------|---------|---|-------|

(16) Porches

| | | | |
|-------------------------|-------|----|-------|
| WCP (1 Story), Standard | 33.96 | 64 | 2,173 |
|-------------------------|-------|----|-------|

(16) Deck/Balcony

| | | | |
|------------------------|------|-----|-------|
| Treated Wood, Standard | 6.49 | 360 | 2,336 |
|------------------------|------|-----|-------|

(17) Garages

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

| | | | |
|-----------|-------|-----|--------|
| Base Cost | 17.55 | 576 | 10,109 |
|-----------|-------|-----|--------|

County Multiplier = 1.38 => Cost New = 141,822

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 127,640
 ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.480 => TCV of Bldg: 1 = 188,908

2018 Est. T.C.V. 009-570-004-00 = 297,858

Est. TCV/Total Floor Area = 208.58

| 2017 Assessed | MBOR | S.E.V. | Base for Cap | C.P.I. | | |
|-------------------------|---------|-----------|----------------|-------------|---------|--|
| 143,800 | 143,800 | 143,800 | 130,685 | 2.10 | | |
| 2018 New Eq. Adjustment | Loss | Additions | Tax Adjustment | Losses | | |
| 0 | 5,100 | 0 | 2,744 | 0 | | |
| 2018 Assessed | MBOR | S.E.V. | Capped | ->Taxable<- | PRE/MBT | |
| 148,900 | 148,900 | 148,900 | 133,429 | 133,429 | 0 | |

009-570-005-00 2018 Est. T.C.V. BROWN DONALD J & MARY C
 Property Class: 401 7639 W WHITE BIRCH AVE
 Map #: LAKE TOWNSHIP Lake City, MI 49651

Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS

* Factors *

| Description | Frontage | Depth | Front | Depth | Rate | %Adj. | Reason | Value |
|---|----------|--------|--------|--------|------|-------|--------|---------|
| GROUP A 1800 | 60.00 | 169.00 | 1.0000 | 1.0000 | 1800 | 100 | | 108,000 |
| 60 Actual Front Feet, 0.23 Total Acres Total Est. Land Value = | | | | | | | | 108,000 |

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 | 489 | 50 | 841 |
| Shed: Wood Frame | 11.06 | 1.00 | 120 | 94 | 1,247 |
| Total Estimated Land Improvements True Cash Value = | | | | | 2,088 |

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

(11) Heating System: Space Heater

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

| Stories | Exterior | Foundation | Rate | Bsmnt-Adj | Heat-Adj | Size | Cost |
|---------|--------------|------------|-------|-----------|----------|------|--------|
| 1 | Story Siding | Slab | 64.89 | -11.31 | 0.00 | 1216 | 65,153 |

| Other Additions/Adjustments | Rate | Size | Cost |
|-----------------------------|------|------|------|
|-----------------------------|------|------|------|

(13) Plumbing

| | | | |
|--------------------|--------|---|-----|
| Average Fixture(s) | 760.00 | 1 | 760 |
|--------------------|--------|---|-----|

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Porches

| | | | |
|---------------|-------|----|-----|
| CPP, Standard | 31.49 | 20 | 630 |
|---------------|-------|----|-----|

(17) Garages

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

| | | | |
|------------------|--------|-----|--------|
| Base Cost | 17.11 | 735 | 12,576 |
| Mechanical Doors | 350.00 | 3 | 1,050 |

County Multiplier = 1.38 => Cost New = 121,538

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 72,923
 ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.480 => TCV of Bldg: 1 = 107,926

2018 Est. T.C.V. 009-570-005-00 = 218,014

Est. TCV/Total Floor Area = 179.29, Most recent sale 07/01/2009 for 0

| 2017 Assessed | MBOR | S.E.V. | Base for Cap | C.P.I. | | |
|---------------|---------|------------|--------------|-------------|----------------|--------|
| 104,300 | 104,300 | 104,300 | 98,399 | 2.10 | | |
| 2018 | New Eq. | Adjustment | Loss | Additions | Tax Adjustment | Losses |
| 0 | 4,700 | 0 | 0 | 0 | 2,066 | 0 |
| 2018 Assessed | MBOR | S.E.V. | Capped | ->Taxable<- | PRE/MBT | |
| 109,000 | 109,000 | 109,000 | 100,465 | 100,465 | 0 | |

009-570-007-00 2018 Est. T.C.V. COOK LINDA L & HARTMANN JEROME J
 Property Class: 401 7619 W WHITE BIRCH AVE
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS

* Factors *

| Description | Frontage | Depth | Front | Depth | Rate | %Adj. | Reason | Value |
|---|----------|--------|--------|--------|------|-------|--------|---------|
| GROUP A 1800 | 62.00 | 198.00 | 0.9902 | 1.0000 | 1800 | 100 | | 110,508 |
| 62 Actual Front Feet, 0.28 Total Acres Total Est. Land Value = | | | | | | | | 110,508 |

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 | 442 | 0 | 0 |
| Residential Local Cost Land Improvements | | | | | |
| Description | Rate | CountyMult. | Size | %Good | Cash Value |
| LAND IMPROVE 1000 | 1000.00 | 1.00 | 0.5 | 95 | 475 |
| Total Estimated Land Improvements True Cash Value = | | | | | 475 |

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls CD Blt 1972

(11) Heating System: Forced Hot Water

Ground Area = Size for Rates = 845 SF Floor Area = 1268 SF.

| Stories | Exterior | Foundation | Rate | Bsmnt-Adj | Heat-Adj | Size | Cost |
|---------|--------------|------------|-------|-----------|----------|------|--------|
| 1.5 | Story Siding | Basement | 78.42 | 0.00 | 1.45 | 845 | 67,490 |

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

(13) Plumbing

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

(14) Water/Sewer

| Public Sewer | Rate | Size | Cost |
|---------------|---------|------|-------|
| Well, 50 Feet | 1575.00 | 1 | 1,575 |

(15) Built-Ins & Fireplaces

| Appliance Allowance | Rate | Size | Cost |
|-----------------------------|---------|------|-------|
| Fireplace: Interior 2 Story | 3425.00 | 1 | 3,425 |
| Fireplace: Wood Stove | 1125.00 | 1 | 1,125 |

(16) Porches

| WCP (1 Story), Standard | Rate | Size | Cost |
|-------------------------|------|------|-------|
| WPP, Standard | 9.04 | 286 | 2,585 |

(16) Deck/Balcony

| Treated Wood, Standard | Rate | Size | Cost |
|------------------------|------|------|------|
| Treated Wood, Standard | 7.88 | 104 | 820 |

(17) Garages

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

| Base Cost | Rate | Size | Cost |
|------------------|--------|------|------|
| Mechanical Doors | 350.00 | 1 | 350 |

County Multiplier = 1.38 => Cost New = 130,172

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 78,103
 ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.450 => TCV of Bldg: 1 = 113,250

2018 Est. T.C.V. 009-570-007-00 = 224,233

Est. TCV/Total Floor Area = 176.84, Most recent sale 07/15/2015 for 210,000

| 2017 Assessed | MBOR | S.E.V. | Base for Cap | C.P.I. | | |
|---------------|------------|---------|--------------|----------------|---------|--|
| 108,200 | 108,200 | 108,200 | 106,954 | 2.10 | | |
| 2018 New Eq. | Adjustment | Loss | Additions | Tax Adjustment | Losses | |
| 0 | 3,900 | 0 | 0 | 2,246 | 0 | |
| 2018 Assessed | MBOR | S.E.V. | Capped | ->Taxable<- | PRE/MBT | |
| 112,100 | 112,100 | 112,100 | 109,200 | 109,200 | 109,200 | |

009-570-008-00 2018 Est. T.C.V. BOHAC ANTHONY G & PAGGY A
 Property Class: 401 7609 W WHITE BIRCH AVE
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS

* Factors *

| Description | Frontage | Depth | Front | Depth | Rate | %Adj. | Reason | Value |
|---|----------|--------|--------|--------|------|-------|--------|---------|
| GROUP A 1800 | 60.00 | 206.00 | 1.0000 | 1.0000 | 1800 | 100 | | 108,000 |
| 60 Actual Front Feet, 0.28 Total Acres Total Est. Land Value = | | | | | | | | 108,000 |

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 | 560 | 0 | 0 |
| D/W/P: Patio Blocks | 8.13 | 1.00 | 384 | 0 | 0 |
| Dock: Light posts | 21.31 | 1.00 | 240 | 0 | 0 |
| Residential Local Cost Land Improvements | | | | | |
| Description | Rate | CountyMult. | Size | %Good | Cash Value |
| LAND IMPROVE 2500 | 2500.00 | 1.00 | 1.0 | 95 | 2,375 |
| Total Estimated Land Improvements True Cash Value = | | | | | 2,375 |

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C+5 Blt 1964

(11) Heating System: Electric Baseboard

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

| Stories | Exterior | Foundation | Rate | Bsmnt-Adj | Heat-Adj | Size | Cost |
|---------|--------------|-------------|-------|-----------|----------|------|--------|
| 1 | Story Siding | Crawl Space | 70.47 | -10.25 | -0.28 | 1008 | 60,420 |

| 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 |
| Fireplace: Exterior 1 Story | 3875.00 | 1 | 3,875 |

(16) Porches

| | | | |
|---------------|-------|-----|-------|
| WPP, Standard | 10.86 | 192 | 2,085 |
|---------------|-------|-----|-------|

(16) Deck/Balcony

| | | | |
|------------------------|------|-----|-------|
| Treated Wood, Standard | 7.32 | 172 | 1,259 |
|------------------------|------|-----|-------|

(17) Garages

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

| | | | |
|-----------------|--------|-----|-------|
| Base Cost | 18.95 | 480 | 9,096 |
| Automatic Doors | 375.00 | 1 | 375 |

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

| | | | |
|-----------------------|---------|----|------|
| Base Cost | 25.85 | 32 | 827 |
| Common Wall: 1/2 Wall | -525.00 | 1 | -525 |

County Multiplier = 1.38 => Cost New = 115,849

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 81,095

ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.480 => TCV of Bldg: 1 = 120,020

2018 Est. T.C.V. 009-570-008-00 = 230,395

Est. TCV/Total Floor Area = 228.57, Most recent sale 11/17/2016 for 234,000

| 2017 Assessed | MBOR | S.E.V. | Base for Cap | C.P.I. | | |
|---------------|------------|---------|--------------|----------------|---------|--|
| 111,500 | 111,500 | 111,500 | 111,500 | 2.10 | | |
| 2018 New Eq. | Adjustment | Loss | Additions | Tax Adjustment | Losses | |
| 0 | 3,700 | 0 | 0 | 2,341 | 0 | |
| 2018 Assessed | MBOR | S.E.V. | Capped | ->Taxable<- | PRE/MBT | |
| 115,200 | 115,200 | 115,200 | 113,841 | 113,841 | 0 | |

009-570-011-00 2018 Est. T.C.V. MILLER JUDITH A TRUST
 Property Class: 401 7579 W WHITE BIRCH AVE
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS

* Factors *

| Description | Frontage | Depth | Front | Depth | Rate | %Adj. | Reason | Value |
|---|----------|--------|--------|--------|------|-------|--------|---------|
| GROUP A 1800 | 60.00 | 204.00 | 1.0000 | 1.0000 | 1800 | 100 | | 108,000 |
| 60 Actual Front Feet, 0.28 Total Acres Total Est. Land Value = | | | | | | | | 108,000 |

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 1.75S Cls C+5 Blt 1973

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1438 SF Floor Area = 2516 SF.

| Stories | Exterior | Foundation | Rate | Bsmnt-Adj | Heat-Adj | Size | Cost |
|---------|--------------|-------------|-------|-----------|----------|------|---------|
| 1.75 | Story Siding | Crawl Space | 96.29 | -9.32 | 0.00 | 1438 | 125,063 |

| Other Additions/Adjustments | Rate | Size | Cost |
|-----------------------------|------|------|------|
|-----------------------------|------|------|------|

(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Porches

| | | | |
|-------------------------|-------|-----|-------|
| WCP (1 Story), Standard | 54.24 | 24 | 1,302 |
| WPP, Standard | 10.43 | 214 | 2,232 |

(16) Deck/Balcony

| | | | |
|--------------------|-------|----|-----|
| Wood Balcony, Roof | 23.00 | 32 | 736 |
|--------------------|-------|----|-----|

(17) Garages

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

| | | | |
|-----------------|--------|-----|--------|
| Base Cost | 20.45 | 504 | 10,307 |
| Automatic Doors | 375.00 | 1 | 375 |

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

| | | | |
|-----------------|--------|-----|-------|
| Base Cost | 18.25 | 528 | 9,636 |
| Automatic Doors | 375.00 | 2 | 750 |

County Multiplier = 1.38 => Cost New = 219,989

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 153,992
 ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.450 => TCV of Bldg: 1 = 223,289

2018 Est. T.C.V. 009-570-011-00 = 333,789

Est. TCV/Total Floor Area = 132.67

| 2017 Assessed | MBOR | S.E.V. | Base for Cap | C.P.I. | | |
|---------------|---------|------------|--------------|-------------|----------------|--------|
| 163,000 | 163,000 | 163,000 | 136,235 | 2.10 | | |
| 2018 | New Eq. | Adjustment | Loss | Additions | Tax Adjustment | Losses |
| | 0 | 3,900 | 0 | 0 | 2,860 | 0 |
| 2018 Assessed | MBOR | S.E.V. | Capped | ->Taxable<- | PRE/MBT | |
| 166,900 | 166,900 | 166,900 | 139,095 | 139,095 | 0 | |

009-570-013-00 2018 Est. T.C.V. ANKNEY DAVID L & NURIA
 Property Class: 401 7559 W WHITE BIRCH AVE
 Map #: LAKE TOWNSHIP Lake City, MI 49651

Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS

* Factors *

| Description | Frontage | Depth | Front | Depth | Rate | %Adj. | Reason | Value |
|---|----------|--------|--------|--------|------|-------|--------|---------|
| GROUP A 1800 | 60.00 | 192.00 | 1.0000 | 1.0000 | 1800 | 100 | | 108,000 |
| 60 Actual Front Feet, 0.26 Total Acres Total Est. Land Value = | | | | | | | | 108,000 |

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 1962

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1006 SF Floor Area = 1292 SF.

| Stories | Exterior | Foundation | Rate | Bsmnt-Adj | Heat-Adj | Size | Cost |
|---------|--------------|-------------|-------|-----------|----------|------|--------|
| 1 | Story Siding | Crawl Space | 59.26 | -8.75 | 0.00 | 720 | 36,367 |
| 2 | Story Siding | Crawl Space | 92.91 | -8.75 | 0.00 | 286 | 24,070 |

| Other Additions/Adjustments | Rate | Size | Cost |
|-----------------------------|------|------|------|
|-----------------------------|------|------|------|

(13) Plumbing

| | | | |
|--------------------|--------|---|-----|
| Average Fixture(s) | 630.00 | 1 | 630 |
|--------------------|--------|---|-----|

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Deck/Balcony

| | | | |
|-------------------------------|-------|-----|-------|
| Treated Wood, Standard | 6.04 | 486 | 2,935 |
| Treated Wood w/Roof, Standard | 21.65 | 104 | 2,252 |

(17) Garages

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

| | | | |
|-----------------|--------|-----|-------|
| Base Cost | 22.15 | 308 | 6,822 |
| Automatic Doors | 375.00 | 1 | 375 |

County Multiplier = 1.38 => Cost New = 111,664

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 72,582
 ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.480 => TCV of Bldg: 1 = 107,421

2018 Est. T.C.V. 009-570-013-00 = 215,896

Est. TCV/Total Floor Area = 167.10, Most recent sale 08/11/2017 for 215,000

| 2017 Assessed | MBOR | S.E.V. | Base for Cap | C.P.I. | | |
|-------------------------|---------|-----------|----------------|-------------|---------|--|
| 104,700 | 104,700 | 104,700 | 81,434 | 2.10 | | |
| 2018 New Eq. Adjustment | Loss | Additions | Tax Adjustment | Losses | | |
| 0 | 3,200 | 0 | 26,466 | 0 | | |
| 2018 Assessed | MBOR | S.E.V. | Capped | ->Taxable<- | PRE/MBT | |
| 107,900 | 107,900 | 107,900 | 83,144 | 107,900 | 0 | |

009-570-014-00 2018 Est. T.C.V. LEHMAN DUANE S TRUST
 Property Class: 401 7549 W WHITE BIRCH AVE
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS

* Factors *

| Description | Frontage | Depth | Front | Depth | Rate | %Adj. | Reason | Value |
|---|----------|--------|--------|--------|------|-------|--------|---------|
| GROUP A 1800 | 60.00 | 190.00 | 1.0000 | 1.0000 | 1800 | 100 | | 108,000 |
| 60 Actual Front Feet, 0.26 Total Acres Total Est. Land Value = | | | | | | | | 108,000 |

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 1.5S Cls C-5 Blt 1974

(11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 1544 SF Floor Area = 1964 SF.

| Stories | Exterior | Foundation | Rate | Bsmnt-Adj | Heat-Adj | Size | Cost |
|---------|--------------|-------------|-------|-----------|----------|------|--------|
| 1.5 | Story Siding | Crawl Space | 75.69 | -8.27 | -0.38 | 840 | 56,314 |
| 1 | Story Siding | Basement | 59.41 | 0.00 | -0.26 | 704 | 41,642 |

| Other Additions/Adjustments | Rate | Size | Cost |
|-----------------------------|------|------|------|
|-----------------------------|------|------|------|

| | | | |
|------------------------|-------|-----|-------|
| (9) Basement Finish | | | |
| Basement Living Finish | 17.25 | 220 | 3,795 |

| | | | |
|--------------------|---------|---|-------|
| (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 | 6.55 | 332 | 2,175 |

| | | | |
|------------------------|---------|---|-------|
| (17) Basement Garages | | | |
| Basement Garage: 2 Car | 2100.00 | 1 | 2,100 |
| Mechanical Doors | 350.00 | 1 | 350 |

County Multiplier = 1.38 => Cost New = 162,925

Phy/Ab.Phy/Func/Econ/Comb.%Good= 71/100/100/100/71.0, Depr.Cost = 115,677

Separately Depreciated Items:

| | | |
|---|-----------------|---------|
| Square footage # 2 is depreciated at 83 %Good... | Base Cost Was = | 41,642 |
| County Multiplier = 1.38 => | Cost New = | 57,465 |
| Phy/Ab.+hy/Func/Econ/Comb.%Good= 12/100/100/100/12.0, | Depr.Cost = | 6,896 |
| ECF (4520 NORTSHORE LAKE MISSAUKEE AREA)1.450 => TCV of Bldg: 1 = | | 177,731 |

2018 Est. T.C.V. 009-570-014-00 = 286,681

Est. TCV/Total Floor Area = 145.97

| 2017 Assessed | MBOR | S.E.V. | Base for Cap | C.P.I. | | |
|-------------------------|---------|-----------|----------------|-------------|---------|--|
| 140,300 | 140,300 | 140,300 | 109,826 | 2.10 | | |
| 2018 New Eq. Adjustment | Loss | Additions | Tax Adjustment | Losses | | |
| 0 | 3,000 | 0 | 0 | 2,306 | 0 | |
| 2018 Assessed | MBOR | S.E.V. | Capped | ->Taxable<- | PRE/MBT | |
| 143,300 | 143,300 | 143,300 | 112,132 | 112,132 | 0 | |

009-570-016-00 2018 Est. T.C.V. HORN BRUCE L & CATHARINE G TRUST
 Property Class: 401 7529 W WHITE BIRCH AVE
 Map #: LAKE TOWNSHIP Lake City, MI 49651

Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS

* Factors *

| Description | Frontage | Depth | Front | Depth | Rate | %Adj. | Reason | Value |
|---|----------|--------|--------|--------|------|-------|--------|---------|
| GROUP A 1800 | 60.00 | 187.00 | 1.0000 | 1.0000 | 1800 | 100 | | 108,000 |
| 60 Actual Front Feet, 0.26 Total Acres Total Est. Land Value = | | | | | | | | 108,000 |

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 | 120 | 0 | 0 |
| D/W/P: 4in Ren. Conc. | 4.21 | 1.00 | 860 | 0 | 0 |
| Residential Local Cost Land Improvements | | | | | |
| Description | Rate | CountyMult. | Size | %Good | Cash Value |
| LAND IMPROVE 2500 | 2500.00 | 1.00 | 1.0 | 95 | 2,375 |
| Total Estimated Land Improvements True Cash Value = | | | | | 2,375 |

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 2846 SF Floor Area = 2846 SF.

| Stories | Exterior | Foundation | Rate | Bsmnt-Adj | Heat-Adj | Size | Cost |
|---------|--------------|-------------|-------|-----------|----------|------|---------|
| 1 | Story Siding | Crawl Space | 57.93 | -7.40 | 0.00 | 2174 | 109,852 |
| 1 | Story Siding | Overhang | 33.76 | 0.00 | 0.00 | 672 | 22,687 |

| Other Additions/Adjustments | Rate | Size | Cost |
|-----------------------------|------|------|------|
|-----------------------------|------|------|------|

| | | | |
|--------------|-------|----|-----|
| (1) Exterior | | | |
| Stone Veneer | 10.25 | 16 | 164 |

| | | | |
|--------------------|---------|---|-------|
| (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 |

| | | | |
|---------------|------|-----|-------|
| (16) Porches | | | |
| WPP, Standard | 8.47 | 414 | 3,507 |

| | | | |
|-----------------------|------|-----|-------|
| (16) Deck/Balcony | | | |
| Treated Wood,Standard | 6.37 | 464 | 2,956 |

(17) Garages

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

| | | | |
|---------------------|----------|-----|--------|
| Base Cost | 21.41 | 681 | 14,580 |
| Common Wall: 1 Wall | -1425.00 | 1 | -1,425 |

County Multiplier = 1.38 => Cost New = 220,548

Notes: 2014 PART OF 1979 FOUNDATION REMAINED & USED FOR 2015 REBUILD. NEW STUDS & ROOF TRUSSES ALL AROUND. -TIM

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 198,493

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 = 199,918

ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.480 => TCv of Bldg: 1 = 295,879

2018 Est. T.C.V. 009-570-016-00 = 406,254

Est. TCv/Total Floor Area = 142.75

| 2017 Assessed | MBOR | S.E.V. | Base for Cap | C.P.I. | | |
|-------------------------|---------|-----------|----------------|-------------|---------|--|
| 195,100 | 195,100 | 195,100 | 177,022 | 2.10 | | |
| 2018 New Eq. Adjustment | Loss | Additions | Tax Adjustment | Losses | | |
| 0 | 8,000 | 0 | 3,717 | 0 | | |
| 2018 Assessed | MBOR | S.E.V. | Capped | ->Taxable<- | PRE/MBT | |
| 203,100 | 203,100 | 203,100 | 180,739 | 180,739 | 180,739 | |

009-570-018-00 2018 Est. T.C.V. CARLSON ROBERT & PHYLLIS
 Property Class: 401 7509 W WHITE BIRCH AVE
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS

* Factors *

| Description | Frontage | Depth | Front | Depth | Rate | %Adj. | Reason | Value |
|---|----------|--------|--------|--------|------|-------|--------|---------|
| GROUP A 1800 | 60.00 | 172.00 | 1.0000 | 1.0000 | 1800 | 100 | | 108,000 |
| 60 Actual Front Feet, 0.24 Total Acres Total Est. Land Value = | | | | | | | | 108,000 |

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

| Description | Rate | CountyMult. | Size | %Good | Cash Value |
|-----------------------|------|-------------|------|-------|------------|
| D/W/P: 4in Ren. Conc. | 4.21 | 1.00 | 1250 | 0 | 0 |
| Shed: Metal Prefab | 8.98 | 1.00 | 96 | 50 | 431 |

Residential Local Cost Land Improvements

| Description | Rate | CountyMult. | Size | %Good | Cash Value |
|---|---------|-------------|------|-------|------------|
| LAND IMPROVE 2500 | 2500.00 | 1.00 | 1.0 | 92 | 2,300 |
| Total Estimated Land Improvements True Cash Value = | | | | | 2,731 |

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C+5 Blt 1975

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 884 SF Floor Area = 1105 SF.

| Stories | Exterior | Foundation | Rate | Bsmnt-Adj | Heat-Adj | Size | Cost |
|---------|--------------|-------------|-------|-----------|----------|------|--------|
| 1.25 | Story Siding | Crawl Space | 83.18 | -10.62 | 0.00 | 884 | 64,143 |

| 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) Porches

| | | | |
|--------------------------|-------|-----|-------|
| WGEP (1 Story), Standard | 28.16 | 286 | 8,054 |
|--------------------------|-------|-----|-------|

(16) Deck/Balcony

| | | | |
|------------------------|-------|-----|-------|
| Treated Wood, Standard | 6.10 | 711 | 4,337 |
| Wood Balcony | 17.50 | 56 | 980 |

(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 = 140,204

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 91,132
 ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.480 => TCV of Bldg: 1 = 134,876

2018 Est. T.C.V. 009-570-018-00 = 245,607

Est. TCV/Total Floor Area = 222.27, Most recent sale 06/07/2013 for 235,000

| 2017 Assessed | MBOR | S.E.V. | Base for Cap | C.P.I. | | |
|-------------------------|---------|-----------|----------------|-------------|---------|--|
| 119,200 | 119,200 | 119,200 | 114,661 | 2.10 | | |
| 2018 New Eq. Adjustment | Loss | Additions | Tax Adjustment | Losses | | |
| 0 | 3,600 | 0 | 2,407 | 0 | | |
| 2018 Assessed | MBOR | S.E.V. | Capped | ->Taxable<- | PRE/MBT | |
| 122,800 | 122,800 | 122,800 | 117,068 | 117,068 | 0 | |

009-575-001-00 2018 Est. T.C.V. BARTHOLOMEW FRED B & KAREN
 Property Class: 401 4766 S DICKERSON RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 8.RURAL SUBS

* Factors *

| Description | Frontage | Depth | Front | Depth | Rate | %Adj. | Reason | Value |
|--|----------|--------|--------|--------|------|-------|--------|-------|
| GROUP A 30/FF | 163.00 | 270.00 | 1.0000 | 1.0000 | 30 | 100 | | 4,890 |
| 163 Actual Front Feet, 1.01 Total Acres Total Est. Land Value = | | | | | | | | 4,890 |

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

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

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C Blt 2005

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1532 SF Floor Area = 1915 SF.

| Stories | Exterior | Foundation | Rate | Bsmnt-Adj | Heat-Adj | Size | Cost |
|---------|--------------|------------|-------|-----------|----------|------|---------|
| 1.25 | Story Siding | Basement | 72.00 | 0.00 | 2.42 | 1532 | 114,011 |

| Other Additions/Adjustments | Rate | Size | Cost |
|-----------------------------|------|------|------|
|-----------------------------|------|------|------|

(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

| | | | |
|---------------------|---------|---|-------|
| Appliance Allowance | 1915.00 | 1 | 1,915 |
|---------------------|---------|---|-------|

(16) Porches

| | | | |
|-------------------------|-------|----|-------|
| WCP (1 Story), Standard | 38.16 | 48 | 1,832 |
|-------------------------|-------|----|-------|

(17) Garages

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

| | | | |
|---------------------|----------|-----|--------|
| Base Cost | 19.60 | 552 | 10,819 |
| Common Wall: 1 Wall | -1300.00 | 1 | -1,300 |
| Automatic Doors | 375.00 | 1 | 375 |

County Multiplier = 1.38 => Cost New = 188,504

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 169,654

ECF (409 - RURAL SUBS) 1.010 => TCV of Bldg: 1 = 171,350

2018 Est. T.C.V. 009-575-001-00 = 178,740

Est. TCV/Total Floor Area = 93.34, Most recent sale 04/21/2006 for 9,500

| 2017 Assessed | MBOR | S.E.V. | Base for Cap | C.P.I. | | |
|---------------|------------|--------|--------------|----------------|---------|--|
| 84,300 | 84,300 | 84,300 | 71,752 | 2.10 | | |
| 2018 New Eq. | Adjustment | Loss | Additions | Tax Adjustment | Losses | |
| 0 | 5,100 | 0 | 0 | 1,506 | 0 | |
| 2018 Assessed | MBOR | S.E.V. | Capped | ->Taxable<- | PRE/MBT | |
| 89,400 | 89,400 | 89,400 | 73,258 | 73,258 | 73,258 | |

| | | |
|---------------------|------------------|------------------------------|
| 009-575-002-00 | 2018 Est. T.C.V. | SILER BRADLEY S & SARAH JEAN |
| Property Class: 402 | | DICKERSON RD |
| Map #: | LAKE TOWNSHIP | LAKE CITY, MI 49651 |

Land Value Estimates for Land Table Res 8.RURAL SUBS

* Factors *

| Description | Frontage | Depth | Front | Depth | Rate | %Adj. | Reason | Value |
|---|----------|--------|--------|--------|------|-------|--------|-------|
| GROUP A 30/FF | 163.00 | 270.00 | 1.0000 | 1.0000 | 30 | 100 | | 4,890 |
| 163 Actual Front Feet, 1.01 Total Acres Total Est. Land Value = | | | | | | | | 4,890 |

2018 Est. T.C.V. 009-575-002-00 = 4,890

Est. TCV/Total Floor Area = 2.55, Most recent sale 06/27/2016 for 6,500

| | | | | | | | |
|---------------|------------|--------|--------------|----------------|---------|--|--|
| 2017 Assessed | MBOR | S.E.V. | Base for Cap | C.P.I. | | | |
| 2,400 | 2,400 | 2,400 | 2,400 | 2.10 | | | |
| 2018 New Eq. | Adjustment | Loss | Additions | Tax Adjustment | Losses | | |
| 0 | 0 | 0 | 0 | 0 | 0 | | |
| 2018 Assessed | MBOR | S.E.V. | Capped | ->Taxable<- | PRE/MBT | | |
| 2,400 | 2,400 | 2,400 | 2,450 | 2,400 | 0 | | |

009-575-003-00 2018 Est. T.C.V. HERWERYER DONALD & SHARON
 Property Class: 401 4828 S DICKERSON RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 8.RURAL SUBS

* Factors *

| Description | Frontage | Depth | Front | Depth | Rate | %Adj. | Reason | Value |
|--|----------|--------|--------|--------|------|-------|--------|-------|
| GROUP A 30/FF | 163.00 | 270.00 | 1.0000 | 1.0000 | 30 | 100 | | 4,890 |
| 163 Actual Front Feet, 1.01 Total Acres Total Est. Land Value = | | | | | | | | 4,890 |

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 C Blt 2007

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1772 SF Floor Area = 1772 SF.

| Stories | Exterior | Foundation | Rate | Bsmnt-Adj | Heat-Adj | Size | Cost |
|---------|--------------|------------|-------|-----------|----------|------|---------|
| 1 | Story Siding | Basement | 61.31 | 0.00 | 1.92 | 1772 | 112,044 |

| Other Additions/Adjustments | Rate | Size | Cost |
|-----------------------------|------|------|------|
|-----------------------------|------|------|------|

(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

| | | | |
|---------------------|---------|---|-------|
| Appliance Allowance | 1915.00 | 1 | 1,915 |
|---------------------|---------|---|-------|

(16) Deck/Balcony

| | | | |
|------------------------|------|----|-----|
| Treated Wood, Standard | 8.82 | 80 | 706 |
|------------------------|------|----|-----|

(17) Garages

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

| | | | |
|-----------------------|----------|-----|--------|
| Base Cost | 19.20 | 576 | 11,059 |
| Common Wall: 1.5 Wall | -1925.00 | 1 | -1,925 |
| Automatic Doors | 375.00 | 1 | 375 |

County Multiplier = 1.38 => Cost New = 183,703

Phy/Ab.Phy/Func/Econ/Comb.%Good= 92/100/100/100/92.0, Depr.Cost = 169,007
 ECF (409 - RURAL SUBS) 1.010 => TCV of Bldg: 1 = 170,697

2018 Est. T.C.V. 009-575-003-00 = 176,537

Est. TCV/Total Floor Area = 99.63, Most recent sale 01/30/2014 for 131,700

| 2017 Assessed | MBOR | S.E.V. | Base for Cap | C.P.I. | |
|-------------------------|--------|-----------|----------------|-------------|---------|
| 83,200 | 83,200 | 83,200 | 70,739 | 2.10 | |
| 2018 New Eq. Adjustment | Loss | Additions | Tax Adjustment | Losses | |
| 0 | 5,100 | 0 | 1,485 | 0 | |
| 2018 Assessed | MBOR | S.E.V. | Capped | ->Taxable<- | PRE/MBT |
| 88,300 | 88,300 | 88,300 | 72,224 | 72,224 | 72,224 |

| | | |
|---------------------|------------------|-------------------------|
| 009-575-005-00 | 2018 Est. T.C.V. | RIVER WOODS ESTATES LLC |
| Property Class: 402 | | S DICKERSON RD |
| Map #: | LAKE TOWNSHIP | LAKE CITY, MI 49651 |

Land Value Estimates for Land Table Res 8.RURAL SUBS

* Factors *

| Description | Frontage | Depth | Front | Depth | Rate | %Adj. | Reason | Value |
|---|----------|--------|--------|--------|------|-------|--------|-------------------------------|
| GROUP A 30/FF | 163.00 | 270.00 | 1.0000 | 1.0000 | 30 | 100 | | 4,890 |
| 163 Actual Front Feet, 1.01 Total Acres | | | | | | | | Total Est. Land Value = 4,890 |

2018 Est. T.C.V. 009-575-005-00 = 4,890

Est. TCV/Total Floor Area = 3.64

| | | | | | | | |
|---------------|------------|--------|--------------|----------------|---------|--|--|
| 2017 Assessed | MBOR | S.E.V. | Base for Cap | C.P.I. | | | |
| 2,400 | 2,400 | 2,400 | 414 | 2.10 | | | |
| 2018 New Eq. | Adjustment | Loss | Additions | Tax Adjustment | Losses | | |
| 0 | 0 | 0 | 0 | 8 | 0 | | |
| 2018 Assessed | MBOR | S.E.V. | Capped | ->Taxable<- | PRE/MBT | | |
| 2,400 | 2,400 | 2,400 | 422 | 422 | 0 | | |

| | | |
|---------------------|------------------|-------------------------|
| 009-575-006-00 | 2018 Est. T.C.V. | RIVER WOODS ESTATES LLC |
| Property Class: 402 | | DICKERSON RD |
| Map #: | LAKE TOWNSHIP | LAKE CITY, MI 49651 |

Land Value Estimates for Land Table Res 8.RURAL SUBS

* Factors *

| Description | Frontage | Depth | Front | Depth | Rate | %Adj. | Reason | Value |
|---|----------|--------|--------|--------|------|-------|--------|-------|
| GROUP A 30/FF | 162.00 | 270.00 | 1.0000 | 1.0000 | 30 | 100 | | 4,860 |
| 162 Actual Front Feet, 1.00 Total Acres Total Est. Land Value = | | | | | | | | 4,860 |

2018 Est. T.C.V. 009-575-006-00 = 4,860

Est. TCV/Total Floor Area = 3.62

| | | | | | | | |
|---------------|------------|--------|--------------|----------------|---------|--|--|
| 2017 Assessed | MBOR | S.E.V. | Base for Cap | C.P.I. | | | |
| 2,400 | 2,400 | 2,400 | 414 | 2.10 | | | |
| 2018 New Eq. | Adjustment | Loss | Additions | Tax Adjustment | Losses | | |
| 0 | 0 | 0 | 0 | 8 | 0 | | |
| 2018 Assessed | MBOR | S.E.V. | Capped | ->Taxable<- | PRE/MBT | | |
| 2,400 | 2,400 | 2,400 | 422 | 422 | 0 | | |

| | | |
|---------------------|------------------|-------------------------|
| 009-575-007-00 | 2018 Est. T.C.V. | RIVER WOODS ESTATES LLC |
| Property Class: 402 | | DICKERSON RD |
| Map #: | LAKE TOWNSHIP | LAKE CITY, MI 49651 |

Land Value Estimates for Land Table Res 8.RURAL SUBS

* Factors *

| Description | Frontage | Depth | Front | Depth | Rate | %Adj. | Reason | Value |
|---|----------|--------|--------|--------|------|-------|--------|-------------------------------|
| GROUP A 30/FF | 135.00 | 298.00 | 1.0000 | 1.0000 | 30 | 100 | | 4,050 |
| 135 Actual Front Feet, 0.92 Total Acres | | | | | | | | Total Est. Land Value = 4,050 |

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

| Description | Rate | CountyMult. | Size | %Good | Cash Value |
|---|---------|-------------|------|-------|------------|
| Residential Local Cost Land Improvements | | | | | |
| Description | Rate | CountyMult. | Size | %Good | Cash Value |
| LAND IMPROVE 1000 | 1000.00 | 1.00 | 1.0 | 10 | 100 |
| Total Estimated Land Improvements True Cash Value = | | | | | 100 |

2018 Est. T.C.V. 009-575-007-00 = 4,150

Est. TCV/Total Floor Area = 3.09

| 2017 Assessed | MBOR | S.E.V. | Base for Cap | C.P.I. | | |
|---------------|----------------|--------|--------------|----------------|---------|--|
| 2,100 | 2,100 | 2,100 | 414 | 2.10 | | |
| 2018 New | Eq. Adjustment | Loss | Additions | Tax Adjustment | Losses | |
| 0 | 0 | 0 | 0 | 8 | 0 | |
| 2018 Assessed | MBOR | S.E.V. | Capped | ->Taxable<- | PRE/MBT | |
| 2,100 | 2,100 | 2,100 | 422 | 422 | 0 | |

| | | |
|---------------------|------------------|-------------------------|
| 009-575-008-00 | 2018 Est. T.C.V. | RIVER WOODS ESTATES LLC |
| Property Class: 402 | | BLUE RD |
| Map #: | LAKE TOWNSHIP | LAKE CITY, MI 49651 |

Land Value Estimates for Land Table Res 8.RURAL SUBS

* Factors *

| Description | Frontage | Depth | Front | Depth | Rate | %Adj. | Reason | Value |
|---|----------|-------|-------|-------|-------------------------|-------|--------|-------|
| <Site Value A> RURAL LOTS | | | | | 5000 | 100 | | 5,000 |
| 135 Actual Front Feet, 0.91 Total Acres | | | | | Total Est. Land Value = | | | 5,000 |

2018 Est. T.C.V. 009-575-008-00 = 5,000

Est. TCV/Total Floor Area = 3.72

| | | | | | | |
|-------------------------|--------|-----------|----------------|-------------|---------|--|
| 2017 Assessed | MBOR | S.E.V. | Base for Cap | C.P.I. | | |
| 5,000 | 5,000 | 5,000 | 414 | 2.10 | | |
| 2018 New Eq. Adjustment | Loss | Additions | Tax Adjustment | Losses | | |
| 0 | -2,500 | 0 | 8 | 0 | | |
| 2018 Assessed | MBOR | S.E.V. | Capped | ->Taxable<- | PRE/MBT | |
| 2,500 | 2,500 | 2,500 | 422 | 422 | 0 | |

| | | |
|---------------------|------------------|-------------------------|
| 009-575-009-00 | 2018 Est. T.C.V. | RIVER WOODS ESTATES LLC |
| Property Class: 402 | | BLUE RD |
| Map #: | LAKE TOWNSHIP | LAKE CITY, MI 49651 |

Land Value Estimates for Land Table Res 8.RURAL SUBS

| Description | Frontage | Depth | Front | Depth | Rate | %Adj. | Reason | Value |
|---|----------|-------|-------|-------|-------------------------|-------|--------|-------|
| <Site Value A> RURAL LOTS | | | | | 5000 | 100 | | 5,000 |
| 135 Actual Front Feet, 0.91 Total Acres | | | | | Total Est. Land Value = | | | 5,000 |

2018 Est. T.C.V. 009-575-009-00 = 5,000

Est. TCV/Total Floor Area = 3.72

| | | | | | | |
|-------------------------|--------|-----------|----------------|-------------|---------|--|
| 2017 Assessed | MBOR | S.E.V. | Base for Cap | C.P.I. | | |
| 5,000 | 5,000 | 5,000 | 414 | 2.10 | | |
| 2018 New Eq. Adjustment | Loss | Additions | Tax Adjustment | Losses | | |
| 0 | -2,500 | 0 | 8 | 0 | | |
| 2018 Assessed | MBOR | S.E.V. | Capped | ->Taxable<- | PRE/MBT | |
| 2,500 | 2,500 | 2,500 | 422 | 422 | 0 | |

| | | |
|---------------------|------------------|--------------------------------|
| 009-575-010-00 | 2018 Est. T.C.V. | ANDERSON DANIAL B & MARJORIE M |
| Property Class: 402 | | BLUE RD |
| Map #: | LAKE TOWNSHIP | LAKE CITY, MI 49651 |

Land Value Estimates for Land Table Res 8.RURAL SUBS

| Description | Frontage | Depth | Front | Depth | Rate | %Adj. | Reason | Value |
|---|----------|--------|-------|-------|------|-------|--------|-------------------------------|
| <Site Value I> GROUP I | | \$5000 | | | 5000 | 100 | | 5,000 |
| 135 Actual Front Feet, 0.81 Total Acres | | | | | | | | Total Est. Land Value = 5,000 |

2018 Est. T.C.V. 009-575-010-00 = 5,000

Est. TCV/Total Floor Area = 3.72

| 2017 Assessed | MBOR | S.E.V. | Base for Cap | C.P.I. | | |
|---------------|------------|--------|--------------|----------------|---------|--|
| 5,000 | 5,000 | 5,000 | 4,350 | 2.10 | | |
| 2018 New Eq. | Adjustment | Loss | Additions | Tax Adjustment | Losses | |
| 0 | -2,500 | 0 | 0 | -1,850 | 0 | |
| 2018 Assessed | MBOR | S.E.V. | Capped | ->Taxable<- | PRE/MBT | |
| 2,500 | 2,500 | 2,500 | 4,441 | 2,500 | 0 | |

009-575-011-00 2018 Est. T.C.V. TURANSKI TED N LYNETTE A
 Property Class: 401 4940 RIVER WOODS RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 8.RURAL SUBS

* Factors * EFF

| Description | Frontage | Depth | Front | Depth | Rate | %Adj. | Reason | Value |
|--|----------|-------|-------|-------|------|-------|--------|-------|
| <Site Value A> RURAL LOTS | | | | | 5000 | 100 | | 5,000 |
| 119 Actual Front Feet, 0.60 Total Acres Total Est. Land Value = | | | | | | | | 5,000 |

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

| Description | Rate | CountyMult. | Size | %Good | Cash Value |
|---|---------|-------------|------|-------|------------|
| Residential Local Cost Land Improvements | | | | | |
| Description | Rate | CountyMult. | Size | %Good | Cash Value |
| LAND IMPROVE 2500 | 2500.00 | 1.00 | 1.0 | 50 | 1,250 |
| Total Estimated Land Improvements True Cash Value = | | | | | 1,250 |

Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE Cls C-5 Blt 2003

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1664 SF Floor Area = 1664 SF.

| Stories | Exterior | Foundation | Rate | Bsmnt-Adj | Heat-Adj | Size | Cost |
|---------|--------------|------------|-------|-----------|----------|------|---------|
| 1 | Story Siding | Basement | 58.74 | 0.00 | 1.82 | 1664 | 100,772 |

| Other Additions/Adjustments | Rate | Size | Cost |
|-----------------------------|------|------|------|
|-----------------------------|------|------|------|

(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Porches

| | | | |
|-------------------------|-------|----|-------|
| WCP (1 Story), Standard | 29.42 | 96 | 2,824 |
|-------------------------|-------|----|-------|

(17) Garages

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

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

County Multiplier = 1.38 =>

Cost New = 173,591

Notes: MODULAR

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 156,232
 ECF (414-RIVER WOODS, 240 CLAM RIVER SUB)0.750 => TCV of Bldg: 1 = 117,174

2018 Est. T.C.V. 009-575-011-00 = 123,424

Est. TCV/Total Floor Area = 74.17, Most recent sale 04/14/2008 for 153,000

| 2017 Assessed | MBOR | S.E.V. | Base for Cap | C.P.I. | | |
|---------------|------------|--------|--------------|----------------|---------|--|
| 60,300 | 60,300 | 60,300 | 48,017 | 2.10 | | |
| 2018 New Eq. | Adjustment | Loss | Additions | Tax Adjustment | Losses | |
| 0 | 1,400 | 0 | 0 | 1,008 | 0 | |
| 2018 Assessed | MBOR | S.E.V. | Capped | ->Taxable<- | PRE/MBT | |
| 61,700 | 61,700 | 61,700 | 49,025 | 49,025 | 49,025 | |

| | | |
|---------------------|------------------|---------------------|
| 009-575-012-00 | 2018 Est. T.C.V. | GAULD HOLLY D |
| Property Class: 402 | | BLUE RD |
| Map #: | LAKE TOWNSHIP | LAKE CITY, MI 49651 |

Land Value Estimates for Land Table Res 8.RURAL SUBS

| | | * Factors * | | EFF | | | | |
|---|---------------|-------------|-------|-------|------------|--------|-------------------------|-------|
| Description | Frontage | Depth | Front | Depth | Rate %Adj. | Reason | Value | |
| <Site Value C> | 140-Blue Road | | | | 5000 100 | | 5,000 | |
| 127 Actual Front Feet, 0.61 Total Acres | | | | | | | Total Est. Land Value = | 5,000 |

| | | | | | | |
|--|---------|------------|--------------|-------------|----------------|--------|
| 2018 Est. T.C.V. 009-575-012-00 | = | 5,000 | | | | |
| Est. TCV/Total Floor Area = 3.00, Most recent sale 08/18/2005 for 12,500 | | | | | | |
| 2017 Assessed | MBOR | S.E.V. | Base for Cap | C.P.I. | | |
| 5,000 | 5,000 | 5,000 | 3,683 | 2.10 | | |
| 2018 | New Eq. | Adjustment | Loss | Additions | Tax Adjustment | Losses |
| | 0 | -2,500 | 0 | 0 | -1,183 | 0 |
| 2018 Assessed | MBOR | S.E.V. | Capped | ->Taxable<- | PRE/MBT | |
| 2,500 | 2,500 | 2,500 | 3,760 | 2,500 | 2,500 | |

| | | |
|---------------------|------------------|---------------------|
| 009-575-014-00 | 2018 Est. T.C.V. | DINGEE MARK & HOLLY |
| Property Class: 401 | | 4931 RIVER WOODS RD |
| Map #: | LAKE TOWNSHIP | LAKE CITY, MI 49651 |

Land Value Estimates for Land Table Res 8.RURAL SUBS

* Factors *

| Description | Frontage | Depth | Front | Depth | Rate | %Adj. | Reason | Value |
|---|----------|--------|-------|-------|------|-------|--------|-------------------------------|
| <Site Value I> GROUP I | | \$5000 | | | 5000 | 100 | | 5,000 |
| 140 Actual Front Feet, 0.80 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: Patio Blocks | 8.13 | 1.00 | 120 | 0 | 0 |
| D/W/P: Asphalt Paving | 1.61 | 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 | 50 | 1,250 |
| Total Estimated Land Improvements True Cash Value = | | | | | 1,250 |

Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE Cls C Blt 2000

(11) Heating System: Forced Air w/ Ducts

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

| Stories | Exterior | Foundation | Rate | Bsmnt-Adj | Heat-Adj | Size | Cost |
|---------|--------------|-------------|-------|-----------|----------|------|--------|
| 1.5 | Story Siding | Crawl Space | 85.42 | -9.76 | 0.00 | 1008 | 76,265 |

| Other Additions/Adjustments | Rate | Size | Cost |
|-----------------------------|------|------|------|
|-----------------------------|------|------|------|

(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

| | | | |
|---------------------|---------|---|-------|
| Appliance Allowance | 1915.00 | 1 | 1,915 |
|---------------------|---------|---|-------|

(16) Deck/Balcony

| | | | |
|------------------------|------|----|-----|
| Treated Wood, Standard | 8.56 | 90 | 770 |
|------------------------|------|----|-----|

(17) Garages

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

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

County Multiplier = 1.38 => Cost New = 135,247

Notes: BOCA MODULAR

| | | |
|--|-------------|---------|
| Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0, | Depr.Cost = | 114,960 |
| ECF (414-RIVER WOODS, 240 CLAM RIVER SUB)0.750 => TCV of Bldg: 1 = | | 86,220 |

2018 Est. T.C.V. 009-575-014-00 = 92,470

Est. TCV/Total Floor Area = 61.16, Most recent sale 09/15/2015 for 81,375

| 2017 Assessed | MBOR | S.E.V. | Base for Cap | C.P.I. | | |
|-------------------------|--------|-----------|----------------|-------------|---------|--|
| 45,900 | 45,900 | 45,900 | 40,259 | 2.10 | | |
| 2018 New Eq. Adjustment | Loss | Additions | Tax Adjustment | Losses | | |
| 0 | 300 | 0 | 845 | 0 | | |
| 2018 Assessed | MBOR | S.E.V. | Capped | ->Taxable<- | PRE/MBT | |
| 46,200 | 46,200 | 46,200 | 41,104 | 41,104 | 41,104 | |

009-576-016-00 2018 Est. T.C.V. NOLES ROBERT E SR & ANITA D
 Property Class: 401 4798 RIVER WOODS RD
 Map #: LAKE TOWNSHIP Lake City, MI 49651

Land Value Estimates for Land Table Res 8.RURAL SUBS

* Factors *

| Description | Frontage | Depth | Front | Depth | Rate | %Adj. | Reason | Value |
|--|----------|-------|-------|-------|------|-------|--------|-------|
| <Site Value H> RURAL LOTS | | | | | 7000 | 100 | | 7,000 |
| 150 Actual Front Feet, 0.88 Total Acres Total Est. Land Value = | | | | | | | | 7,000 |

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 | 1700 | 0 | 0 |
| D/W/P: 4in Ren. Conc. | 4.21 | 1.00 | 432 | 0 | 0 |
| Residential Local Cost Land Improvements | | | | | |
| Description | Rate | CountyMult. | Size | %Good | Cash Value |
| LAND IMPROVE 2500 | 2500.00 | 1.00 | 1.0 | 100 | 2,500 |
| Total Estimated Land Improvements True Cash Value = | | | | | 2,500 |

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

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1445 SF Floor Area = 1445 SF.

| Stories | Exterior | Foundation | Rate | Bsmnt-Adj | Heat-Adj | Size | Cost |
|---------|--------------|------------|-------|-----------|----------|------|---------|
| 1 | Story Siding | Basement | 69.45 | 0.00 | 2.11 | 1445 | 103,404 |

| Other Additions/Adjustments | Rate | Size | Cost |
|-----------------------------|------|------|------|
|-----------------------------|------|------|------|

(1) Exterior

| | | | |
|---------------------------|--------|-----|-------|
| Brick Veneer | 8.25 | 200 | 1,650 |
| Walk out Basement Door(s) | 775.00 | 1 | 775 |

(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

| | | | |
|-----------------------------|---------|---|-------|
| Appliance Allowance | 1915.00 | 1 | 1,915 |
| Security System | 3235.00 | 1 | 3,235 |
| Fireplace: Interior 2 Story | 3825.00 | 1 | 3,825 |

(16) Porches

| | | | |
|-------------------------|-------|----|-------|
| CCP (1 Story), Standard | 34.76 | 64 | 2,225 |
| CCP (1 Story), Standard | 31.10 | 88 | 2,737 |

(16) Deck/Balcony

| | | | |
|------------------------|------|-----|-------|
| Treated Wood, Standard | 7.25 | 180 | 1,305 |
|------------------------|------|-----|-------|

(17) Garages

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

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

County Multiplier = 1.38 => Cost New = 196,149

Phy/Ab.Phy/Func/Econ/Comb.%Good= 95/100/100/100/95.0, Depr.Cost = 186,342

Separately Depreciated Items:

(9) Basement Finish

| | | | |
|----------------------------|-------|-----|--------|
| Basement Recreation Finish | 11.45 | 960 | 10,992 |
|----------------------------|-------|-----|--------|

County Multiplier = 1.38 => Cost New = 15,169

Phy/Ab.Phy/Func/Econ/Comb.%Good= 50/100/100/100/50.0, Depr.Cost = 7,584

Total Depreciated Cost = 193,926

ECF (414-RIVER WOODS, 240 CLAM RIVER SUB)1.010 => TCV of Bldg: 1 = 195,865

2018 Est. T.C.V. 009-576-016-00 = 205,365

Est. TCV/Total Floor Area = 142.12, Most recent sale 04/05/2006 for 250,000

| 2017 Assessed | MBOR | S.E.V. | Base for Cap | C.P.I. | | |
|---------------|---------|------------|--------------|-----------|----------------|--------|
| 100,900 | 100,900 | 100,900 | 83,901 | 2.10 | | |
| 2018 | New Eq. | Adjustment | Loss | Additions | Tax Adjustment | Losses |
| | 0 | 1,800 | 0 | 0 | 1,761 | 0 |

Parcel Number: 009-576-016-00

Page: 2

| 2018 Assessed | MBOR | S.E.V. | Capped | ->Taxable<- | PRE/MBT |
|---------------|---------|---------|--------|-------------|---------|
| 102,700 | 102,700 | 102,700 | 85,662 | 85,662 | 85,662 |

| | | |
|---------------------|------------------|-----------------------------|
| 009-576-017-00 | 2018 Est. T.C.V. | BUCHANAN ROBERT B & DIANE L |
| Property Class: 402 | | RIVER WOODS RD |
| Map #: | LAKE TOWNSHIP | LAKE CITY, MI 49651 |

Land Value Estimates for Land Table Res 8.RURAL SUBS

* Factors *

| Description | Frontage | Depth | Front | Depth | Rate | %Adj. | Reason | Value |
|---|----------|-------|-------|-------|------|-------|-------------------------|-------|
| <Site Value H> RURAL LOTS | | | | | 7000 | 100 | | 7,000 |
| 150 Actual Front Feet, 0.82 Total Acres | | | | | | | Total Est. Land Value = | 7,000 |

2018 Est. T.C.V. 009-576-017-00 = 7,000

Est. TCV/Total Floor Area = 4.84, Most recent sale 01/31/2005 for 20,000

| | | | | | | | | |
|---------------|------------|--------|--------------|----------------|---------|--|--|--|
| 2017 Assessed | MBOR | S.E.V. | Base for Cap | C.P.I. | | | | |
| 7,500 | 7,500 | 7,500 | 7,500 | 2.10 | | | | |
| 2018 New Eq. | Adjustment | Loss | Additions | Tax Adjustment | Losses | | | |
| 0 | -4,000 | 0 | 0 | -4,000 | 0 | | | |
| 2018 Assessed | MBOR | S.E.V. | Capped | ->Taxable<- | PRE/MBT | | | |
| 3,500 | 3,500 | 3,500 | 7,657 | 3,500 | 3,500 | | | |

009-576-018-00 2018 Est. T.C.V. BUCHANAN ROBERT B & DIANE L
 Property Class: 401 4828 RIVER WOODS RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 8.RURAL SUBS

* Factors *

| Description | Frontage | Depth | Front | Depth | Rate | %Adj. | Reason | Value |
|--|----------|-------|-------|-------|------|-------|--------|-------|
| <Site Value H> RURAL LOTS | | | | | 7000 | 100 | | 7,000 |
| 155 Actual Front Feet, 0.78 Total Acres Total Est. Land Value = | | | | | | | | 7,000 |

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 1S Cls C+5 Blt 2004

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1304 SF Floor Area = 1304 SF.

| Stories | Exterior | Foundation | Rate | Bsmnt-Adj | Heat-Adj | Size | Cost |
|---------|--------------|------------|-------|-----------|----------|------|--------|
| 1 | Story Siding | Basement | 67.36 | 0.00 | 2.01 | 1304 | 90,458 |

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

(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

| | | | |
|---------------------|---------|---|-------|
| Appliance Allowance | 1915.00 | 1 | 1,915 |
|---------------------|---------|---|-------|

(16) Deck/Balcony

| | | | |
|------------------------------|-------|-----|-------|
| Treated Wood w/Roof,Standard | 18.80 | 176 | 3,309 |
| Treated Wood,Standard | 7.90 | 120 | 948 |

(17) Garages

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

| | | | |
|---------------------|----------|-----|--------|
| Base Cost | 18.40 | 624 | 11,482 |
| Common Wall: 1 Wall | -1300.00 | 1 | -1,300 |
| Automatic Doors | 375.00 | 1 | 375 |

County Multiplier = 1.38 => Cost New = 161,331

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 145,198
 ECF (414-RIVER WOODS, 240 CLAM RIVER SUB)1.010 => TCV of Bldg: 1 = 146,650

2018 Est. T.C.V. 009-576-018-00 = 156,150

Est. TCV/Total Floor Area = 119.75, Most recent sale 05/19/2004 for 18,900

| 2017 Assessed | MBOR | S.E.V. | Base for Cap | C.P.I. | | |
|---------------|------------|--------|--------------|----------------|---------|--|
| 81,000 | 81,000 | 81,000 | 68,067 | 2.10 | | |
| 2018 New Eq. | Adjustment | Loss | Additions | Tax Adjustment | Losses | |
| 0 | -2,900 | 0 | 0 | 1,429 | 0 | |
| 2018 Assessed | MBOR | S.E.V. | Capped | ->Taxable<- | PRE/MBT | |
| 78,100 | 78,100 | 78,100 | 69,496 | 69,496 | 69,496 | |

009-576-019-00 2018 Est. T.C.V. DERUITER BERNARD
 Property Class: 401 4880 RIVER WOODS RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 8.RURAL SUBS

* Factors *

| Description | Frontage | Depth | Front | Depth | Rate | %Adj. | Reason | Value |
|--|----------|-------|-------|-------|------|-------|--------|-------|
| <Site Value H> RURAL LOTS | | | | | 7000 | 100 | | 7,000 |
| 155 Actual Front Feet, 0.78 Total Acres Total Est. Land Value = | | | | | | | | 7,000 |

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 1S Cls C+5 Blt 2004

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1566 SF Floor Area = 1566 SF.

| Stories | Exterior | Foundation | Rate | Bsmnt-Adj | Heat-Adj | Size | Cost |
|---------|--------------|------------|-------|-----------|----------|------|---------|
| 1 | Story Siding | Basement | 65.51 | 0.00 | 2.01 | 1566 | 105,736 |

| Other Additions/Adjustments | Rate | Size | Cost |
|-----------------------------|------|------|------|
|-----------------------------|------|------|------|

(9) Basement Finish

| | | | |
|----------------------------|-------|-----|--------|
| Basement Recreation Finish | 11.45 | 900 | 10,305 |
|----------------------------|-------|-----|--------|

(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

| | | | |
|---------------------|---------|---|-------|
| Appliance Allowance | 1915.00 | 1 | 1,915 |
|---------------------|---------|---|-------|

(16) Porches

| | | | |
|-------------------------|-------|-----|-------|
| WCP (1 Story), Standard | 28.61 | 103 | 2,947 |
|-------------------------|-------|-----|-------|

(17) Garages

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

| | | | |
|---------------------|----------|-----|--------|
| Base Cost | 17.28 | 720 | 12,442 |
| Common Wall: 1 Wall | -1300.00 | 1 | -1,300 |
| Automatic Doors | 375.00 | 2 | 750 |

County Multiplier = 1.38 => Cost New = 195,601

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 176,041
 ECF (414-RIVER WOODS, 240 CLAM RIVER SUB)1.010 => TCV of Bldg: 1 = 177,801

2018 Est. T.C.V. 009-576-019-00 = 187,301

Est. TCV/Total Floor Area = 119.60, Most recent sale 06/30/2015 for 171,900

| 2017 Assessed | MBOR | S.E.V. | Base for Cap | C.P.I. | | |
|---------------|------------|--------|--------------|----------------|---------|--|
| 92,600 | 92,600 | 92,600 | 88,388 | 2.10 | | |
| 2018 New Eq. | Adjustment | Loss | Additions | Tax Adjustment | Losses | |
| 0 | 1,100 | 0 | 0 | 1,856 | 0 | |
| 2018 Assessed | MBOR | S.E.V. | Capped | ->Taxable<- | PRE/MBT | |
| 93,700 | 93,700 | 93,700 | 90,244 | 90,244 | 90,244 | |

| | | |
|---------------------|------------------|-----------------------------|
| 009-576-021-00 | 2018 Est. T.C.V. | ASHTON HARRY E & LISA M III |
| Property Class: 402 | | RIVER WOODS RD |
| Map #: | LAKE TOWNSHIP | LAKE CITY, MI 49651 |

Land Value Estimates for Land Table Res 8.RURAL SUBS

* Factors *

| Description | Frontage | Depth | Front | Depth | Rate | %Adj. | Reason | Value |
|---|----------|-------|-------|-------|------|-------|-------------------------|-------|
| <Site Value H> RURAL LOTS | | | | | 7000 | 100 | | 7,000 |
| 173 Actual Front Feet, 1.01 Total Acres | | | | | | | Total Est. Land Value = | 7,000 |

2018 Est. T.C.V. 009-576-021-00 = 7,000

Est. TCV/Total Floor Area = 2.79, Most recent sale 04/20/2006 for 22,500

| | | | | | | | | |
|-------------------------|--------|--------|--------------|----------------|---------|--|--|--|
| 2017 Assessed | MBOR | S.E.V. | Base for Cap | C.P.I. | | | | |
| 8,700 | 8,700 | 8,700 | 8,700 | 2.10 | | | | |
| 2018 New Eq. Adjustment | | Loss | Additions | Tax Adjustment | Losses | | | |
| 0 | -5,200 | 0 | 0 | -5,200 | 0 | | | |
| 2018 Assessed | MBOR | S.E.V. | Capped | ->Taxable<- | PRE/MBT | | | |
| 3,500 | 3,500 | 3,500 | 8,882 | 3,500 | 3,500 | | | |

| | | |
|---------------------|------------------|---------------------|
| 009-576-022-00 | 2018 Est. T.C.V. | BALL SAM R & RACHEL |
| Property Class: 402 | | RIVER WOODS RD |
| Map #: | LAKE TOWNSHIP | LAKE CITY, MI 49651 |

Land Value Estimates for Land Table Res 8.RURAL SUBS

* Factors *

| Description | Frontage | Depth | Front | Depth | Rate | %Adj. | Reason | Value |
|---|----------|-------|-------|-------|------|-------|-------------------------|-------|
| <Site Value H> RURAL LOTS | | | | | 7000 | 100 | | 7,000 |
| 163 Actual Front Feet, 1.01 Total Acres | | | | | | | Total Est. Land Value = | 7,000 |

2018 Est. T.C.V. 009-576-022-00 = 7,000

Est. TCV/Total Floor Area = 2.79, Most recent sale 06/30/2017 for 2,000

| | | | | | | | | |
|-------------------------|--------|--------|--------------|----------------|---------|--|--|--|
| 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 | -4,700 | 0 | 0 | -4,700 | 0 | | | |
| 2018 Assessed | MBOR | S.E.V. | Capped | ->Taxable<- | PRE/MBT | | | |
| 3,500 | 3,500 | 3,500 | 8,372 | 3,500 | 0 | | | |

| | | |
|---------------------|------------------|-------------------------|
| 009-576-023-00 | 2018 Est. T.C.V. | RIVER WOODS ESTATES LLC |
| Property Class: 402 | | RIVER WOODS RD |
| Map #: | LAKE TOWNSHIP | LAKE CITY, MI 49651 |

Land Value Estimates for Land Table Res 8.RURAL SUBS

* Factors *

| Description | Frontage | Depth | Front | Depth | Rate | %Adj. | Reason | Value |
|---|----------|-------|-------|-------|------|-------|-------------------------|-------|
| <Site Value H> RURAL LOTS | | | | | 7000 | 100 | | 7,000 |
| 163 Actual Front Feet, 1.01 Total Acres | | | | | | | Total Est. Land Value = | 7,000 |

2018 Est. T.C.V. 009-576-023-00 = 7,000

Est. TCV/Total Floor Area = 2.79

| | | | | | | |
|---------------|------------|--------|--------------|----------------|---------|--|
| 2017 Assessed | MBOR | S.E.V. | Base for Cap | C.P.I. | | |
| 10,000 | 10,000 | 10,000 | 1,131 | 2.10 | | |
| 2018 New Eq. | Adjustment | Loss | Additions | Tax Adjustment | Losses | |
| 0 | -6,500 | 0 | 0 | 23 | 0 | |
| 2018 Assessed | MBOR | S.E.V. | Capped | ->Taxable<- | PRE/MBT | |
| 3,500 | 3,500 | 3,500 | 1,154 | 1,154 | 0 | |

| | | |
|---------------------|------------------|-------------------------|
| 009-576-024-00 | 2018 Est. T.C.V. | RIVER WOODS ESTATES LLC |
| Property Class: 402 | | RIVER WOODS RD |
| Map #: | LAKE TOWNSHIP | LAKE CITY, MI 49651 |

Land Value Estimates for Land Table Res 8.RURAL SUBS

* Factors *

| Description | Frontage | Depth | Front | Depth | Rate | %Adj. | Reason | Value |
|---|----------|-------|-------|-------|------|-------|-------------------------|-------|
| <Site Value H> RURAL LOTS | | | | | 7000 | 100 | | 7,000 |
| 163 Actual Front Feet, 1.01 Total Acres | | | | | | | Total Est. Land Value = | 7,000 |

2018 Est. T.C.V. 009-576-024-00 = 7,000

Est. TCV/Total Floor Area = 2.79

| | | | | | | |
|---------------|------------|--------|--------------|----------------|---------|--|
| 2017 Assessed | MBOR | S.E.V. | Base for Cap | C.P.I. | | |
| 10,000 | 10,000 | 10,000 | 1,130 | 2.10 | | |
| 2018 New Eq. | Adjustment | Loss | Additions | Tax Adjustment | Losses | |
| 0 | -6,500 | 0 | 0 | 23 | 0 | |
| 2018 Assessed | MBOR | S.E.V. | Capped | ->Taxable<- | PRE/MBT | |
| 3,500 | 3,500 | 3,500 | 1,153 | 1,153 | 0 | |

| | | |
|---------------------|------------------|-------------------------|
| 009-576-025-00 | 2018 Est. T.C.V. | RIVER WOODS ESTATES LLC |
| Property Class: 402 | | RIVER WOODS RD |
| Map #: | LAKE TOWNSHIP | LAKE CITY, MI 49651 |

Land Value Estimates for Land Table Res 8.RURAL SUBS

* Factors *

| Description | Frontage | Depth | Front | Depth | Rate | %Adj. | Reason | Value |
|---|----------|-------|-------|-------|------|-------|-------------------------|-------|
| <Site Value H> RURAL LOTS | | | | | 7000 | 100 | | 7,000 |
| 148 Actual Front Feet, 0.94 Total Acres | | | | | | | Total Est. Land Value = | 7,000 |

2018 Est. T.C.V. 009-576-025-00 = 7,000

Est. TCV/Total Floor Area = 2.79

| | | | | | | | |
|---------------|------------|--------|--------------|----------------|---------|--|--|
| 2017 Assessed | MBOR | S.E.V. | Base for Cap | C.P.I. | | | |
| 10,000 | 10,000 | 10,000 | 1,258 | 2.10 | | | |
| 2018 New Eq. | Adjustment | Loss | Additions | Tax Adjustment | Losses | | |
| 0 | -6,500 | 0 | 0 | 26 | 0 | | |
| 2018 Assessed | MBOR | S.E.V. | Capped | ->Taxable<- | PRE/MBT | | |
| 3,500 | 3,500 | 3,500 | 1,284 | 1,284 | 0 | | |

| | | |
|---------------------|------------------|-------------------------|
| 009-576-026-00 | 2018 Est. T.C.V. | RIVER WOODS ESTATES LLC |
| Property Class: 402 | | RIVER WOODS RD |
| Map #: | LAKE TOWNSHIP | LAKE CITY, MI 49651 |

Land Value Estimates for Land Table Res 8.RURAL SUBS

* Factors *

| Description | Frontage | Depth | Front | Depth | Rate | %Adj. | Reason | Value |
|---|----------|-------|-------|-------|------|-------|-------------------------|-------|
| <Site Value H> RURAL LOTS | | | | | 7000 | 100 | | 7,000 |
| 175 Actual Front Feet, 1.31 Total Acres | | | | | | | Total Est. Land Value = | 7,000 |

2018 Est. T.C.V. 009-576-026-00 = 7,000

Est. TCV/Total Floor Area = 2.79

| | | | | | | |
|---------------|------------|--------|--------------|----------------|---------|--|
| 2017 Assessed | MBOR | S.E.V. | Base for Cap | C.P.I. | | |
| 10,000 | 10,000 | 10,000 | 1,764 | 2.10 | | |
| 2018 New Eq. | Adjustment | Loss | Additions | Tax Adjustment | Losses | |
| 0 | -6,500 | 0 | 0 | 37 | 0 | |
| 2018 Assessed | MBOR | S.E.V. | Capped | ->Taxable<- | PRE/MBT | |
| 3,500 | 3,500 | 3,500 | 1,801 | 1,801 | 0 | |

| | | |
|---------------------|------------------|----------------------------------|
| 009-576-027-00 | 2018 Est. T.C.V. | GRISWOLD RAYMOND A & ELIZABETH S |
| Property Class: 402 | | RIVER WOODS RD |
| Map #: | LAKE TOWNSHIP | LAKE CITY, MI 49651 |

Land Value Estimates for Land Table Res 8.RURAL SUBS

* Factors *

| Description | Frontage | Depth | Front | Depth | Rate | %Adj. | Reason | Value |
|---|----------|-------|-------|-------|------|-------|-------------------------|-------|
| <Site Value H> RURAL LOTS | | | | | 7000 | 100 | | 7,000 |
| 171 Actual Front Feet, 1.19 Total Acres | | | | | | | Total Est. Land Value = | 7,000 |

2018 Est. T.C.V. 009-576-027-00 = 7,000

Est. TCV/Total Floor Area = 2.79, Most recent sale 11/12/2014 for 22,000

| | | | | | | | | |
|---------------|------------|--------|--------------|----------------|---------|--|--|--|
| 2017 Assessed | MBOR | S.E.V. | Base for Cap | C.P.I. | | | | |
| 10,000 | 10,000 | 10,000 | 10,000 | 2.10 | | | | |
| 2018 New Eq. | Adjustment | Loss | Additions | Tax Adjustment | Losses | | | |
| 0 | -6,500 | 0 | 0 | -6,500 | 0 | | | |
| 2018 Assessed | MBOR | S.E.V. | Capped | ->Taxable<- | PRE/MBT | | | |
| 3,500 | 3,500 | 3,500 | 10,210 | 3,500 | 0 | | | |

009-580-001-00 2018 Est. T.C.V. KIRBY BENJAMIN R & LYNETTE M &
 Property Class: 401 1876 S SCHNEIDER ST
 Map #: LAKE TOWNSHIP Lake City, MI 49651

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

* Factors *

| Description | Frontage | Depth | Front | Depth | Rate | %Adj. | Reason | Value |
|---|----------|--------|--------|--------|------|-------|--------|--------|
| GROUP H \$800 | 79.00 | 100.00 | 0.9208 | 1.0000 | 800 | 100 | | 58,193 |
| 79 Actual Front Feet, 0.18 Total Acres Total Est. Land Value = | | | | | | | | 58,193 |

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

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

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

(11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 780 SF Floor Area = 1170 SF.

| Stories | Exterior | Foundation | Rate | Bsmnt-Adj | Heat-Adj | Size | Cost |
|---------|--------------|------------|-------|-----------|----------|------|--------|
| 1.5 | Story Siding | Basement | 90.11 | 0.00 | -0.40 | 780 | 69,974 |

| Other Additions/Adjustments | Rate | Size | Cost |
|-----------------------------|------|------|------|
|-----------------------------|------|------|------|

(9) Basement Finish

| | | | |
|----------------------------|--------|-----|-------|
| Basement Recreation Finish | 11.45 | 575 | 6,584 |
| Walk out Basement Door(s) | 775.00 | 1 | 775 |

(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

| | | | |
|---------------------------|---------|---|-------|
| Appliance Allowance | 1915.00 | 1 | 1,915 |
| Fireplace: Prefab 2 Story | 2505.00 | 1 | 2,505 |

(16) Porches

| | | | |
|-------------------------|-------|-----|-------|
| WCP (1 Story), Standard | 54.24 | 24 | 1,302 |
| WPP, Standard | 9.73 | 260 | 2,530 |

(16) Deck/Balcony

| | | | |
|------------------------|------|-----|-------|
| Treated Wood, Standard | 6.61 | 312 | 2,062 |
|------------------------|------|-----|-------|

County Multiplier = 1.38 => Cost New = 133,954

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 120,559
 ECF (410- SAPPHIRE LAKE AREA) 1.360 => TCV of Bldg: 1 = 163,960

2018 Est. T.C.V. 009-580-001-00 = 224,578

Est. TCV/Total Floor Area = 191.95, Most recent sale 02/07/2007 for 228,000

| 2017 Assessed | MBOR | S.E.V. | Base for Cap | C.P.I. | | |
|---------------|------------|---------|--------------|----------------|---------|--|
| 101,800 | 101,800 | 101,800 | 87,645 | 2.10 | | |
| 2018 New Eq. | Adjustment | Loss | Additions | Tax Adjustment | Losses | |
| 7,300 | 3,200 | 0 | 7,300 | 1,840 | 0 | |
| 2018 Assessed | MBOR | S.E.V. | Capped | ->Taxable<- | PRE/MBT | |
| 112,300 | 112,300 | 112,300 | 96,785 | 96,785 | 0 | |

| | | |
|---------------------|------------------|---------------------|
| 009-580-002-00 | 2018 Est. T.C.V. | SCHWAGER SUSANNA |
| Property Class: 401 | | 1850 S SCHNEIDER ST |
| Map #: | LAKE TOWNSHIP | LAKE CITY, MI 49651 |

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

* Factors *

| Description | Frontage | Depth | Front | Depth | Rate | %Adj. | Reason | Value |
|--|----------|--------|--------|--------|------|-------|--------|--------------------------------|
| GROUP H \$800 | 60.00 | 110.00 | 1.0000 | 1.0000 | 800 | 100 | | 48,000 |
| 60 Actual Front Feet, 0.15 Total Acres | | | | | | | | Total Est. Land Value = 48,000 |

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

| Description | Rate | CountyMult. | Size | %Good | Cash Value |
|---|------|-------------|------|-------|------------|
| Shed: Wood Frame | 9.16 | 1.00 | 165 | 72 | 1,088 |
| Shed: Wood Frame | 7.99 | 1.00 | 288 | 72 | 1,656 |
| Total Estimated Land Improvements True Cash Value = | | | | | 2,745 |

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 781 SF Floor Area = 781 SF.

| Stories | Exterior | Foundation | Rate | Bsmnt-Adj | Heat-Adj | Size | Cost |
|---------|--------------|-------------|-------|-----------|----------|------|--------|
| 1 | Story Siding | Crawl Space | 62.66 | -9.36 | 0.00 | 605 | 32,247 |
| 1 | Story Siding | Slab | 62.66 | -11.11 | 0.00 | 176 | 9,073 |

| 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 6.15 448 2,755

(16) Breezeways

Frame Wall,Unfinished 22.75 63 1,433

County Multiplier = 1.38 => Cost New = 70,556

Phy/Ab.Phy/Func/Econ/Comb.%Good= 68/100/100/100/68.0, Depr.Cost = 47,978
ECF (410- SAPPHIRE LAKE AREA) 1.360 => TCV of Bldg: 1 = 65,250

2018 Est. T.C.V. 009-580-002-00 = 115,995

Est. TCV/Total Floor Area = 148.52

| 2017 Assessed | MBOR | S.E.V. | Base for Cap | C.P.I. | | |
|-------------------------|--------|-----------|----------------|-------------|---------|--|
| 56,600 | 56,600 | 56,600 | 40,439 | 2.10 | | |
| 2018 New Eq. Adjustment | Loss | Additions | Tax Adjustment | Losses | | |
| 0 | 1,400 | 0 | 849 | 0 | | |
| 2018 Assessed | MBOR | S.E.V. | Capped | ->Taxable<- | PRE/MBT | |
| 58,000 | 58,000 | 58,000 | 41,288 | 41,288 | 41,288 | |

009-580-003-00 2018 Est. T.C.V. EDBERG KENETH D & WENDY S
 Property Class: 401 1846 S SCHNEIDER ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

| Description | Frontage | Depth | Front | Depth | Rate | %Adj. | Reason | Value |
|---|----------|--------|--------|--------|------|-------|--------|--------|
| GROUP H \$800 | 65.00 | 110.00 | 0.9763 | 1.0000 | 800 | 100 | | 50,766 |
| 65 Actual Front Feet, 0.16 Total Acres Total Est. Land Value = | | | | | | | | 50,766 |

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

| Unit | Exterior | Roof | Rate | Heat/Roof | Ext.(%) | Size | Cost |
|----------|----------|-------|-------|-----------|---------|------|--------|
| BaseUnit | Ribbed | Metal | 43.30 | -0.79 | -5 | 500 | 20,173 |

| Other Additions/Adjustments | Rate | Size | Cost |
|-----------------------------|-------|------|--------|
| Addition/Slab | 31.75 | 400 | 12,700 |
| Free Standing Roof | 4.35 | 900 | 3,915 |

| | | | |
|--------------|------|-----|-----|
| (2) Skirting | | | |
| Metal/Vinyl | 5.60 | 120 | 672 |

| | | | |
|---------------------------|------|---|---|
| (9) Foundation | | | |
| Foundation Wall: Concrete | 7.28 | 0 | 0 |

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

| | | | |
|------------------|---------|---|-------|
| (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 |

(17) Garages

| | | | |
|--|--------|-----|-------|
| Class:CD Exterior: Pole Foundation: 18 Inch (Unfinished) | | | |
| Base Cost | 11.14 | 768 | 8,556 |
| Mechanical Doors | 350.00 | 2 | 700 |

County Multiplier = 1.38 => Cost New = 70,245

| | | |
|--|-------------|--------|
| Phy/Ab.Phy/Func/Econ/Comb.%Good= 35/100/100/100/35.0, | Depr.Cost = | 24,586 |
| ECF (410- SAPPHIRE LAKE AREA) 0.600 => TCV of Bldg: 1 = | | 14,751 |

2018 Est. T.C.V. 009-580-003-00 = 66,487

Est. TCV/Total Floor Area = 73.87, Most recent sale 03/15/2012 for 77,000

| 2017 Assessed | MBOR | S.E.V. | Base for Cap | C.P.I. | | |
|-------------------------|--------|-----------|----------------|-------------|---------|--|
| 33,300 | 33,300 | 33,300 | 33,300 | 2.10 | | |
| 2018 New Eq. Adjustment | Loss | Additions | Tax Adjustment | Losses | | |
| 0 | -100 | 0 | -100 | 0 | | |
| 2018 Assessed | MBOR | S.E.V. | Capped | ->Taxable<- | PRE/MBT | |
| 33,200 | 33,200 | 33,200 | 33,999 | 33,200 | 0 | |

009-580-004-00 2018 Est. T.C.V. CHANDLER DONNA J
 Property Class: 401 1840 S SCHNEIDER ST
 Map #: LAKE TOWNSHIP Lake City, MI 49651

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

* Factors *

| Description | Frontage | Depth | Front | Depth | Rate | %Adj. | Reason | Value |
|---|----------|--------|--------|--------|------|-------|--------|--------|
| GROUP H \$800 | 65.00 | 110.00 | 0.9763 | 1.0000 | 800 | 100 | | 50,766 |
| 65 Actual Front Feet, 0.16 Total Acres Total Est. Land Value = | | | | | | | | 50,766 |

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

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

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

(11) Heating System: Wall/Floor Furnace

Ground Area = Size for Rates = 300 SF Floor Area = 300 SF.

| Stories | Exterior | Foundation | Rate | Bsmnt-Adj | Heat-Adj | Size | Cost |
|---------|--------------|------------|-------|-----------|----------|------|--------|
| 1 | Story Siding | Slab | 63.46 | -11.86 | -0.78 | 300 | 15,246 |

| Other Additions/Adjustments | Rate | Size | Cost |
|-----------------------------|------|------|------|
|-----------------------------|------|------|------|

(13) Plumbing

Average Fixture(s) 525.00 1 525

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance 1235.00 1 1,235

County Multiplier = 1.38 => Cost New = 26,900

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, Depr.Cost = 14,795
ECF (410- SAPPHIRE LAKE AREA) 1.300 => TCV of Bldg: 1 = 19,234

2018 Est. T.C.V. 009-580-004-00 = 70,940

Est. TCV/Total Floor Area = 236.47, Most recent sale 09/14/2012 for 70,000

| 2017 Assessed | MBOR | S.E.V. | Base for Cap | C.P.I. | | |
|---------------|---------|------------|--------------|-------------|----------------|--------|
| 34,800 | 34,800 | 34,800 | 34,800 | 2.10 | | |
| 2018 | New Eq. | Adjustment | Loss | Additions | Tax Adjustment | Losses |
| 0 | 700 | 0 | 0 | 700 | 0 | 0 |
| 2018 Assessed | MBOR | S.E.V. | Capped | ->Taxable<- | PRE/MBT | |
| 35,500 | 35,500 | 35,500 | 35,530 | 35,500 | 35,500 | 35,500 |

009-580-007-00 2018 Est. T.C.V. SMITH CHRISTOPHER
 Property Class: 401 1792 S SCHNEIDER ST
 Map #: LAKE TOWNSHIP Lake City, MI 49651

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

* Factors *

| Description | Frontage | Depth | Front | Depth | Rate | %Adj. | Reason | Value |
|---|----------|--------|--------|--------|------|-------|--------|--------|
| GROUP H \$800 | 68.00 | 121.00 | 0.9631 | 1.0000 | 800 | 100 | | 52,395 |
| 68 Actual Front Feet, 0.19 Total Acres Total Est. Land Value = | | | | | | | | 52,395 |

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 2S Cls C+5 Blt 2008

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 992 SF Floor Area = 1952 SF.

| Stories | Exterior | Foundation | Rate | Bsmnt-Adj | Heat-Adj | Size | Cost |
|---------|--------------|------------|--------|-----------|----------|------|---------|
| 2 | Story Siding | Basement | 111.70 | 0.00 | 0.00 | 960 | 107,232 |
| 1 | Story Siding | Overhang | 39.06 | 0.00 | 0.00 | 16 | 625 |
| 1 | Story Siding | Overhang | 39.06 | 0.00 | 0.00 | 16 | 625 |

Other Additions/Adjustments

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

(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

| | | | |
|---------------------|---------|---|-------|
| Appliance Allowance | 1915.00 | 1 | 1,915 |
|---------------------|---------|---|-------|

(16) Porches

| | | | |
|-------------------------|-------|-----|-------|
| CCP (1 Story), Standard | 34.76 | 64 | 2,225 |
| WCP (2 Story), Standard | 29.84 | 144 | 4,297 |

(17) Garages

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

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

County Multiplier = 1.38 => Cost New = 186,093

Phy/Ab.Phy/Func/Econ/Comb.%Good= 93/100/100/100/93.0, Depr.Cost = 173,066
 ECF (410- SAPPHIRE LAKE AREA) 1.360 => TCV of Bldg: 1 = 235,370

2018 Est. T.C.V. 009-580-007-00 = 290,190

Est. TCV/Total Floor Area = 148.66, Most recent sale 11/14/2007 for 95,000

| 2017 Assessed | MBOR | S.E.V. | Base for Cap | C.P.I. | | |
|---------------|------------|---------|--------------|----------------|---------|--|
| 135,700 | 135,700 | 135,700 | 104,360 | 2.10 | | |
| 2018 New Eq. | Adjustment | Loss | Additions | Tax Adjustment | Losses | |
| 0 | 9,400 | 0 | 0 | 2,191 | 0 | |
| 2018 Assessed | MBOR | S.E.V. | Capped | ->Taxable<- | PRE/MBT | |
| 145,100 | 145,100 | 145,100 | 106,551 | 106,551 | 0 | |

009-580-008-00 2018 Est. T.C.V. SEJAT JOSEPH J & SUSAN Y
 Property Class: 401 1792 S SCHNEIDER ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

| Description | Frontage | Depth | Front | Depth | Rate | %Adj. | Reason | Value |
|---|----------|--------|--------|--------|------|-------|--------|--------|
| GROUP H \$800 | 60.00 | 110.00 | 1.0000 | 1.0000 | 800 | 100 | | 48,000 |
| 60 Actual Front Feet, 0.15 Total Acres Total Est. Land Value = | | | | | | | | 48,000 |

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

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

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

(11) Heating System: Space Heater

Ground Area = Size for Rates = 640 SF Floor Area = 640 SF.

| Stories | Exterior | Foundation | Rate | Bsmnt-Adj | Heat-Adj | Size | Cost |
|---------|-------------|------------|-------|-----------|----------|------|--------|
| 1 | Story Block | Slab | 54.76 | -10.56 | -1.89 | 640 | 27,078 |

| Other Additions/Adjustments | Rate | Size | Cost |
|-----------------------------|------|------|------|
|-----------------------------|------|------|------|

(13) Plumbing

| | | | |
|--------------------|--------|---|-----|
| Average Fixture(s) | 525.00 | 1 | 525 |
|--------------------|--------|---|-----|

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

| | | | |
|---------------------|---------|---|-------|
| Appliance Allowance | 1235.00 | 1 | 1,235 |
|---------------------|---------|---|-------|

(16) Porches

| | | | |
|-------------------------|-------|----|-------|
| CCP (1 Story), Standard | 29.75 | 75 | 2,231 |
|-------------------------|-------|----|-------|

(16) Deck/Balcony

| | | | |
|------------------------|------|-----|-----|
| Treated Wood, Standard | 7.24 | 120 | 869 |
|------------------------|------|-----|-----|

County Multiplier = 1.42 => Cost New = 48,884

Notes: COTTAGE

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 29,330
 ECF (410- SAPPHIRE LAKE AREA) 1.300 => TCV of Bldg: 1 = 38,130

2018 Est. T.C.V. 009-580-008-00 = 87,100

Est. TCV/Total Floor Area = 136.09, Most recent sale 09/06/2011 for 85,000

| 2017 Assessed | MBOR | S.E.V. | Base for Cap | C.P.I. | | |
|-------------------------|--------|-----------|----------------|-------------|---------|--|
| 42,100 | 42,100 | 42,100 | 42,100 | 2.10 | | |
| 2018 New Eq. Adjustment | Loss | Additions | Tax Adjustment | Losses | | |
| 0 | 1,500 | 0 | 884 | 0 | | |
| 2018 Assessed | MBOR | S.E.V. | Capped | ->Taxable<- | PRE/MBT | |
| 43,600 | 43,600 | 43,600 | 42,984 | 42,984 | 0 | |

| | | |
|---------------------|------------------|---------------------|
| 009-580-009-00 | 2018 Est. T.C.V. | HORNER TIMOTHY L TR |
| Property Class: 401 | | 1790 S SCHNEIDER ST |
| Map #: | LAKE TOWNSHIP | LAKE CITY, MI 49651 |

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

* Factors *

| Description | Frontage | Depth | Front | Depth | Rate | %Adj. | Reason | Value |
|--|----------|--------|--------|--------|------|-------|--------|--------------------------------|
| GROUP H \$800 | 60.00 | 107.00 | 1.0000 | 1.0000 | 800 | 100 | | 48,000 |
| 60 Actual Front Feet, 0.15 Total Acres | | | | | | | | Total Est. Land Value = 48,000 |

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

| Description | Rate | CountyMult. | Size | %Good | Cash Value |
|---------------------|-------|-------------|------|-------|------------|
| D/W/P: 3.5 Concrete | 4.04 | 1.00 | 160 | 0 | 0 |
| Shed: Metal Prefab | 11.56 | 1.00 | 70 | 46 | 372 |
| Dock: Light posts | 25.61 | 1.00 | 160 | 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 = | | | | | 2,747 |

Cost Est. for Res. Bldg: 1 Single Family 2S Cls BC Blt 1941

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

Ground Area = Size for Rates = 1056 SF Floor Area = 2112 SF.

| Stories | Exterior | Foundation | Rate | Bsmnt-Adj | Heat-Adj | Size | Cost |
|---------|--------------|------------|--------|-----------|----------|------|---------|
| 2 | Story Siding | Slab | 124.96 | -14.44 | 3.17 | 1056 | 120,057 |

| 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: Interior 1 Story | 4100.00 | 1 | 4,100 |

(17) Garages

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

| | | | |
|-----------------|--------|-----|--------|
| Base Cost | 30.60 | 450 | 13,770 |
| Automatic Doors | 425.00 | 1 | 425 |

County Multiplier = 1.38 => Cost New = 205,197

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0, Depr.Cost = 174,418

Separately Depreciated Items:

(16) Porches

WCP (1 Story), Standard

| | | | |
|--|-------|----|-------|
| | 51.06 | 36 | 1,838 |
|--|-------|----|-------|

County Multiplier = 1.38 => Cost New = 2,537

Phy/Ab.Phy/Func/Econ/Comb.%Good= 97/100/100/100/97.0, Depr.Cost = 2,461

(16) Breezeways

Frame Wall,Unfinished

| | | | |
|--|-------|----|-------|
| | 27.75 | 64 | 1,776 |
|--|-------|----|-------|

County Multiplier = 1.38 => Cost New = 2,451

Phy/Ab.Phy/Func/Econ/Comb.%Good= 99/100/100/100/99.0, Depr.Cost = 2,426

Total Depreciated Cost = 179,305

ECF (410- SAPPHIRE LAKE AREA) 1.360 => TCV of Bldg: 1 = 243,854

2018 Est. T.C.V. 009-580-009-00 = 294,601

Est. TCV/Total Floor Area = 139.49, Most recent sale 06/25/2010 for 259,900

| | | | | | |
|-------------------------|---------|-----------|----------------|-------------|---------|
| 2017 Assessed | MBOR | S.E.V. | Base for Cap | C.P.I. | |
| 137,400 | 137,400 | 137,400 | 110,628 | 2.10 | |
| 2018 New Eq. Adjustment | Loss | Additions | Tax Adjustment | Losses | |
| 0 | 9,900 | 0 | 2,323 | 0 | |
| 2018 Assessed | MBOR | S.E.V. | Capped | ->Taxable<- | PRE/MBT |
| 147,300 | 147,300 | 147,300 | 112,951 | 112,951 | 0 |

| | | |
|---------------------|------------------|-------------------------|
| 009-580-010-00 | 2018 Est. T.C.V. | ST PIERRE M EILEEN (LE) |
| Property Class: 402 | | S SCHNEIDER ST |
| Map #: | LAKE TOWNSHIP | LAKE CITY, MI 49651 |

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

* Factors *

| Description | Frontage | Depth | Front | Depth | Rate | %Adj. | Reason | Value |
|--|----------|-------|--------|--------|------|-------|--------|--------------------------------|
| GROUP H \$800 | 60.00 | 88.00 | 1.0000 | 1.0000 | 800 | 100 | | 48,000 |
| 60 Actual Front Feet, 0.12 Total Acres | | | | | | | | Total Est. Land Value = 48,000 |

2018 Est. T.C.V. 009-580-010-00 = 48,000

Est. TCV/Total Floor Area = 22.73

| | | | | | | |
|---------------|------------|--------|--------------|----------------|---------|--|
| 2017 Assessed | MBOR | S.E.V. | Base for Cap | C.P.I. | | |
| 24,000 | 24,000 | 24,000 | 15,992 | 2.10 | | |
| 2018 New Eq. | Adjustment | Loss | Additions | Tax Adjustment | Losses | |
| 0 | 0 | 0 | 0 | 335 | 0 | |
| 2018 Assessed | MBOR | S.E.V. | Capped | ->Taxable<- | PRE/MBT | |
| 24,000 | 24,000 | 24,000 | 16,327 | 16,327 | 16,327 | |

| | | |
|---------------------|------------------|----------------------------------|
| 009-580-011-00 | 2018 Est. T.C.V. | VER PLANCK JACK A & MARY L TRUST |
| Property Class: 402 | | S SCHNEIDER ST |
| Map #: | LAKE TOWNSHIP | LAKE CITY, MI 49651 |

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

* Factors *

| Description | Frontage | Depth | Front | Depth | Rate | %Adj. | Reason | Value |
|---|----------|-------|--------|--------|------|-------|--------|---------------------------------|
| GROUP E 800/FF | 170.00 | 89.00 | 1.0000 | 1.0000 | 800 | 100 | | 136,000 |
| 170 Actual Front Feet, 0.35 Total Acres | | | | | | | | Total Est. Land Value = 136,000 |

2018 Est. T.C.V. 009-580-011-00 = 136,000

Est. TCV/Total Floor Area = 64.39

| | | | | | | | |
|---------------|------------|--------|--------------|----------------|---------|--|--|
| 2017 Assessed | MBOR | S.E.V. | Base for Cap | C.P.I. | | | |
| 68,000 | 68,000 | 68,000 | 61,530 | 2.10 | | | |
| 2018 New Eq. | Adjustment | Loss | Additions | Tax Adjustment | Losses | | |
| 0 | 0 | 0 | 0 | 1,292 | 0 | | |
| 2018 Assessed | MBOR | S.E.V. | Capped | ->Taxable<- | PRE/MBT | | |
| 68,000 | 68,000 | 68,000 | 62,822 | 62,822 | 62,822 | | |

| | | |
|---------------------|------------------|---------------------|
| 009-590-001-00 | 2018 Est. T.C.V. | CARLSON SARA L LE |
| Property Class: 402 | | S SAPPHIRE AVE |
| Map #: | LAKE TOWNSHIP | LAKE CITY, MI 49651 |

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

| Description | Frontage | Depth | Front | Depth | Rate | %Adj. | Reason | Value |
|--|----------|--------|--------|--------|------|-------|--------|--------|
| Sub 580,590,700 | 49.00 | 100.00 | 1.0061 | 1.0000 | 1000 | 100 | | 49,298 |
| 49 Actual Front Feet, 0.11 Total Acres Total Est. Land Value = | | | | | | | | 49,298 |

2018 Est. T.C.V. 009-590-001-00 = 49,298

Est. TCV/Total Floor Area = 23.34

| | | | | | | |
|---------------|------------|--------|--------------|----------------|---------|--|
| 2017 Assessed | MBOR | S.E.V. | Base for Cap | C.P.I. | | |
| 22,200 | 22,200 | 22,200 | 15,430 | 2.10 | | |
| 2018 New Eq. | Adjustment | Loss | Additions | Tax Adjustment | Losses | |
| 0 | 2,400 | 0 | 0 | 324 | 0 | |
| 2018 Assessed | MBOR | S.E.V. | Capped | ->Taxable<- | PRE/MBT | |
| 24,600 | 24,600 | 24,600 | 15,754 | 15,754 | 0 | |

| | | |
|---------------------|------------------|----------------------|
| 009-590-004-00 | 2018 Est. T.C.V. | STOLP K & STAFFORD B |
| Property Class: 401 | | 1760 S SAPPHIRE AVE |
| Map #: | LAKE TOWNSHIP | Lake City, MI 49651 |

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

| Description | Frontage | Depth | Front | Depth | Rate | %Adj. | Reason | Value |
|--|----------|--------|--------|--------|------|-------|--------|--------|
| Sub 580,590,700 | 51.00 | 100.00 | 0.9941 | 1.0000 | 1000 | 100 | | 50,698 |
| 51 Actual Front Feet, 0.12 Total Acres Total Est. Land Value = | | | | | | | | 50,698 |

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

(11) Heating System: Electric Wall Heat
 Ground Area = Size for Rates = 924 SF Floor Area = 924 SF.

| Stories | Exterior | Foundation | Rate | Bsmnt-Adj | Heat-Adj | Size | Cost |
|---------|--------------|------------|-------|-----------|----------|------|--------|
| 1 | Story Siding | Slab | 49.35 | -9.64 | -1.39 | 924 | 35,408 |

Other Additions/Adjustments Rate Size Cost

(13) Plumbing
 Average Fixture(s) 525.00 1 525

(14) Water/Sewer
 Public Sewer 912.00 1 912
 Well, 50 Feet 1575.00 1 1,575

(15) Built-Ins & Fireplaces
 Appliance Allowance 1235.00 1 1,235
 Fireplace: Exterior 1 Story 3050.00 1 3,050

(16) Porches
 CGEP (1 Story), Standard 32.00 175 5,600

(16) Deck/Balcony
 Treated Wood, Standard 6.57 191 1,255
 Treated Wood, Standard 5.95 351 2,088
 Treated Wood, Standard 7.07 132 933
 Treated Wood, Standard 7.33 115 843

County Multiplier = 1.38 => Cost New = 73,725

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, Depr.Cost = 40,549
 ECF (410- SAPPHIRE LAKE AREA) 1.300 => TCV of Bldg: 1 = 52,714

2018 Est. T.C.V. 009-590-004-00 = 103,412

Est. TCV/Total Floor Area = 111.92

| 2017 Assessed | MBOR | S.E.V. | Base for Cap | C.P.I. | | |
|-------------------------|--------|-----------|----------------|-------------|---------|--|
| 47,100 | 47,100 | 47,100 | 35,168 | 2.10 | | |
| 2018 New Eq. Adjustment | Loss | Additions | Tax Adjustment | Losses | | |
| 0 | 4,600 | 0 | 738 | 0 | | |
| 2018 Assessed | MBOR | S.E.V. | Capped | ->Taxable<- | PRE/MBT | |
| 51,700 | 51,700 | 51,700 | 35,906 | 35,906 | 0 | |

| | | |
|---------------------|------------------|---------------------|
| 009-590-006-00 | 2018 Est. T.C.V. | EDWARDS MELVIN A |
| Property Class: 401 | | 1740 W SAPPHIRE AVE |
| Map #: | LAKE TOWNSHIP | Lake City, MI 49651 |

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

| Description | Frontage | Depth | Front | Depth | Rate | %Adj. | Reason | Value |
|--|----------|--------|--------|--------|------|-------|--------|--------|
| Sub 580,590,700 | 51.00 | 100.00 | 0.9941 | 1.0000 | 1000 | 100 | | 50,698 |
| 51 Actual Front Feet, 0.12 Total Acres Total Est. Land Value = | | | | | | | | 50,698 |

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

| Description | Rate | CountyMult. | Size | %Good | Cash Value |
|---|------|-------------|------|-------|------------|
| Shed: Wood Frame | 9.17 | 1.00 | 96 | 95 | 836 |
| Shed: Wood Frame | 9.59 | 1.00 | 80 | 95 | 729 |
| Total Estimated Land Improvements True Cash Value = | | | | | 1,565 |

| | | | | |
|----------------------------|---------------|-------|-------|----------|
| Cost Est. for Res. Bldg: 1 | Single Family | 1.25S | Cls D | Blt 1945 |
|----------------------------|---------------|-------|-------|----------|

(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 | 56.98 | 0.00 | 0.83 | 936 | 54,110 |

| Other Additions/Adjustments | Rate | Size | Cost |
|-----------------------------|------|------|------|
|-----------------------------|------|------|------|

(13) Plumbing

| | | | |
|--------------------|--------|---|-----|
| Average Fixture(s) | 525.00 | 1 | 525 |
|--------------------|--------|---|-----|

(14) Water/Sewer

| | | | |
|----------------|---------|---|-------|
| Public Sewer | 912.00 | 1 | 912 |
| Well, 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

| | | | |
|--------------------------|-------|-----|-------|
| CGEP (1 Story), Standard | 37.57 | 120 | 4,508 |
|--------------------------|-------|-----|-------|

| | | |
|-----------------------------|------------|--------|
| County Multiplier = 1.38 => | Cost New = | 92,136 |
|-----------------------------|------------|--------|

| | | |
|---|---------------------------|--------|
| Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, | Depr.Cost = | 55,282 |
| ECF (410- SAPPHIRE LAKE AREA) | 1.300 => TCV of Bldg: 1 = | 71,866 |

| | | |
|---------------------------------|---|---------|
| 2018 Est. T.C.V. 009-590-006-00 | = | 124,129 |
|---------------------------------|---|---------|

Est. TCV/Total Floor Area = 106.09

| 2017 Assessed | MBOR | S.E.V. | Base for Cap | C.P.I. | | |
|-------------------------|--------|-----------|----------------|-------------|---------|--|
| 56,800 | 56,800 | 56,800 | 39,543 | 2.10 | | |
| 2018 New Eq. Adjustment | Loss | Additions | Tax Adjustment | Losses | | |
| 0 | 5,300 | 0 | 830 | 0 | | |
| 2018 Assessed | MBOR | S.E.V. | Capped | ->Taxable<- | PRE/MBT | |
| 62,100 | 62,100 | 62,100 | 40,373 | 40,373 | 0 | |

| | | |
|---------------------|------------------|---------------------|
| 009-590-007-00 | 2018 Est. T.C.V. | LOGUSZ ROMAN ETAL |
| Property Class: 401 | | 1730 S SAPPHIRE AVE |
| Map #: | LAKE TOWNSHIP | LAKE CITY, MI 49651 |

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

| Description | Frontage | Depth | Front | Depth | Rate | %Adj. | Reason | Value |
|--|----------|--------|--------|--------|------|-------|--------|--------|
| Sub 580,590,700 | 51.00 | 100.00 | 0.9941 | 1.0000 | 1000 | 100 | | 50,698 |
| 51 Actual Front Feet, 0.12 Total Acres Total Est. Land Value = | | | | | | | | 50,698 |

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

| Description | Rate | CountyMult. | Size | %Good | Cash Value |
|---|---------|-------------|------|-------|------------|
| Shed: Wood Frame | 11.23 | 1.00 | 64 | 94 | 676 |
| 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 = | | | | | 1,151 |

| | | | | | |
|----------------------------|---------------|----|--|--------|----------|
| Cost Est. for Res. Bldg: 1 | Single Family | 1S | | Cls CD | Blt 1934 |
|----------------------------|---------------|----|--|--------|----------|

(11) Heating System: Space Heater

Ground Area = Size for Rates = 853 SF Floor Area = 853 SF.

| Stories | Exterior | Foundation | Rate | Bsmnt-Adj | Heat-Adj | Size | Cost |
|---------|--------------|-------------|-------|-----------|----------|------|--------|
| 1 | Story Siding | Crawl Space | 61.35 | -9.14 | -2.85 | 853 | 42,104 |

| Other Additions/Adjustments | Rate | Size | Cost |
|-----------------------------|------|------|------|
|-----------------------------|------|------|------|

(13) Plumbing

| | | | |
|--------------------|--------|---|-----|
| Average Fixture(s) | 630.00 | 1 | 630 |
|--------------------|--------|---|-----|

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Porches

| | | | |
|--------------------------|-------|-----|-------|
| WGEP (1 Story), Standard | 38.51 | 120 | 4,621 |
|--------------------------|-------|-----|-------|

(17) Garages

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

| | | | |
|------------------|--------|-----|-------|
| Base Cost | 24.80 | 240 | 5,952 |
| Mechanical Doors | 350.00 | 1 | 350 |

| | | |
|-----------------------------|------------|--------|
| County Multiplier = 1.38 => | Cost New = | 84,349 |
|-----------------------------|------------|--------|

| | | |
|---|---------------------------|--------|
| Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, | Depr.Cost = | 46,392 |
| ECF (410- SAPPHIRE LAKE AREA) | 1.300 => TCV of Bldg: 1 = | 60,309 |

| | | |
|---------------------------------|---|---------|
| 2018 Est. T.C.V. 009-590-007-00 | = | 112,158 |
|---------------------------------|---|---------|

Est. TCV/Total Floor Area = 131.49

| 2017 Assessed | MBOR | S.E.V. | Base for Cap | C.P.I. | | |
|-------------------------|--------|-----------|----------------|-------------|---------|--|
| 51,200 | 51,200 | 51,200 | 41,541 | 2.10 | | |
| 2018 New Eq. Adjustment | Loss | Additions | Tax Adjustment | Losses | | |
| 0 | 4,900 | 0 | 872 | 0 | | |
| 2018 Assessed | MBOR | S.E.V. | Capped | ->Taxable<- | PRE/MBT | |
| 56,100 | 56,100 | 56,100 | 42,413 | 42,413 | 0 | |

009-590-009-00 2018 Est. T.C.V. KERASTAS MICHAEL & ANNA MARIE
Property Class: 402 W SAPPHIRE AVE
Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA
* Factors * PUBLIC BEACH
Description Frontage Depth Front Depth Rate %Adj. Reason Value
Sub 580,590,700 50.00 100.00 1.0000 1.0000 1000 100 50,000
50 Actual Front Feet, 0.12 Total Acres Total Est. Land Value = 50,000

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

Description Rate CountyMult. Size %Good Cash Value
Shed: Wood Frame 10.02 1.00 64 79 507
Total Estimated Land Improvements True Cash Value = 507

2018 Est. T.C.V. 009-590-009-00 = 50,507

Est. TCV/Total Floor Area = 43.84

| | | | | | | |
|--|--------|--------|--------------|----------------|---------|--|
| 2017 Assessed | MBOR | S.E.V. | Base for Cap | C.P.I. | | |
| 22,800 | 22,800 | 22,800 | 15,496 | 2.10 | | |
| 2018 New Eq. Adjustment Loss | | | Additions | Tax Adjustment | Losses | |
| 0 2,500 0 | | | 0 | 325 | 0 | |
| 2018 Assessed | MBOR | S.E.V. | Capped | ->Taxable<- | PRE/MBT | |
| 25,300 25,300 25,300 | | | 15,821 | 15,821 | 0 | |

| | | |
|---------------------|------------------|---------------------|
| 009-590-014-00 | 2018 Est. T.C.V. | MULLEN ERIN |
| Property Class: 401 | | 1656 S SAPPHIRE AVE |
| Map #: | LAKE TOWNSHIP | LAKE CITY, MI 49651 |

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

| Description | Frontage | Depth | Front | Depth | Rate | %Adj. | Reason | Value |
|--|-------------|-------|--------|--------|--------|-------|--------|--------------------------------|
| Sub | 580,590,700 | 50.00 | 100.00 | 1.0000 | 1.0000 | 1000 | 100 | 50,000 |
| 50 Actual Front Feet, 0.12 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: 3.5 Concrete | 3.44 | 1.00 | 36 | 66 | 82 |
| Shed: Wood Frame | 12.75 | 1.00 | 60 | 50 | 382 |
| Shed: Wood Frame | 11.94 | 1.00 | 84 | 50 | 501 |
| Total Estimated Land Improvements True Cash Value = | | | | | 966 |

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

(11) Heating System: Wall/Floor Furnace

Ground Area = Size for Rates = 959 SF Floor Area = 959 SF.

| Stories | Exterior | Foundation | Rate | Bsmnt-Adj | Heat-Adj | Size | Cost |
|---------|--------------|------------|-------|-----------|----------|------|--------|
| 1 | Story Siding | Slab | 67.79 | -11.91 | 0.00 | 959 | 53,589 |

| Other Additions/Adjustments | Rate | Size | Cost |
|-----------------------------|------|------|------|
|-----------------------------|------|------|------|

| | | | |
|--------------|-------|----|-----|
| (1) Exterior | | | |
| Stone Veneer | 10.25 | 32 | 328 |

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

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

| | | | |
|-----------------------------|---------|---|-------|
| (15) Built-Ins & Fireplaces | | | |
| Appliance Allowance | 1915.00 | 1 | 1,915 |
| Fireplace: Interior 1 Story | 3250.00 | 1 | 3,250 |

| | | | |
|------------------------|------|-----|-------|
| (16) Deck/Balcony | | | |
| Treated Wood, Standard | 6.10 | 713 | 4,349 |
| Treated Wood, Standard | 8.30 | 100 | 830 |

County Multiplier = 1.38 => Cost New = 93,506

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 56,104
 ECF (410- SAPPHIRE LAKE AREA) 1.300 => TCV of Bldg: 1 = 72,935

2018 Est. T.C.V. 009-590-014-00 = 123,901

Est. TCV/Total Floor Area = 129.20, Most recent sale 08/17/2012 for 140,000

| 2017 Assessed | MBOR | S.E.V. | Base for Cap | C.P.I. | | |
|---------------|------------|--------|--------------|----------------|---------|--|
| 56,600 | 56,600 | 56,600 | 45,549 | 2.10 | | |
| 2018 New Eq. | Adjustment | Loss | Additions | Tax Adjustment | Losses | |
| 0 | 5,400 | 0 | 0 | 956 | 0 | |
| 2018 Assessed | MBOR | S.E.V. | Capped | ->Taxable<- | PRE/MBT | |
| 62,000 | 62,000 | 62,000 | 46,505 | 46,505 | 0 | |

| | | |
|---------------------|------------------|---------------------|
| 009-590-017-00 | 2018 Est. T.C.V. | WOLFORD BEN W |
| Property Class: 401 | | 1624 S SAPPHIRE AVE |
| Map #: | LAKE TOWNSHIP | LAKE CITY, MI 49651 |

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

* Factors * PUBLIC BEACH

| Description | Frontage | Depth | Front | Depth | Rate | %Adj. | Reason | Value |
|--|----------|--------|--------|--------|------|-------|--------|--------|
| Sub 580,590,700 | 95.00 | 100.00 | 0.8248 | 1.0000 | 1000 | 100 | | 78,361 |
| 95 Actual Front Feet, 0.22 Total Acres Total Est. Land Value = | | | | | | | | 78,361 |

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 | 160 | 0 | 0 |
| D/W/P: Crushed Rock | 1.24 | 1.00 | 1040 | 0 | 0 |
| Fencing: Wd, Picket, 12-24 | 9.06 | 1.00 | 60 | 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 2500 | 2500.00 | 1.00 | 1.0 | 95 | 2,375 |
| Total Estimated Land Improvements True Cash Value = | | | | | 2,858 |

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C+5 Blt 1957

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1748 SF Floor Area = 1748 SF.

| Stories | Exterior | Foundation | Rate | Bsmnt-Adj | Heat-Adj | Size | Cost |
|---------|--------------|-------------|-------|-----------|----------|------|--------|
| 1 | Story Siding | Crawl Space | 64.52 | -8.85 | 0.00 | 1190 | 66,247 |
| 1 | Story Siding | Slab | 64.52 | -10.97 | 0.00 | 558 | 29,881 |

| 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) Porches

| | | | |
|--------------------------|-------|-----|-------|
| CCP (1 Story), Standard | 21.95 | 212 | 4,653 |
| CSEP (1 Story), Standard | 25.81 | 213 | 5,498 |
| WPP, Standard | 7.10 | 890 | 6,319 |
| CCP (1 Story), Standard | 23.90 | 169 | 4,039 |

(16) Deck/Balcony

| | | | |
|------------------------|------|-----|-------|
| Treated Wood, Standard | 6.88 | 234 | 1,610 |
|------------------------|------|-----|-------|

(17) Garages

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

| | | | |
|---------------------|----------|-----|--------|
| Base Cost | 19.04 | 832 | 15,841 |
| Common Wall: 1 Wall | -1300.00 | 1 | -1,300 |
| Automatic Doors | 375.00 | 2 | 750 |

County Multiplier = 1.38 => Cost New = 200,860

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 120,516
 ECF (410- SAPPHIRE LAKE AREA) 1.300 => TCV of Bldg: 1 = 156,670

2018 Est. T.C.V. 009-590-017-00 = 237,889

Est. TCV/Total Floor Area = 136.09

| 2017 Assessed | MBOR | S.E.V. | Base for Cap | C.P.I. | | |
|---------------|------------|---------|--------------|----------------|---------|--|
| 109,000 | 109,000 | 109,000 | 87,217 | 2.10 | | |
| 2018 New Eq. | Adjustment | Loss | Additions | Tax Adjustment | Losses | |
| 0 | 9,900 | 0 | 0 | 1,831 | 0 | |
| 2018 Assessed | MBOR | S.E.V. | Capped | ->Taxable<- | PRE/MBT | |
| 118,900 | 118,900 | 118,900 | 89,048 | 89,048 | 89,048 | |

| | | |
|---------------------|------------------|---------------------|
| 009-590-018-90 | 2018 Est. T.C.V. | KELLY WILLIAM G |
| Property Class: 402 | | SAPPHIRE AVE |
| Map #: | LAKE TOWNSHIP | LAKE CITY, MI 49651 |

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA
 * Factors * N 5' OF LOT 18

| Description | Frontage | Depth | Front | Depth | Rate | %Adj. | Reason | Value |
|---|----------|--------|--------|--------|------|-------|--------|-------|
| Sub 580,590,700 | 5.00 | 100.00 | 1.9953 | 1.0000 | 1000 | 100 | | 9,976 |
| 5 Actual Front Feet, 0.01 Total Acres Total Est. Land Value = | | | | | | | | 9,976 |

| | | | | | |
|---------------------------------|-------|--------|--------------|----------------|---------|
| 2018 Est. T.C.V. 009-590-018-90 | = | 9,976 | | | |
| Est. TCV/Total Floor Area = | 5.71 | | | | |
| 2017 Assessed | MBOR | S.E.V. | Base for Cap | C.P.I. | |
| 4,500 | 4,500 | 4,500 | 1,563 | 2.10 | |
| 2018 New Eq. Adjustment | Loss | | Additions | Tax Adjustment | Losses |
| 0 | 500 | 0 | 0 | 32 | 0 |
| 2018 Assessed | MBOR | S.E.V. | Capped | ->Taxable<- | PRE/MBT |
| 5,000 | 5,000 | 5,000 | 1,595 | 1,595 | 0 |

| | | |
|---------------------|------------------|---------------------|
| 009-590-019-00 | 2018 Est. T.C.V. | KELLY WM G |
| Property Class: 401 | | 1604 S SAPPHIRE AVE |
| Map #: | LAKE TOWNSHIP | LAKE CITY, MI 49651 |

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

| Description | Frontage | Depth | Front | Depth | Rate | %Adj. | Reason | Value |
|--|----------|--------|--------|--------|------|-------|--------|--------|
| Sub 580,590,700 | 50.00 | 100.00 | 1.0000 | 1.0000 | 1000 | 100 | | 50,000 |
| 50 Actual Front Feet, 0.12 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: 3.5 Concrete | 3.20 | 1.00 | 200 | 0 | 0 |
| D/W/P: Patio Blocks | 7.45 | 1.00 | 150 | 0 | 0 |
| Shed: Wood Frame | 9.77 | 1.00 | 125 | 50 | 611 |
| Shed: Wood Frame | 10.75 | 1.00 | 80 | 50 | 430 |
| Residential Local Cost Land Improvements | | | | | |
| Description | Rate | CountyMult. | Size | %Good | Cash Value |
| LAND IMPROVE 1000 | 1000.00 | 1.00 | 0.5 | 95 | 475 |
| Total Estimated Land Improvements True Cash Value = | | | | | 1,516 |

| | | | | |
|----------------------------|---------------|----|--------|----------|
| 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 = 1018 SF Floor Area = 1018 SF.

| Stories | Exterior | Foundation | Rate | Bsmnt-Adj | Heat-Adj | Size | Cost |
|---------|-----------------|------------|-------|-----------|----------|------|--------|
| 1 | Story Pine Logs | Slab | 63.03 | -10.42 | 0.00 | 1018 | 53,557 |

| Other Additions/Adjustments | Rate | Size | Cost |
|-----------------------------|------|------|------|
|-----------------------------|------|------|------|

(13) Plumbing

Average Fixture(s) 630.00 1 630

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Porches

CGEP (1 Story), Standard 35.45 150 5,318

County Multiplier = 1.38 => Cost New = 92,418

| | | |
|---|-------------|--------|
| Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, | Depr.Cost = | 55,451 |
| ECF (410- SAPPHIRE LAKE AREA) 1.300 => TCV of Bldg: 1 = | | 72,086 |

2018 Est. T.C.V. 009-590-019-00 = 123,602

Est. TCV/Total Floor Area = 121.42, Most recent sale 12/31/1984 for 28,000

| 2017 Assessed | MBOR | S.E.V. | Base for Cap | C.P.I. | | |
|---------------|------------|--------|--------------|----------------|---------|--|
| 56,500 | 56,500 | 56,500 | 39,876 | 2.10 | | |
| 2018 New Eq. | Adjustment | Loss | Additions | Tax Adjustment | Losses | |
| 0 | 5,300 | 0 | 0 | 837 | 0 | |
| 2018 Assessed | MBOR | S.E.V. | Capped | ->Taxable<- | PRE/MBT | |
| 61,800 | 61,800 | 61,800 | 40,713 | 40,713 | 0 | |

009-590-023-00 2018 Est. T.C.V. TRAYNOR DANIEL M & MICHELLE
 Property Class: 401 S SAPPHIRE AVE
 Map #: LAKE TOWNSHIP Lake City, MI 49651

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

* Factors *

| Description | Frontage | Depth | Front | Depth | Rate | %Adj. | Reason | Value |
|---|----------|-------|-------|-------|-------|-------|--------|--------|
| <Site Value C> GROUP C 10K | | | | | 10000 | 100 | | 10,000 |
| 50 Actual Front Feet, 0.12 Total Acres Total Est. Land Value = | | | | | | | | 10,000 |

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

(11) Heating System: No Heating/Cooling

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

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

| Other Additions/Adjustments | Rate | Size | Cost |
|-----------------------------|------|------|------|
| | | | |

(17) Garages

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

| | | | |
|------------------|--------|-----|--------|
| Base Cost | 13.24 | 783 | 10,367 |
| Mechanical Doors | 325.00 | 2 | 650 |

County Multiplier = 1.38 => Cost New = 15,203

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 9,122
 ECF (412 - SAPPHIRE LAKE BACK LOTS RES) 1.000 => TCV of Bldg: 1 = 9,122

2018 Est. T.C.V. 009-590-023-00 = 19,122

Est. TCV/Total Floor Area = 0.00

| 2017 Assessed | MBOR | S.E.V. | Base for Cap | C.P.I. | | |
|-------------------------|-------|-----------|----------------|-------------|---------|--|
| 9,500 | 9,500 | 9,500 | 5,667 | 2.10 | | |
| 2018 New Eq. Adjustment | Loss | Additions | Tax Adjustment | Losses | | |
| 0 | 100 | 0 | 119 | 0 | | |
| 2018 Assessed | MBOR | S.E.V. | Capped | ->Taxable<- | PRE/MBT | |
| 9,600 | 9,600 | 9,600 | 5,786 | 5,786 | 0 | |

| | | |
|---------------------|------------------|---------------------|
| 009-590-027-00 | 2018 Est. T.C.V. | SHAW TIMOTHY J |
| Property Class: 402 | | HILL ST |
| Map #: | LAKE TOWNSHIP | LAKE CITY, MI 49651 |

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

* Factors *

| Description | Frontage | Depth | Front | Depth | Rate | %Adj. | Reason | Value |
|--|----------|---------|-------|-------|------|-------|--------|-------------------------------|
| <Site Value A> | Bk Lot | 580,590 | | | 2000 | 100 | | 2,000 |
| 50 Actual Front Feet, 0.12 Total Acres | | | | | | | | Total Est. Land Value = 2,000 |

2018 Est. T.C.V. 009-590-027-00 = 2,000

Est. TCV/Total Floor Area = 1.33, Most recent sale 05/21/2015 for 5,000

| | | | | | | | | |
|---------------|------------|--------|--------------|----------------|---------|--|--|--|
| 2017 Assessed | MBOR | S.E.V. | Base for Cap | C.P.I. | | | | |
| 2,500 | 2,500 | 2,500 | 2,018 | 2.10 | | | | |
| 2018 New Eq. | Adjustment | Loss | Additions | Tax Adjustment | Losses | | | |
| 0 | -1,500 | 0 | 0 | -1,018 | 0 | | | |
| 2018 Assessed | MBOR | S.E.V. | Capped | ->Taxable<- | PRE/MBT | | | |
| 1,000 | 1,000 | 1,000 | 2,060 | 1,000 | 0 | | | |

| | | |
|---------------------|------------------|----------------------|
| 009-590-028-00 | 2018 Est. T.C.V. | ANGER JOHN E TRUSTEE |
| Property Class: 402 | | HILL ST |
| Map #: | LAKE TOWNSHIP | LAKE CITY, MI 49651 |

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA
 * Factors * LOTS 28 & 33

| Description | Frontage | Depth | Front | Depth | Rate | %Adj. | Reason | Value |
|---|----------|-------|-------|-------|------|-------|--------|-------|
| <Site Value A> Bk Lot 580,590 | | | | | 2000 | 100 | | 2,000 |
| <Site Value A> Bk Lot 580,590 | | | | | 2000 | 100 | | 2,000 |
| 100 Actual Front Feet, 0.23 Total Acres Total Est. Land Value = | | | | | | | | 4,000 |

| | | | | | |
|---------------------------------|--------|--------|--------------|----------------|---------|
| 2018 Est. T.C.V. 009-590-028-00 | = | 4,000 | | | |
| Est. TCV/Total Floor Area = | 2.67 | | | | |
| 2017 Assessed | MBOR | S.E.V. | Base for Cap | C.P.I. | |
| 5,000 | 5,000 | 5,000 | 1,886 | 2.10 | |
| 2018 New Eq. Adjustment | Loss | | Additions | Tax Adjustment | Losses |
| 0 | -3,000 | 0 | 0 | 39 | 0 |
| 2018 Assessed | MBOR | S.E.V. | Capped | ->Taxable<- | PRE/MBT |
| 2,000 | 2,000 | 2,000 | 1,925 | 1,925 | 0 |

009-590-029-00 2018 Est. T.C.V. HOTTENSTEIN KENNETH H
 Property Class: 401 1550 S CHIPPEWA
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

| Description | Frontage | Depth | Front | Depth | Rate | %Adj. | Reason | Value |
|--|----------|-------|-------|-------|------|-------|-------------|-------|
| <Site Value A> Bk Lot | 580,590 | | | | 2000 | 100 | LOT 29 | 2,000 |
| <Site Value A> Bk Lot | 580,590 | | | | 2000 | 100 | LOT 30 | 2,000 |
| <Site Value A> Bk Lot | 580,590 | | | | 2000 | 100 | LOTS 31 &32 | 2,000 |
| 200 Actual Front Feet, 0.46 Total Acres Total Est. Land Value = | | | | | | | | 6,000 |

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 1973

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1075 SF Floor Area = 1075 SF.

| Stories | Exterior | Foundation | Rate | Bsmnt-Adj | Heat-Adj | Size | Cost |
|---------|--------------|-------------|-------|-----------|----------|------|--------|
| 1 | Story Siding | Crawl Space | 58.53 | -8.60 | 0.00 | 1075 | 53,675 |

| 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

| | | | |
|---------------|-------|----|-------|
| WPP, Standard | 17.04 | 60 | 1,022 |
| WPP, Standard | 17.04 | 60 | 1,022 |

(17) Garages

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

| | | | |
|------------------|--------|-----|-------|
| Base Cost | 10.74 | 832 | 8,936 |
| Mechanical Doors | 350.00 | 2 | 700 |

County Multiplier = 1.38 => Cost New = 96,600

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 67,620
 ECF (409 - RURAL SUBS) 0.950 => TCV of Bldg: 1 = 64,239

2018 Est. T.C.V. 009-590-029-00 = 70,429

Est. TCV/Total Floor Area = 65.52, Most recent sale 01/12/2005 for 58,247

| 2017 Assessed | MBOR | S.E.V. | Base for Cap | C.P.I. | | |
|-------------------------|--------|-----------|----------------|-------------|---------|--|
| 38,000 | 38,000 | 38,000 | 36,034 | 2.10 | | |
| 2018 New Eq. Adjustment | Loss | Additions | Tax Adjustment | Losses | | |
| 0 | -2,800 | 0 | -834 | 0 | | |
| 2018 Assessed | MBOR | S.E.V. | Capped | ->Taxable<- | PRE/MBT | |
| 35,200 | 35,200 | 35,200 | 36,790 | 35,200 | 35,200 | |

009-590-034-00 2018 Est. T.C.V. STANKOV MARY ETAL
 Property Class: 401 FIFTH ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

| Description | Frontage | Depth | Front | Depth | Rate | %Adj. | Reason | Value |
|---|----------|-------|-------|-------|------|-------|--------|-------|
| <Site Value A> Bk Lot 580,590 | | | | | 2000 | 100 | | 2,000 |
| 50 Actual Front Feet, 0.12 Total Acres Total Est. Land Value = | | | | | | | | 2,000 |

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

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

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

(11) Heating System: Forced Air w/ Ducts

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

| Stories | Exterior | Foundation | Rate | Bsmnt-Adj | Heat-Adj | Size | Cost |
|---------|--------------|------------|-------|-----------|----------|------|--------|
| 1 | Story Siding | Slab | 51.65 | -10.09 | 0.66 | 768 | 32,425 |

| Other Additions/Adjustments | Rate | Size | Cost |
|-----------------------------|------|------|------|
|-----------------------------|------|------|------|

(13) Plumbing

| | | | |
|--------------------|--------|---|-----|
| Average Fixture(s) | 525.00 | 1 | 525 |
|--------------------|--------|---|-----|

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

| | | | |
|-----------------------|---------|---|-------|
| Appliance Allowance | 1235.00 | 1 | 1,235 |
| Fireplace: Wood Stove | 950.00 | 1 | 950 |

(16) Porches

| | | | |
|--------------------------|-------|----|-------|
| CSEP (1 Story), Standard | 33.28 | 96 | 3,195 |
|--------------------------|-------|----|-------|

(16) Deck/Balcony

| | | | |
|------------------------|------|----|-----|
| Treated Wood, Standard | 7.70 | 96 | 739 |
|------------------------|------|----|-----|

County Multiplier = 1.38 => Cost New = 57,347

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 34,408

ECF (412 - SAPPHIRE LAKE BACK LOTS RES) 1.000 => TCV of Bldg: 1 = 34,408

2018 Est. T.C.V. 009-590-034-00 = 37,129

Est. TCV/Total Floor Area = 48.35

| 2017 Assessed | MBOR | S.E.V. | Base for Cap | C.P.I. | | |
|---------------|------------|--------|--------------|----------------|---------|--|
| 19,700 | 19,700 | 19,700 | 16,107 | 2.10 | | |
| 2018 New Eq. | Adjustment | Loss | Additions | Tax Adjustment | Losses | |
| 0 | -1,100 | 0 | 0 | 338 | 0 | |
| 2018 Assessed | MBOR | S.E.V. | Capped | ->Taxable<- | PRE/MBT | |
| 18,600 | 18,600 | 18,600 | 16,445 | 16,445 | 0 | |

| | | |
|---------------------|------------------|---------------------|
| 009-590-036-00 | 2018 Est. T.C.V. | TVORIK ROBERT |
| Property Class: 402 | | S SAPPHIRE AVE |
| Map #: | LAKE TOWNSHIP | LAKE CITY, MI 49651 |

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

* Factors *

| Description | Frontage | Depth | Front | Depth | Rate | %Adj. | Reason | Value |
|--|----------|-------|-------|-------|-------|-------|-------------------------|--------|
| <Site Value C> GROUP C 10K | | | | | 10000 | 100 | | 10,000 |
| 50 Actual Front Feet, 0.12 Total Acres | | | | | | | Total Est. Land Value = | 10,000 |

2018 Est. T.C.V. 009-590-036-00 = 10,000

Est. TCV/Total Floor Area = 13.02

| | | | | | | |
|-------------------------|-------|--------|--------------|----------------|---------|--|
| 2017 Assessed | MBOR | S.E.V. | Base for Cap | C.P.I. | | |
| 5,000 | 5,000 | 5,000 | 1,208 | 2.10 | | |
| 2018 New Eq. Adjustment | | Loss | Additions | Tax Adjustment | Losses | |
| 0 | 0 | 0 | 0 | 25 | 0 | |
| 2018 Assessed | MBOR | S.E.V. | Capped | ->Taxable<- | PRE/MBT | |
| 5,000 | 5,000 | 5,000 | 1,233 | 1,233 | 0 | |

| | | |
|---------------------|------------------|---------------------|
| 009-590-041-00 | 2018 Est. T.C.V. | CHASE DOUGLAS |
| Property Class: 401 | | 1620 CHIPPEWA AVE |
| Map #: | LAKE TOWNSHIP | LAKE CITY, MI 49651 |

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

* Factors *

| Description | Frontage | Depth | Front | Depth | Rate | %Adj. | Reason | Value |
|--|----------|-------|-------|-------|------|-------|--------|-------------------------------|
| <Site Value A> Bk Lot | 580 | 590 | | | 2000 | 100 | | 2,000 |
| 50 Actual Front Feet, 0.12 Total Acres | | | | | | | | Total Est. Land Value = 2,000 |

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

| Description | Rate | CountyMult. | Size | %Good | Cash Value |
|---|---------|-------------|------|-------|------------|
| D/W/P: 3.5 Concrete | 3.20 | 1.00 | 500 | 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 1980 |
|----------------------------|---------------|----|--|--------|----------|

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1225 SF Floor Area = 1531 SF.

| Stories | Exterior | Foundation | Rate | Bsmnt-Adj | Heat-Adj | Size | Cost |
|---------|--------------|------------|-------|-----------|----------|------|--------|
| 1.25 | Story Siding | Slab | 66.25 | -9.96 | 0.00 | 1225 | 68,955 |

| Other Additions/Adjustments | Rate | Size | Cost |
|-----------------------------|------|------|------|
|-----------------------------|------|------|------|

| | | | |
|--------------|-------|-----|-------|
| (1) Exterior | | | |
| Stone Veneer | 10.00 | 120 | 1,200 |

| | | | |
|--------------------|--------|---|-----|
| (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 |

| | | | |
|-----------------------------|--|------------|---------|
| County Multiplier = 1.38 => | | Cost New = | 104,777 |
|-----------------------------|--|------------|---------|

| | | |
|---|---------------------------|--------|
| Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0, | Depr.Cost = | 78,583 |
| ECF (409 - RURAL SUBS) | 1.010 => TCV of Bldg: 1 = | 79,368 |

| | | |
|---------------------------------|---|--------|
| 2018 Est. T.C.V. 009-590-041-00 | = | 82,318 |
|---------------------------------|---|--------|

Est. TCV/Total Floor Area = 53.77, Most recent sale 07/09/2015 for 50,000

| 2017 Assessed | MBOR | S.E.V. | Base for Cap | C.P.I. | | |
|---------------|------------|--------|--------------|----------------|---------|--|
| 40,300 | 40,300 | 40,300 | 33,380 | 2.10 | | |
| 2018 New Eq. | Adjustment | Loss | Additions | Tax Adjustment | Losses | |
| 0 | 900 | 0 | 0 | 700 | 0 | |
| 2018 Assessed | MBOR | S.E.V. | Capped | ->Taxable<- | PRE/MBT | |
| 41,200 | 41,200 | 41,200 | 34,080 | 34,080 | 0 | |

| | | |
|---------------------|------------------|---------------------|
| 009-590-042-00 | 2018 Est. T.C.V. | CHASE DOUGLAS |
| Property Class: 402 | | FOURTH ST |
| Map #: | LAKE TOWNSHIP | LAKE CITY, MI 49651 |

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

* Factors *

| Description | Frontage | Depth | Front | Depth | Rate | %Adj. | Reason | Value |
|--|----------|---------|-------|-------|------|-------|--------|-------------------------------|
| <Site Value A> | Bk Lot | 580,590 | | | 2000 | 100 | | 2,000 |
| 50 Actual Front Feet, 0.12 Total Acres | | | | | | | | Total Est. Land Value = 2,000 |

2018 Est. T.C.V. 009-590-042-00 = 2,000

Est. TCV/Total Floor Area = 1.31

| | | | | | | |
|---------------|------------|--------|--------------|----------------|---------|--|
| 2017 Assessed | MBOR | S.E.V. | Base for Cap | C.P.I. | | |
| 2,500 | 2,500 | 2,500 | 2,018 | 2.10 | | |
| 2018 New Eq. | Adjustment | Loss | Additions | Tax Adjustment | Losses | |
| 0 | -1,500 | 0 | 0 | -1,018 | 0 | |
| 2018 Assessed | MBOR | S.E.V. | Capped | ->Taxable<- | PRE/MBT | |
| 1,000 | 1,000 | 1,000 | 2,060 | 1,000 | 0 | |

009-590-043-00 2018 Est. T.C.V. CHASE DOUGLAS
 Property Class: 402 FOURTH ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

| Description | Frontage | Depth | Front | Depth | Rate | %Adj. | Reason | Value |
|--|----------|-------|-------|-------|------|-------|-------------------------|-------|
| <Site Value A> Bk Lot 580,590 | | | | | 2000 | 100 | | 2,000 |
| 50 Actual Front Feet, 0.12 Total Acres | | | | | | | Total Est. Land Value = | 2,000 |

 Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

| Description | Rate | CountyMult. | Size | %Good | Cash Value |
|---|------|-------------|------|-------|------------|
| Shed: Wood Frame | 8.23 | 1.00 | 255 | 94 | 1,972 |
| Shed: Wood Frame | 7.78 | 1.00 | 318 | 94 | 2,325 |
| Total Estimated Land Improvements True Cash Value = | | | | | 4,298 |

2018 Est. T.C.V. 009-590-043-00 = 6,298

Est. TCV/Total Floor Area = 4.11

| 2017 Assessed | MBOR | S.E.V. | Base for Cap | C.P.I. | | |
|-------------------------|--------|-----------|----------------|-------------|---------|---|
| 4,600 | 4,600 | 4,600 | 4,136 | 2.10 | | |
| 2018 New Eq. Adjustment | Loss | Additions | Tax Adjustment | Losses | | |
| 0 | -1,500 | 0 | -1,036 | 0 | | |
| 2018 Assessed | MBOR | S.E.V. | Capped | ->Taxable<- | PRE/MBT | |
| 3,100 | 3,100 | 3,100 | 4,222 | 3,100 | | 0 |

| | | |
|---------------------|------------------|---------------------|
| 009-590-044-00 | 2018 Est. T.C.V. | KELLY WILLIAM G |
| Property Class: 402 | | FOURTH ST |
| Map #: | LAKE TOWNSHIP | LAKE CITY, MI 49651 |

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

* Factors *

| Description | Frontage | Depth | Front | Depth | Rate | %Adj. | Reason | Value |
|---|----------|-------|-------|-------|-------|-------|----------------|--------------------------------|
| <Site Value C> GROUP C 10K | | | | | 10000 | 100 | | 10,000 |
| <Site Value A> Bk Lot 580,590 | | | | | 2000 | 25 | 1/2 LOT 44-WET | 500 |
| 100 Actual Front Feet, 0.17 Total Acres | | | | | | | | Total Est. Land Value = 10,500 |

2018 Est. T.C.V. 009-590-044-00 = 10,500

Est. TCV/Total Floor Area = 6.86

| 2017 Assessed | MBOR | S.E.V. | Base for Cap | C.P.I. | | |
|-------------------------|-------|-----------|----------------|-------------|---------|---|
| 5,600 | 5,600 | 5,600 | 1,347 | 2.10 | | |
| 2018 New Eq. Adjustment | Loss | Additions | Tax Adjustment | Losses | | |
| 0 | -300 | 0 | 0 | 28 | 0 | 0 |
| 2018 Assessed | MBOR | S.E.V. | Capped | ->Taxable<- | PRE/MBT | |
| 5,300 | 5,300 | 5,300 | 1,375 | 1,375 | 0 | 0 |

| | | |
|---------------------|------------------|---------------------|
| 009-590-046-00 | 2018 Est. T.C.V. | WOLFORD BEN W |
| Property Class: 401 | | 1624 S SAPPHIRE AVE |
| Map #: | LAKE TOWNSHIP | LAKE CITY, MI 49651 |

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

* Factors *

| Description | Frontage | Depth | Front | Depth | Rate | %Adj. | Reason | Value |
|---|----------|-------|-------|-------|-------|-------|-----------------|--------|
| <Site Value C> GROUP C 10K | | | | | 10000 | 100 | | 10,000 |
| <Site Value A> Bk Lot 580,590 | | | | | 2000 | 25 | 1/2 LOT 44, WET | 500 |
| 100 Actual Front Feet, 0.17 Total Acres Total Est. Land Value = | | | | | | | | 10,500 |

| | | | | | |
|----------------------------|---------------|-----|--|--------|----------|
| Cost Est. for Res. Bldg: 1 | Single Family | GRG | | Cls CD | Blt 1992 |
|----------------------------|---------------|-----|--|--------|----------|

(11) Heating System: No Heating/Cooling

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

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

| Other Additions/Adjustments | Rate | Size | Cost |
|-----------------------------|------|------|------|
|-----------------------------|------|------|------|

(16) Deck/Balcony

| | | | |
|--------------------------|-------|-----|-------|
| Roof Cover Only,Standard | 10.50 | 216 | 2,268 |
|--------------------------|-------|-----|-------|

| | | | |
|--------------------------|------|-----|-------|
| Roof Cover Only,Standard | 8.25 | 501 | 4,133 |
|--------------------------|------|-----|-------|

(17) Garages

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

| | | | |
|-----------|-------|------|--------|
| Base Cost | 10.46 | 1200 | 12,552 |
|-----------|-------|------|--------|

| | | | |
|-----------------|--------|---|-----|
| Automatic Doors | 375.00 | 1 | 375 |
|-----------------|--------|---|-----|

| | | | |
|------------------|--------|---|-----|
| Mechanical Doors | 350.00 | 1 | 350 |
|------------------|--------|---|-----|

| | | |
|-----------------------------|------------|--------|
| County Multiplier = 1.38 => | Cost New = | 27,156 |
|-----------------------------|------------|--------|

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 21,725

ECF (412 - SAPPHIRE LAKE BACK LOTS RES) 1.100 => TCV of Bldg: 1 = 23,897

| | | |
|---------------------------------|---|--------|
| 2018 Est. T.C.V. 009-590-046-00 | = | 34,397 |
|---------------------------------|---|--------|

Est. TCV/Total Floor Area = 0.00

| 2017 Assessed | MBOR | S.E.V. | Base for Cap | C.P.I. | | |
|-------------------------|--------|-----------|----------------|-------------|---------|--|
| 16,300 | 16,300 | 16,300 | 8,389 | 2.10 | | |
| 2018 New Eq. Adjustment | Loss | Additions | Tax Adjustment | Losses | | |
| 0 | 900 | 0 | 176 | 0 | | |
| 2018 Assessed | MBOR | S.E.V. | Capped | ->Taxable<- | PRE/MBT | |
| 17,200 | 17,200 | 17,200 | 8,565 | 8,565 | 8,565 | |

009-590-047-00 2018 Est. T.C.V. KISER JACK
 Property Class: 401 S SAPPHIRE AVE
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

| Description | Frontage | Depth | Front | Depth | Rate | %Adj. | Reason | Value |
|---|----------|-------|-------|-------|-------|-------|--------|--------|
| <Site Value C> GROUP C 10K | | | | | 10000 | 100 | | 10,000 |
| 50 Actual Front Feet, 0.12 Total Acres Total Est. Land Value = | | | | | | | | 10,000 |

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

| Description | Rate | CountyMult. | Size | %Good | Cash Value |
|---|---------|-------------|------|-------|------------|
| D/W/P: 4in Ren. Conc. | 3.78 | 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 GRG Cls CD Blt 1991

(11) Heating System: Wall/Floor Furnace

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

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

| Other Additions/Adjustments | Rate | Size | Cost |
|-----------------------------|------|------|------|
| | | | |

(15) Built-Ins & Fireplaces

| | | | |
|------------------------------|--------|---|-----|
| Fireplace: Direct-Vented Gas | 925.00 | 1 | 925 |
|------------------------------|--------|---|-----|

(17) Garages

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

| | | | |
|------------------|--------|-----|--------|
| Base Cost | 16.02 | 768 | 12,303 |
| Mechanical Doors | 350.00 | 1 | 350 |

County Multiplier = 1.38 => Cost New = 18,738

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 14,991
 ECF (412 - SAPPHIRE LAKE BACK LOTS RES) 1.100 => TCV of Bldg: 1 = 16,490

2018 Est. T.C.V. 009-590-047-00 = 27,440

Est. TCV/Total Floor Area = 0.00

| 2017 Assessed | MBOR | S.E.V. | Base for Cap | C.P.I. | | |
|-------------------------|--------|-----------|----------------|-------------|---------|--|
| 12,800 | 12,800 | 12,800 | 7,465 | 2.10 | | |
| 2018 New Eq. Adjustment | Loss | Additions | Tax Adjustment | Losses | | |
| 0 | 900 | 0 | 156 | 0 | | |
| 2018 Assessed | MBOR | S.E.V. | Capped | ->Taxable<- | PRE/MBT | |
| 13,700 | 13,700 | 13,700 | 7,621 | 7,621 | 7,621 | |

009-590-048-00 2018 Est. T.C.V. WILLIAMS JIMMY R & JUDY A
 Property Class: 401 1646 SAPPHIRE AVE
 Map #: LAKE TOWNSHIP Lake City, MI 49651

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

* Factors *

| Description | Frontage | Depth | Front | Depth | Rate | %Adj. | Reason | Value |
|---|----------|-------|-------|-------|-------|-------|--------|--------|
| <Site Value C> GROUP C 10K | | | | | 10000 | 100 | | 10,000 |
| 50 Actual Front Feet, 0.12 Total Acres Total Est. Land Value = | | | | | | | | 10,000 |

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

(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 | 16.09 | 832 | 13,387 |
| Storage area over garage | 3.95 | 554 | 2,188 |

County Multiplier = 1.38 => Cost New = 21,494

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 19,344
 ECF (412 - SAPPHIRE LAKE BACK LOTS RES) 1.100 => TCV of Bldg: 1 = 21,279

2018 Est. T.C.V. 009-590-048-00 = 31,279

Est. TCV/Total Floor Area = 0.00

| 2017 Assessed | MBOR | S.E.V. | Base for Cap | C.P.I. | | |
|-------------------------|--------|-----------|----------------|-------------|---------|--|
| 14,500 | 14,500 | 14,500 | 10,695 | 2.10 | | |
| 2018 New Eq. Adjustment | Loss | Additions | Tax Adjustment | Losses | | |
| 0 | 1,100 | 0 | 224 | 0 | | |
| 2018 Assessed | MBOR | S.E.V. | Capped | ->Taxable<- | PRE/MBT | |
| 15,600 | 15,600 | 15,600 | 10,919 | 10,919 | 0 | |

| | | |
|---------------------|------------------|---------------------|
| 009-590-049-00 | 2018 Est. T.C.V. | YOUNGS DON R |
| Property Class: 401 | | 8229 W FOURTH ST |
| Map #: | LAKE TOWNSHIP | LAKE CITY, MI 49651 |

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

* Factors *

| Description | Frontage | Depth | Front | Depth | Rate | %Adj. | Reason | Value |
|--|----------|-------|-------|-------|------|-------|--------|-------------------------------|
| <Site Value A> Bk Lot | 580 | 590 | | | 2000 | 100 | | 2,000 |
| 50 Actual Front Feet, 0.12 Total Acres | | | | | | | | Total Est. Land Value = 2,000 |

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

| Description | Rate | CountyMult. | Size | %Good | Cash Value |
|---|---------|-------------|------|-------|------------|
| D/W/P: 4in Ren. Conc. | 4.21 | 1.00 | 1409 | 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 1990

(11) Heating System: Wall/Floor Furnace

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

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

| Other Additions/Adjustments | Rate | Size | Cost |
|-----------------------------|------|------|------|
|-----------------------------|------|------|------|

(13) Plumbing

| | | | |
|--------------------|--------|---|-----|
| Average Fixture(s) | 760.00 | 1 | 760 |
| Extra Sink | 480.00 | 1 | 480 |

(14) Water/Sewer

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

(16) Porches

| | | | |
|--------------------------|-------|-----|--------|
| CSEP (2 Story), Standard | 34.56 | 400 | 13,824 |
|--------------------------|-------|-----|--------|

(17) Carports

| | | | |
|----------|------|-----|-------|
| Aluminum | 7.70 | 576 | 4,435 |
|----------|------|-----|-------|

(17) Garages

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

| | | | |
|------------------|--------|-----|--------|
| Base Cost | 14.55 | 768 | 11,174 |
| Mechanical Doors | 350.00 | 1 | 350 |

County Multiplier = 1.38 =>

Cost New = 48,142

Notes: HAS TOILET & SHOWER AND SINK BUT NOT STOVE @ 2015 INSTALL DATE ESTIMATED AS 2008 FROM ASSESSOR INSPECTION NOTE 20

| | | |
|---|-------------|--------|
| Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, | Depr.Cost = | 38,514 |
| ECF (412 - SAPPHIRE LAKE BACK LOTS RES) 1.100 => TCV of Bldg: 1 = | | 42,365 |

2018 Est. T.C.V. 009-590-049-00 = 46,740

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 | 14,629 | 2.10 | | |
| 2018 New Eq. Adjustment | Loss | Additions | Tax Adjustment | Losses | | |
| 5,700 | 300 | 0 | 5,700 | 307 | 0 | 0 |
| 2018 Assessed | MBOR | S.E.V. | Capped | ->Taxable<- | PRE/MBT | |
| 23,400 | 23,400 | 23,400 | 20,636 | 20,636 | 0 | 0 |

009-590-050-00 2018 Est. T.C.V. YOUNGS DON R
 Property Class: 401 8211 W FOURTH ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

| Description | Frontage | Depth | Front | Depth | Rate | %Adj. | Reason | Value |
|--|----------|-------|-------|-------|------|-------|--------|-------|
| <Site Value A> Bk Lot | 580 | 590 | | | 2000 | 100 | | 2,000 |
| <Site Value A> Bk Lot | 580 | 590 | | | 2000 | 100 | | 2,000 |
| 100 Actual Front Feet, 0.23 Total Acres Total Est. Land Value = | | | | | | | | 4,000 |

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

| Description | Rate | CountyMult. | Size | %Good | Cash Value |
|---|---------|-------------|------|-------|------------|
| D/W/P: 4in Ren. Conc. | 4.21 | 1.00 | 1749 | 0 | 0 |
| D/W/P: 4in Ren. Conc. | 4.21 | 1.00 | 291 | 0 | 0 |
| Shed: Wood Frame | 10.65 | 1.00 | 144 | 50 | 767 |
| Residential Local Cost Land Improvements | | | | | |
| Description | Rate | CountyMult. | Size | %Good | Cash Value |
| LAND IMPROVE 5000 | 5000.00 | 1.00 | 1.0 | 95 | 4,750 |
| Total Estimated Land Improvements True Cash Value = | | | | | 5,517 |

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C+5 Blt 2017

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1330 SF Floor Area = 1722 SF.

| Stories | Exterior | Foundation | Rate | Bsmnt-Adj | Heat-Adj | Size | Cost |
|---------|--------------|-------------|-------|-----------|----------|------|--------|
| 1.5 | Story Siding | Crawl Space | 85.55 | -9.52 | 3.01 | 784 | 61,967 |
| 1 | Story Siding | Crawl Space | 67.17 | -9.52 | 2.01 | 546 | 32,574 |

| Other Additions/Adjustments | Rate | Size | Cost |
|-----------------------------|------|------|------|
|-----------------------------|------|------|------|

(13) Plumbing

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

(14) Water/Sewer

| | | | |
|-----------------|---------|---|-------|
| Well, 50 Feet | 1575.00 | 1 | 1,575 |
| 2000 Gal Septic | 5000.00 | 1 | 5,000 |

(15) Built-Ins & Fireplaces

| | | | |
|---------------------|---------|---|-------|
| Appliance Allowance | 1915.00 | 1 | 1,915 |
|---------------------|---------|---|-------|

(16) Porches

| | | | |
|-------------------------|-------|----|-------|
| WCP (1 Story), Standard | 32.28 | 72 | 2,324 |
|-------------------------|-------|----|-------|

(17) Garages

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

| | | | |
|---------------------|----------|-----|--------|
| Base Cost | 17.19 | 728 | 12,514 |
| Common Wall: 1 Wall | -1300.00 | 1 | -1,300 |
| Automatic Doors | 375.00 | 2 | 750 |

County Multiplier = 1.38 => Cost New = 166,263

Phy/Ab.Phy/Func/Econ/Comb.%Good= 99/100/100/100/99.0, Depr.Cost = 164,600

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 = 166,025

ECF (412 - SAPPHIRE LAKE BACK LOTS RES) 1.100 => TCV of Bldg: 1 = 182,628

2018 Est. T.C.V. 009-590-050-00 = 192,145

Est. TCV/Total Floor Area = 111.58

| 2017 Assessed | MBOR | S.E.V. | Base for Cap | C.P.I. | | |
|---------------|------------|--------|--------------|----------------|---------|--|
| 60,700 | 60,700 | 60,700 | 60,161 | 2.10 | | |
| 2018 New Eq. | Adjustment | Loss | Additions | Tax Adjustment | Losses | |
| 29,800 | 5,600 | 0 | 28,800 | 2,203 | 0 | |
| 2018 Assessed | MBOR | S.E.V. | Capped | ->Taxable<- | PRE/MBT | |
| 96,100 | 96,100 | 96,100 | 90,224 | 90,224 | 0 | |

| | | |
|---------------------|------------------|---------------------|
| 009-590-052-00 | 2018 Est. T.C.V. | YOUNGS DON R |
| Property Class: 402 | | W FOURTH ST |
| Map #: | LAKE TOWNSHIP | LAKE CITY, MI 49651 |

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

* Factors *

| Description | Frontage | Depth | Front | Depth | Rate | %Adj. | Reason | Value |
|-----------------------|----------|-------------|-------|-------|------------|--------------|--------|-------|
| <Site Value A> | Bk Lot | 580,590 | | | 2000 | 100 | | 2,000 |
| 50 Actual Front Feet, | 0.12 | Total Acres | | | Total Est. | Land Value = | | 2,000 |

2018 Est. T.C.V. 009-590-052-00 = 2,000

Est. TCV/Total Floor Area = 1.16

| | | | | | | | |
|---------------|------------|--------|--------------|----------------|---------|--|--|
| 2017 Assessed | MBOR | S.E.V. | Base for Cap | C.P.I. | | | |
| 2,500 | 2,500 | 2,500 | 940 | 2.10 | | | |
| 2018 New Eq. | Adjustment | Loss | Additions | Tax Adjustment | Losses | | |
| 0 | -1,500 | 0 | 0 | 19 | 0 | | |
| 2018 Assessed | MBOR | S.E.V. | Capped | ->Taxable<- | PRE/MBT | | |
| 1,000 | 1,000 | 1,000 | 959 | 959 | 0 | | |

| | | |
|---------------------|------------------|---------------------|
| 009-590-053-00 | 2018 Est. T.C.V. | ARMSTRONG TIMOTHY D |
| Property Class: 402 | | THIRD ST |
| Map #: | LAKE TOWNSHIP | LAKE CITY, MI 49651 |

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

* Factors *

| Description | Frontage | Depth | Front | Depth | Rate | %Adj. | Reason | Value |
|-----------------------|----------|-------------|-------|-------|------------|--------------|--------|-------|
| <Site Value A> | Bk Lot | 580,590 | | | 2000 | 100 | | 2,000 |
| 50 Actual Front Feet, | 0.12 | Total Acres | | | Total Est. | Land Value = | | 2,000 |

2018 Est. T.C.V. 009-590-053-00 = 2,000

Est. TCV/Total Floor Area = 1.16

| | | | | | | |
|---------------|------------|--------|--------------|----------------|---------|--|
| 2017 Assessed | MBOR | S.E.V. | Base for Cap | C.P.I. | | |
| 2,500 | 2,500 | 2,500 | 940 | 2.10 | | |
| 2018 New Eq. | Adjustment | Loss | Additions | Tax Adjustment | Losses | |
| 0 | -1,500 | 0 | 0 | 19 | 0 | |
| 2018 Assessed | MBOR | S.E.V. | Capped | ->Taxable<- | PRE/MBT | |
| 1,000 | 1,000 | 1,000 | 959 | 959 | 0 | |

| | | |
|---------------------|------------------|---------------------|
| 009-590-054-00 | 2018 Est. T.C.V. | YOUNGS DON R |
| Property Class: 402 | | W THIRD ST |
| Map #: | LAKE TOWNSHIP | LAKE CITY, MI 49651 |

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA
 * Factors * LOTS 54 & 55

| Description | Frontage | Depth | Front | Depth | Rate | %Adj. | Reason | Value |
|---|----------|-------|-------|-------|------|-------|--------|-------|
| <Site Value A> Bk Lot 580,590 | | | | | 2000 | 100 | | 2,000 |
| <Site Value A> Bk Lot 580,590 | | | | | 2000 | 100 | | 2,000 |
| 100 Actual Front Feet, 0.23 Total Acres Total Est. Land Value = | | | | | | | | 4,000 |

| | | | | | |
|---|--------|-----------|----------------|-------------|---------|
| 2018 Est. T.C.V. 009-590-054-00 | = | 4,000 | | | |
| Est. TCV/Total Floor Area = 2.32, Most recent sale 09/04/2015 for 6,000 | | | | | |
| 2017 Assessed | MBOR | S.E.V. | Base for Cap | C.P.I. | |
| 5,000 | 5,000 | 5,000 | 4,036 | 2.10 | |
| 2018 New Eq. Adjustment | Loss | Additions | Tax Adjustment | Losses | |
| 0 | -3,000 | 0 | -2,036 | 0 | |
| 2018 Assessed | MBOR | S.E.V. | Capped | ->Taxable<- | PRE/MBT |
| 2,000 | 2,000 | 2,000 | 4,120 | 2,000 | 0 |

| | | |
|---------------------|------------------|---------------------|
| 009-590-056-00 | 2018 Est. T.C.V. | BALL SAM & RACHEL |
| Property Class: 402 | | W THIRD ST |
| Map #: | LAKE TOWNSHIP | LAKE CITY, MI 49651 |

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

* Factors *

| Description | Frontage | Depth | Front | Depth | Rate | %Adj. | Reason | Value |
|-----------------------|----------|-------------|-------|-------|------------|--------------|--------|-------|
| <Site Value A> | Bk Lot | 580,590 | | | 2000 | 100 | | 2,000 |
| 50 Actual Front Feet, | 0.12 | Total Acres | | | Total Est. | Land Value = | | 2,000 |

2018 Est. T.C.V. 009-590-056-00 = 2,000

Est. TCV/Total Floor Area = 1.16, Most recent sale 03/01/2017 for 2,000

| | | | | | | | |
|---------------|------------|--------|--------------|----------------|---------|--|--|
| 2017 Assessed | MBOR | S.E.V. | Base for Cap | C.P.I. | | | |
| 2,500 | 2,500 | 2,500 | 940 | 2.10 | | | |
| 2018 New Eq. | Adjustment | Loss | Additions | Tax Adjustment | Losses | | |
| 0 | -1,500 | 0 | 0 | 60 | 0 | | |
| 2018 Assessed | MBOR | S.E.V. | Capped | ->Taxable<- | PRE/MBT | | |
| 1,000 | 1,000 | 1,000 | 959 | 1,000 | 0 | | |

009-590-057-00 2018 Est. T.C.V. MULLEN ERIN
 Property Class: 401 S SAPPHIRE AVE
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

| Description | Frontage | Depth | Front | Depth | Rate | %Adj. | Reason | Value |
|---|----------|-------|-------|-------|-------|-------|--------|--------|
| <Site Value C> GROUP C 10K | | | | | 10000 | 100 | | 10,000 |
| 50 Actual Front Feet, 0.12 Total Acres Total Est. Land Value = | | | | | | | | 10,000 |

Cost Est. for Res. Bldg: 1 Single Family GRG Cls CD Blt 1997

(11) Heating System: No Heating/Cooling

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

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

| Other Additions/Adjustments | Rate | Size | Cost |
|-----------------------------|------|------|------|
| | | | |

(17) Garages

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

| | | | |
|-----------------|--------|-----|--------|
| Base Cost | 14.85 | 768 | 11,405 |
| Automatic Doors | 375.00 | 2 | 750 |

County Multiplier = 1.38 => Cost New = 16,774

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0, Depr.Cost = 14,258
 ECF (412 - SAPPHIRE LAKE BACK LOTS RES) 1.100 => TCV of Bldg: 1 = 15,683

2018 Est. T.C.V. 009-590-057-00 = 25,683

Est. TCV/Total Floor Area = 0.00, Most recent sale 07/01/2001 for 159,900

| 2017 Assessed | MBOR | S.E.V. | Base for Cap | C.P.I. | | |
|-------------------------|--------|-----------|----------------|-------------|---------|--|
| 12,000 | 12,000 | 12,000 | 8,668 | 2.10 | | |
| 2018 New Eq. Adjustment | Loss | Additions | Tax Adjustment | Losses | | |
| 0 | 800 | 0 | 182 | 0 | | |
| 2018 Assessed | MBOR | S.E.V. | Capped | ->Taxable<- | PRE/MBT | |
| 12,800 | 12,800 | 12,800 | 8,850 | 8,850 | 0 | |

009-590-058-00 2018 Est. T.C.V. HERRINGTON DOUGLAS A & LAUREL
 Property Class: 402 S SAPPHIRE AVE
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

| Description | Frontage | Depth | Front | Depth | Rate | %Adj. | Reason | Value |
|---|----------|-------|-------|-------|-------|-------|--------|--------|
| <Site Value C> GROUP C 10K | | | | | 10000 | 100 | | 10,000 |
| 50 Actual Front Feet, 0.12 Total Acres Total Est. Land Value = | | | | | | | | 10,000 |

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

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

Cost Est. for Res. Bldg: 1 Single Family GRG Cls C Blt 2013

(11) Heating System: No Heating/Cooling

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

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

| Other Additions/Adjustments | Rate | Size | Cost |
|-----------------------------|---------|------|--------|
| (13) Plumbing | | | |
| 3 Fixture Bath | 2400.00 | -1 | -2,400 |

(13) Plumbing

3 Fixture Bath 2400.00 -1 -2,400

(17) Garages

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

| | | | |
|-----------------|--------|-----|--------|
| Base Cost | 15.16 | 946 | 14,341 |
| Automatic Doors | 375.00 | 1 | 375 |

County Multiplier = 1.38 => Cost New = 16,997

Phy/Ab.Phy/Func/Econ/Comb.%Good= 96/100/100/100/96.0, Depr.Cost = 16,317

ECF (412 - SAPPHIRE LAKE BACK LOTS RES) 1.100 => TCV of Bldg: 1 = 17,948

2018 Est. T.C.V. 009-590-058-00 = 28,423

Est. TCV/Total Floor Area = 0.00

| 2017 Assessed | MBOR | S.E.V. | Base for Cap | C.P.I. | | |
|-------------------------|--------|-----------|----------------|-------------|---------|--|
| 13,500 | 13,500 | 13,500 | 9,314 | 2.10 | | |
| 2018 New Eq. Adjustment | Loss | Additions | Tax Adjustment | Losses | | |
| 0 | 700 | 0 | 195 | 0 | | |
| 2018 Assessed | MBOR | S.E.V. | Capped | ->Taxable<- | PRE/MBT | |
| 14,200 | 14,200 | 14,200 | 9,509 | 9,509 | 0 | |

009-590-060-00 2018 Est. T.C.V. GLOVER WILLIAM III
 Property Class: 401 1689 S SAPPHIRE AVE
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

| Description | Frontage | Depth | Front | Depth | Rate | %Adj. | Reason | Value |
|--|----------|-------|-------|-------|-------|-------|--------|--------|
| <Site Value C> GROUP C 10K | | | | | 10000 | 100 | LOT 59 | 10,000 |
| <Site Value A> Bk Lot 580,590 | | | | | 2000 | 100 | LOT 60 | 2,000 |
| <Site Value A> Bk Lot 580,590 | | | | | 2000 | 100 | LOT 61 | 2,000 |
| 150 Actual Front Feet, 0.34 Total Acres Total Est. Land Value = | | | | | | | | 14,000 |

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 | 126 | 71 | 267 |
| Shed: Wood Frame | 10.42 | 1.00 | 49 | 71 | 363 |
| Total Estimated Land Improvements True Cash Value = | | | | | 630 |

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 648 SF Floor Area = 648 SF.

| Stories | Exterior | Foundation | Rate | Bsmnt-Adj | Heat-Adj | Size | Cost |
|---------|-------------|------------|-------|-----------|----------|------|--------|
| 1 | Story Block | Slab | 54.53 | -10.53 | 0.66 | 648 | 28,940 |

| Other Additions/Adjustments | Rate | Size | Cost |
|-----------------------------|------|------|------|
|-----------------------------|------|------|------|

(13) Plumbing

| | | | |
|--------------------|--------|---|-----|
| Average Fixture(s) | 525.00 | 1 | 525 |
|--------------------|--------|---|-----|

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

| | | | |
|---------------------|---------|---|-------|
| Appliance Allowance | 1235.00 | 1 | 1,235 |
|---------------------|---------|---|-------|

(16) Porches

| | | | |
|--------------------------|-------|-----|-------|
| CSEP (1 Story), Standard | 25.99 | 168 | 4,366 |
|--------------------------|-------|-----|-------|

(17) Garages

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

| | | | |
|-----------------|--------|-----|-------|
| Base Cost | 9.73 | 936 | 9,107 |
| Automatic Doors | 350.00 | 2 | 700 |

County Multiplier = 1.42 => Cost New = 67,252

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 40,351
 ECF (412 - SAPPHIRE LAKE BACK LOTS RES) 1.000 => TCV of Bldg: 1 = 40,351

2018 Est. T.C.V. 009-590-060-00 = 54,981

Est. TCV/Total Floor Area = 84.85

| 2017 Assessed | MBOR | S.E.V. | Base for Cap | C.P.I. | | |
|---------------|---------|------------|--------------|-------------|----------------|--------|
| 30,100 | 30,100 | 30,100 | 22,676 | 2.10 | | |
| 2018 | New Eq. | Adjustment | Loss | Additions | Tax Adjustment | Losses |
| 0 | -2,600 | 0 | 0 | 476 | 0 | 0 |
| 2018 Assessed | MBOR | S.E.V. | Capped | ->Taxable<- | PRE/MBT | |
| 27,500 | 27,500 | 27,500 | 23,152 | 23,152 | 23,152 | |

| | | |
|---------------------|------------------|---------------------|
| 009-590-062-00 | 2018 Est. T.C.V. | ONAN PHILLIP D |
| Property Class: 402 | | CHIPPEWA AVE |
| Map #: | LAKE TOWNSHIP | LAKE CITY, MI 49651 |

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

* Factors *

| Description | Frontage | Depth | Front | Depth | Rate | %Adj. | Reason | Value |
|--|----------|---------|-------|-------|------|-------|--------|-------------------------------|
| <Site Value A> | Bk Lot | 580,590 | | | 2000 | 100 | | 2,000 |
| 50 Actual Front Feet, 0.12 Total Acres | | | | | | | | Total Est. Land Value = 2,000 |

2018 Est. T.C.V. 009-590-062-00 = 2,000

Est. TCV/Total Floor Area = 3.09

| | | | | | | | |
|---------------|------------|--------|--------------|----------------|---------|--|--|
| 2017 Assessed | MBOR | S.E.V. | Base for Cap | C.P.I. | | | |
| 2,500 | 2,500 | 2,500 | 940 | 2.10 | | | |
| 2018 New Eq. | Adjustment | Loss | Additions | Tax Adjustment | Losses | | |
| 0 | -1,500 | 0 | 0 | 19 | 0 | | |
| 2018 Assessed | MBOR | S.E.V. | Capped | ->Taxable<- | PRE/MBT | | |
| 1,000 | 1,000 | 1,000 | 959 | 959 | 0 | | |

| | | |
|---------------------|------------------|----------------------------|
| 009-590-063-00 | 2018 Est. T.C.V. | ST PIERRE DAVID L & LISA M |
| Property Class: 402 | | CHIPPEWA AVE |
| Map #: | LAKE TOWNSHIP | LAKE CITY, MI 49651 |

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

* Factors *

| Description | Frontage | Depth | Front | Depth | Rate | %Adj. | Reason | Value |
|-----------------------|----------|-------------|-------|-------|------------|--------------|--------|-------|
| <Site Value A> | Bk Lot | 580,590 | | | 2000 | 100 | | 2,000 |
| 50 Actual Front Feet, | 0.12 | Total Acres | | | Total Est. | Land Value = | | 2,000 |

2018 Est. T.C.V. 009-590-063-00 = 2,000

Est. TCV/Total Floor Area = 3.09

| | | | | | | |
|---------------|------------|--------|--------------|----------------|---------|--|
| 2017 Assessed | MBOR | S.E.V. | Base for Cap | C.P.I. | | |
| 2,500 | 2,500 | 2,500 | 940 | 2.10 | | |
| 2018 New Eq. | Adjustment | Loss | Additions | Tax Adjustment | Losses | |
| 0 | -1,500 | 0 | 0 | 19 | 0 | |
| 2018 Assessed | MBOR | S.E.V. | Capped | ->Taxable<- | PRE/MBT | |
| 1,000 | 1,000 | 1,000 | 959 | 959 | 0 | |

| | | |
|---------------------|------------------|----------------------------|
| 009-590-064-00 | 2018 Est. T.C.V. | ST PIERRE DAVID L & LISA M |
| Property Class: 402 | | CHIPPEWA AVE |
| Map #: | LAKE TOWNSHIP | LAKE CITY, MI 49651 |

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

* Factors *

| Description | Frontage | Depth | Front | Depth | Rate | %Adj. | Reason | Value |
|-----------------------|----------|-------------|-------|-------|------------|-------|--------------|-------|
| <Site Value A> | Bk Lot | 580,590 | | | 2000 | 100 | | 2,000 |
| 50 Actual Front Feet, | 0.12 | Total Acres | | | Total Est. | | Land Value = | 2,000 |

2018 Est. T.C.V. 009-590-064-00 = 2,000

Est. TCV/Total Floor Area = 3.09, Most recent sale 11/05/2004 for 7,000

| | | | | | | | | |
|---------------|---------|------------|--------------|-------------|----------------|--------|--|--|
| 2017 Assessed | MBOR | S.E.V. | Base for Cap | C.P.I. | | | | |
| 2,500 | 2,500 | 2,500 | 1,205 | 2.10 | | | | |
| 2018 | New Eq. | Adjustment | Loss | Additions | Tax Adjustment | Losses | | |
| 0 | -1,500 | | 0 | 0 | -205 | 0 | | |
| 2018 Assessed | MBOR | S.E.V. | Capped | ->Taxable<- | PRE/MBT | | | |
| 1,000 | 1,000 | 1,000 | 1,230 | 1,000 | 0 | | | |

009-590-065-00 2018 Est. T.C.V. BOUGHNER JOHN & CARON
 Property Class: 401 CHIPPEWA AVE
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

| Description | Frontage | Depth | Front | Depth | Rate | %Adj. | Reason | Value |
|--|----------|-------|-------|-------|------|-------|-------------------------|-------|
| <Site Value A> Bk Lot 580,590 | | | | | 2000 | 100 | | 2,000 |
| 50 Actual Front Feet, 0.12 Total Acres | | | | | | | Total Est. Land Value = | 2,000 |

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

(11) Heating System: No Heating/Cooling

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

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

| Other Additions/Adjustments | Rate | Size | Cost |
|-----------------------------|------|------|------|
| | | | |

(17) Garages

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

| | | | |
|------------------|--------|------|--------|
| Base Cost | 9.71 | 1200 | 11,652 |
| Mechanical Doors | 350.00 | 2 | 700 |

County Multiplier = 1.38 => Cost New = 17,046

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0, Depr.Cost = 14,489
 ECF (412 - SAPPHIRE LAKE BACK LOTS RES) 1.100 => TCV of Bldg: 1 = 15,938

2018 Est. T.C.V. 009-590-065-00 = 17,938

Est. TCV/Total Floor Area = 0.00, Most recent sale 08/05/2011 for 15,000

| 2017 Assessed | MBOR | S.E.V. | Base for Cap | C.P.I. | | |
|-------------------------|-------|-----------|----------------|-------------|---------|--|
| 9,600 | 9,600 | 9,600 | 8,341 | 2.10 | | |
| 2018 New Eq. Adjustment | Loss | Additions | Tax Adjustment | Losses | | |
| 0 | -600 | 0 | 175 | 0 | | |
| 2018 Assessed | MBOR | S.E.V. | Capped | ->Taxable<- | PRE/MBT | |
| 9,000 | 9,000 | 9,000 | 8,516 | 8,516 | 0 | |

| | | |
|---------------------|------------------|---------------------|
| 009-590-066-00 | 2018 Est. T.C.V. | SKUKALEK MIKE |
| Property Class: 402 | | SECOND ST |
| Map #: | LAKE TOWNSHIP | LAKE CITY, MI 49651 |

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

* Factors *

| Description | Frontage | Depth | Front | Depth | Rate | %Adj. | Reason | Value |
|--|----------|---------|-------|-------|------|-------|--------|-------------------------------|
| <Site Value A> | Bk Lot | 580,590 | | | 2000 | 100 | | 2,000 |
| 50 Actual Front Feet, 0.12 Total Acres | | | | | | | | Total Est. Land Value = 2,000 |

2018 Est. T.C.V. 009-590-066-00 = 2,000

Est. TCV/Total Floor Area = 0.00, Most recent sale 10/01/1998 for 11,000

| 2017 Assessed | MBOR | S.E.V. | Base for Cap | C.P.I. | | |
|---------------|------------|--------|--------------|----------------|---------|--|
| 2,500 | 2,500 | 2,500 | 2,500 | 2.10 | | |
| 2018 New Eq. | Adjustment | Loss | Additions | Tax Adjustment | Losses | |
| 0 | -1,500 | 0 | 0 | -1,500 | 0 | |
| 2018 Assessed | MBOR | S.E.V. | Capped | ->Taxable<- | PRE/MBT | |
| 1,000 | 1,000 | 1,000 | 2,552 | 1,000 | 0 | |

| | | |
|---------------------|------------------|---------------------|
| 009-590-067-00 | 2018 Est. T.C.V. | SKUKALEK MIKE |
| Property Class: 402 | | SAPPHIRE AVE |
| Map #: | LAKE TOWNSHIP | LAKE CITY, MI 49651 |

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

* Factors *

| Description | Frontage | Depth | Front | Depth | Rate | %Adj. | Reason | Value |
|--|----------|-------|-------|-------|------|-------|-------------------------|-------|
| <Site Value A> Bk Lot 580,590 | | | | | 2000 | 100 | | 2,000 |
| 50 Actual Front Feet, 0.12 Total Acres | | | | | | | Total Est. Land Value = | 2,000 |

2018 Est. T.C.V. 009-590-067-00 = 2,000

Est. TCV/Total Floor Area = 0.00, Most recent sale 09/21/2016 for 14,900

| | | | | | | | | |
|-------------------------|--------|--------|--------------|----------------|---------|--|--|--|
| 2017 Assessed | MBOR | S.E.V. | Base for Cap | C.P.I. | | | | |
| 2,500 | 2,500 | 2,500 | 2,500 | 2.10 | | | | |
| 2018 New Eq. Adjustment | | Loss | Additions | Tax Adjustment | Losses | | | |
| 0 | -1,500 | 0 | 0 | -1,500 | 0 | | | |
| 2018 Assessed | MBOR | S.E.V. | Capped | ->Taxable<- | PRE/MBT | | | |
| 1,000 | 1,000 | 1,000 | 2,552 | 1,000 | 0 | | | |

| | | |
|---------------------|------------------|---------------------------|
| 009-590-068-00 | 2018 Est. T.C.V. | PROMER JODY R & MARLENE K |
| Property Class: 402 | | S SAPPHIRE AVE |
| Map #: | LAKE TOWNSHIP | LAKE CITY, MI 49651 |

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

* Factors *

| Description | Frontage | Depth | Front | Depth | Rate | %Adj. | Reason | Value |
|-----------------------|----------|-------------|-------|-------|------------|--------------|--------|-------|
| <Site Value A> | Bk Lot | 580,590 | | | 2000 | 100 | | 2,000 |
| 50 Actual Front Feet, | 0.12 | Total Acres | | | Total Est. | Land Value = | | 2,000 |

2018 Est. T.C.V. 009-590-068-00 = 2,000

Est. TCV/Total Floor Area = 0.00

| | | | | | | |
|---------------|------------|--------|--------------|----------------|---------|--|
| 2017 Assessed | MBOR | S.E.V. | Base for Cap | C.P.I. | | |
| 2,500 | 2,500 | 2,500 | 1,205 | 2.10 | | |
| 2018 New Eq. | Adjustment | Loss | Additions | Tax Adjustment | Losses | |
| 0 | -1,500 | 0 | 0 | -205 | 0 | |
| 2018 Assessed | MBOR | S.E.V. | Capped | ->Taxable<- | PRE/MBT | |
| 1,000 | 1,000 | 1,000 | 1,230 | 1,000 | 0 | |

009-590-069-00 2018 Est. T.C.V. KERASTAS MICHAEL & ANNA MARIE
 Property Class: 401 SAPPHIRE AVE
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

| Description | Frontage | Depth | Front | Depth | Rate | %Adj. | Reason | Value |
|---|----------|-------|-------|-------|-------|-------|--------|--------|
| <Site Value C> GROUP C 10K | | | | | 10000 | 100 | | 10,000 |
| 50 Actual Front Feet, 0.12 Total Acres Total Est. Land Value = | | | | | | | | 10,000 |

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

| Description | Rate | CountyMult. | Size | %Good | Cash Value |
|---|---------|-------------|------|-------|------------|
| D/W/P: 4in Ren. Conc. | 4.21 | 1.00 | 600 | 0 | 0 |
| Residential Local Cost Land Improvements | | | | | |
| Description | Rate | CountyMult. | Size | %Good | Cash Value |
| LAND IMPROVE 1000 | 1000.00 | 1.00 | 1.0 | 95 | 950 |
| Total Estimated Land Improvements True Cash Value = | | | | | 950 |

Cost Est. for Res. Bldg: 1 Single Family GRG Cls C 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: Siding Foundation: 18 Inch (Unfinished)

| | | | |
|--------------------------|--------|------|--------|
| Base Cost | 13.50 | 1500 | 20,250 |
| Automatic Doors | 375.00 | 1 | 375 |
| Storage area over garage | 3.95 | 1000 | 3,950 |

County Multiplier = 1.38 => Cost New = 33,914

Notes: GARAGE ONLY, NO PLUMBING

| | | |
|---|-------------|--------|
| Phy/Ab.Phy/Func/Econ/Comb.%Good= 99/100/100/100/99.0, | Depr.Cost = | 33,574 |
| ECF (412 - SAPPHIRE LAKE BACK LOTS RES) 1.100 => TCV of Bldg: 1 = | | 36,932 |

2018 Est. T.C.V. 009-590-069-00 = 47,882

Est. TCV/Total Floor Area = 0.00

| 2017 Assessed | MBOR | S.E.V. | Base for Cap | C.P.I. | | |
|-------------------------|--------|-----------|----------------|-------------|---------|--|
| 21,900 | 21,900 | 21,900 | 18,008 | 2.10 | | |
| 2018 New Eq. Adjustment | Loss | Additions | Tax Adjustment | Losses | | |
| 0 | 2,000 | 0 | 378 | 0 | | |
| 2018 Assessed | MBOR | S.E.V. | Capped | ->Taxable<- | PRE/MBT | |
| 23,900 | 23,900 | 23,900 | 18,386 | 18,386 | 0 | |

009-590-070-00 2018 Est. T.C.V. PROMER JODY R & MARLANE K
 Property Class: 402 1718 S SAPPHIRE AVE
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

| Description | Frontage | Depth | Front | Depth | Rate | %Adj. | Reason | Value |
|---|----------|-------|-------|-------|-------|-------|--------|--------|
| <Site Value C> GROUP C 10K | | | | | 10000 | 100 | | 10,000 |
| 50 Actual Front Feet, 0.12 Total Acres Total Est. Land Value = | | | | | | | | 10,000 |

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

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

Cost Est. for Res. Bldg: 1 Single Family GRG Cls C Blt 2011

(11) Heating System: No Heating/Cooling

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

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

| Other Additions/Adjustments | Rate | Size | Cost |
|-----------------------------|------|------|------|
| | | | |

(17) Garages

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

| | | | |
|------------------|--------|-----|--------|
| Base Cost | 15.07 | 957 | 14,422 |
| Mechanical Doors | 350.00 | 1 | 350 |

County Multiplier = 1.38 => Cost New = 20,385

Phy/Ab.Phy/Func/Econ/Comb.%Good= 96/100/100/100/96.0, Depr.Cost = 19,570
 ECF (412 - SAPPHIRE LAKE BACK LOTS RES) 1.100 => TCV of Bldg: 1 = 21,527

2018 Est. T.C.V. 009-590-070-00 = 32,002

Est. TCV/Total Floor Area = 0.00, Most recent sale 11/17/2010 for 2,400

| 2017 Assessed | MBOR | S.E.V. | Base for Cap | C.P.I. | | |
|---------------|------------|--------|--------------|----------------|---------|--|
| 14,800 | 14,800 | 14,800 | 10,199 | 2.10 | | |
| 2018 New Eq. | Adjustment | Loss | Additions | Tax Adjustment | Losses | |
| 0 | 1,200 | 0 | 0 | 214 | 0 | |
| 2018 Assessed | MBOR | S.E.V. | Capped | ->Taxable<- | PRE/MBT | |
| 16,000 | 16,000 | 16,000 | 10,413 | 10,413 | 0 | |

| | | |
|---------------------|------------------|---------------------|
| 009-590-071-00 | 2018 Est. T.C.V. | LOGUSZ ROMAN ETAL |
| Property Class: 402 | | 109 SAPPHIRE AVE |
| Map #: | LAKE TOWNSHIP | LAKE CITY, MI 49651 |

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

* Factors *

| Description | Frontage | Depth | Front | Depth | Rate | %Adj. | Reason | Value |
|--|----------|-------|-------|-------|-------|-------|-------------------------|--------|
| <Site Value C> GROUP C 10K | | | | | 10000 | 100 | | 10,000 |
| 51 Actual Front Feet, 0.06 Total Acres | | | | | | | Total Est. Land Value = | 10,000 |

2018 Est. T.C.V. 009-590-071-00 = 10,000

Est. TCV/Total Floor Area = 0.00

| | | | | | | |
|-------------------------|-------|--------|--------------|----------------|---------|--|
| 2017 Assessed | MBOR | S.E.V. | Base for Cap | C.P.I. | | |
| 5,000 | 5,000 | 5,000 | 1,076 | 2.10 | | |
| 2018 New Eq. Adjustment | | Loss | Additions | Tax Adjustment | Losses | |
| 0 | 0 | 0 | 0 | 22 | 0 | |
| 2018 Assessed | MBOR | S.E.V. | Capped | ->Taxable<- | PRE/MBT | |
| 5,000 | 5,000 | 5,000 | 1,098 | 1,098 | 0 | |

009-590-072-00 2018 Est. T.C.V. LOGUSZ ROMAN ETAL
 Property Class: 401 SAPPHIRE AVE
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

| Description | Frontage | Depth | Front | Depth | Rate | %Adj. | Reason | Value |
|---|----------|-------|-------|-------|-------|-------|--------|--------|
| <Site Value C> GROUP C 10K | | | | | 10000 | 100 | | 10,000 |
| 51 Actual Front Feet, 0.10 Total Acres Total Est. Land Value = | | | | | | | | 10,000 |

Cost Est. for Res. Bldg: 1 Single Family GRG Cls CD Blt 1992

(11) Heating System: No Heating/Cooling

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

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

| Other Additions/Adjustments | Rate | Size | Cost |
|-----------------------------|------|------|------|
| | | | |

(17) Garages

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

| | | | |
|------------------|--------|------|--------|
| Base Cost | 9.71 | 1200 | 11,652 |
| Mechanical Doors | 350.00 | 2 | 700 |

County Multiplier = 1.38 => Cost New = 17,046

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 13,637
 ECF (412 - SAPPHIRE LAKE BACK LOTS RES) 1.100 => TCV of Bldg: 1 = 15,000

2018 Est. T.C.V. 009-590-072-00 = 25,000

Est. TCV/Total Floor Area = 0.00

| 2017 Assessed | MBOR | S.E.V. | Base for Cap | C.P.I. | | |
|-------------------------|--------|-----------|----------------|-------------|---------|--|
| 11,700 | 11,700 | 11,700 | 7,131 | 2.10 | | |
| 2018 New Eq. Adjustment | Loss | Additions | Tax Adjustment | Losses | | |
| 0 | 800 | 0 | 149 | 0 | | |
| 2018 Assessed | MBOR | S.E.V. | Capped | ->Taxable<- | PRE/MBT | |
| 12,500 | 12,500 | 12,500 | 7,280 | 7,280 | 0 | |

| | | |
|---------------------|------------------|---------------------|
| 009-590-073-00 | 2018 Est. T.C.V. | KAMMER DANIEL J JR |
| Property Class: 401 | | 109 SAPPHIRE AVE |
| Map #: | LAKE TOWNSHIP | LAKE CITY, MI 49651 |

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

* Factors *

| Description | Frontage | Depth | Front | Depth | Rate | %Adj. | Reason | Value |
|--|----------|-------|-------|-------|------|-------|-------------------------|-------|
| <Site Value A> Bk Lot 580,590 | | | | | 2000 | 100 | | 2,000 |
| 51 Actual Front Feet, 0.09 Total Acres | | | | | | | Total Est. Land Value = | 2,000 |

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

| Description | Rate | CountyMult. | Size | %Good | Cash Value |
|---|------|-------------|------|-------|------------|
| D/W/P: 3.5 Concrete | 2.98 | 1.00 | 153 | 56 | 255 |
| Total Estimated Land Improvements True Cash Value = | | | | | 255 |

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

(11) Heating System: Space Heater

Ground Area = Size for Rates = 584 SF Floor Area = 584 SF.

| Stories | Exterior | Foundation | Rate | Bsmnt-Adj | Heat-Adj | Size | Cost |
|---------|--------------|-------------|-------|-----------|----------|------|--------|
| 1+ | Story Siding | Crawl Space | 58.10 | -9.75 | -1.89 | 584 | 27,133 |

| Other Additions/Adjustments | Rate | Size | Cost |
|-----------------------------|------|------|------|
|-----------------------------|------|------|------|

(13) Plumbing

Average Fixture(s) 525.00 1 525

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

County Multiplier = 1.38 => Cost New = 47,513

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, Depr.Cost = 26,132
ECF (409 - RURAL SUBS) 0.850 => TCV of Bldg: 1 = 22,212

2018 Est. T.C.V. 009-590-073-00 = 24,467

Est. TCV/Total Floor Area = 41.90

| 2017 Assessed | MBOR | S.E.V. | Base for Cap | C.P.I. | | |
|---------------|------------|--------|--------------|----------------|---------|--|
| 13,700 | 13,700 | 13,700 | 12,620 | 2.10 | | |
| 2018 New Eq. | Adjustment | Loss | Additions | Tax Adjustment | Losses | |
| 0 | -1,500 | 0 | 0 | -420 | 0 | |
| 2018 Assessed | MBOR | S.E.V. | Capped | ->Taxable<- | PRE/MBT | |
| 12,200 | 12,200 | 12,200 | 12,885 | 12,200 | 0 | |

| | | |
|---------------------|------------------|---------------------|
| 009-590-074-00 | 2018 Est. T.C.V. | ST PIERRE KEVIN J |
| Property Class: 402 | | SECOND ST |
| Map #: | LAKE TOWNSHIP | LAKE CITY, MI 49651 |

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

* Factors *

| Description | Frontage | Depth | Front | Depth | Rate | %Adj. | Reason | Value |
|--|----------|---------|-------|-------|------|-------|--------|-------------------------------|
| <Site Value A> | Bk Lot | 580,590 | | | 2000 | 100 | | 2,000 |
| 50 Actual Front Feet, 0.12 Total Acres | | | | | | | | Total Est. Land Value = 2,000 |

2018 Est. T.C.V. 009-590-074-00 = 2,000

Est. TCV/Total Floor Area = 3.42, Most recent sale 03/01/2000 for 5,000

| | | | | | | | | |
|---------------|------------|--------|--------------|----------------|---------|--|--|--|
| 2017 Assessed | MBOR | S.E.V. | Base for Cap | C.P.I. | | | | |
| 2,500 | 2,500 | 2,500 | 940 | 2.10 | | | | |
| 2018 New Eq. | Adjustment | Loss | Additions | Tax Adjustment | Losses | | | |
| 0 | -1,500 | 0 | 0 | 19 | 0 | | | |
| 2018 Assessed | MBOR | S.E.V. | Capped | ->Taxable<- | PRE/MBT | | | |
| 1,000 | 1,000 | 1,000 | 959 | 959 | 0 | | | |

| | | |
|---------------------|------------------|---------------------|
| 009-590-075-00 | 2018 Est. T.C.V. | ST PIERRE KEVIN J |
| Property Class: 402 | | SECOND ST |
| Map #: | LAKE TOWNSHIP | LAKE CITY, MI 49651 |

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

* Factors *

| Description | Frontage | Depth | Front | Depth | Rate | %Adj. | Reason | Value |
|--|----------|---------|-------|-------|------|-------|--------|-------------------------------|
| <Site Value A> | Bk Lot | 580,590 | | | 2000 | 100 | | 2,000 |
| 50 Actual Front Feet, 0.12 Total Acres | | | | | | | | Total Est. Land Value = 2,000 |

2018 Est. T.C.V. 009-590-075-00 = 2,000

Est. TCV/Total Floor Area = 3.42, Most recent sale 03/01/2000 for 3,450

| | | | | | | | | |
|---------------|------------|--------|--------------|----------------|---------|--|--|--|
| 2017 Assessed | MBOR | S.E.V. | Base for Cap | C.P.I. | | | | |
| 2,500 | 2,500 | 2,500 | 940 | 2.10 | | | | |
| 2018 New Eq. | Adjustment | Loss | Additions | Tax Adjustment | Losses | | | |
| 0 | -1,500 | 0 | 0 | 19 | 0 | | | |
| 2018 Assessed | MBOR | S.E.V. | Capped | ->Taxable<- | PRE/MBT | | | |
| 1,000 | 1,000 | 1,000 | 959 | 959 | 0 | | | |

| | | |
|---------------------|------------------|-------------------------|
| 009-590-076-00 | 2018 Est. T.C.V. | ST PIERRE BRIAN & JOANN |
| Property Class: 402 | | SECOND ST |
| Map #: | LAKE TOWNSHIP | LAKE CITY, MI 49651 |

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

* Factors *

| Description | Frontage | Depth | Front | Depth | Rate | %Adj. | Reason | Value |
|-----------------------|----------|-------------|-------|-------|------------|-------|--------------|-------|
| <Site Value A> | Bk Lot | 580,590 | | | 2000 | 100 | | 2,000 |
| 50 Actual Front Feet, | 0.12 | Total Acres | | | Total Est. | | Land Value = | 2,000 |

2018 Est. T.C.V. 009-590-076-00 = 2,000

Est. TCV/Total Floor Area = 3.42, Most recent sale 03/01/1995 for 1,400

| | | | | | | | | |
|---------------|------------|--------|--------------|----------------|---------|--|--|--|
| 2017 Assessed | MBOR | S.E.V. | Base for Cap | C.P.I. | | | | |
| 2,500 | 2,500 | 2,500 | 940 | 2.10 | | | | |
| 2018 New Eq. | Adjustment | Loss | Additions | Tax Adjustment | Losses | | | |
| 0 | -1,500 | 0 | 0 | 19 | 0 | | | |
| 2018 Assessed | MBOR | S.E.V. | Capped | ->Taxable<- | PRE/MBT | | | |
| 1,000 | 1,000 | 1,000 | 959 | 959 | 0 | | | |

| | | |
|---------------------|------------------|-------------------------|
| 009-590-077-00 | 2018 Est. T.C.V. | ST PIERRE BRIAN & JOANN |
| Property Class: 402 | | SECOND ST |
| Map #: | LAKE TOWNSHIP | LAKE CITY, MI 49651 |

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

* Factors *

| Description | Frontage | Depth | Front | Depth | Rate | %Adj. | Reason | Value |
|-----------------------|----------|-------------|-------|-------|------------|--------------|--------|-------|
| <Site Value A> | Bk Lot | 580,590 | | | 2000 | 100 | | 2,000 |
| 50 Actual Front Feet, | 0.12 | Total Acres | | | Total Est. | Land Value = | | 2,000 |

2018 Est. T.C.V. 009-590-077-00 = 2,000

Est. TCV/Total Floor Area = 3.42

| | | | | | | |
|---------------|------------|--------|--------------|----------------|---------|--|
| 2017 Assessed | MBOR | S.E.V. | Base for Cap | C.P.I. | | |
| 2,500 | 2,500 | 2,500 | 940 | 2.10 | | |
| 2018 New Eq. | Adjustment | Loss | Additions | Tax Adjustment | Losses | |
| 0 | -1,500 | 0 | 0 | 19 | 0 | |
| 2018 Assessed | MBOR | S.E.V. | Capped | ->Taxable<- | PRE/MBT | |
| 1,000 | 1,000 | 1,000 | 959 | 959 | 0 | |

009-590-078-00 2018 Est. T.C.V. VORPAGEL KEVIN & KAYLA
 Property Class: 401 8210 W FIRST ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA
 * Factors * LOT 78 & 79
 Description Frontage Depth Front Depth Rate %Adj. Reason Value
 <Site Value A> Bk Lot 580,590 2000 100 2,000
 <Site Value A> Bk Lot 580,590 2000 100 2,000
 100 Actual Front Feet, 0.23 Total Acres Total Est. Land Value = 4,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

| Description | Rate | CountyMult. | Size | %Good | Cash Value |
|---|---------|-------------|------|-------|------------|
| D/W/P: 4in Ren. Conc. | 4.21 | 1.00 | 800 | 94 | 3,166 |
| Shed: Wood Frame | 9.69 | 1.00 | 200 | 50 | 969 |
| 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 = | | | | | 5,075 |

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

(11) Heating System: Forced Hot Water

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 Basement 91.76 0.00 1.66 720 67,262

Other Additions/Adjustments Rate Size Cost

(9) Basement Finish

| | | | | |
|----------------------------|--------|--|-----|-------|
| Basement Recreation Finish | 11.45 | | 500 | 5,725 |
| Walk out Basement Door(s) | 775.00 | | 1 | 775 |

(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Porches

| | | | | |
|-------------------------|-------|--|-----|-------|
| WCP (1 Story), Standard | 25.68 | | 126 | 3,236 |
| WPP, Standard | 22.13 | | 40 | 885 |

(17) Garages

Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)
 Base Cost 18.40 624 11,482
 Common Wall: 1 Wall -1300.00 1 -1,300
 Automatic Doors 375.00 1 375

County Multiplier = 1.38 => Cost New = 136,036

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 108,829
 ECF (409 - RURAL SUBS) 1.010 => TCV of Bldg: 1 = 109,917

2018 Est. T.C.V. 009-590-078-00 = 118,992

Est. TCV/Total Floor Area = 110.18, Most recent sale 12/18/2015 for 111,000

| 2017 Assessed | MBOR | S.E.V. | Base for Cap | C.P.I. | |
|-------------------------|--------|-----------|----------------|-------------|---------|
| 59,200 | 59,200 | 59,200 | 55,696 | 2.10 | |
| 2018 New Eq. Adjustment | Loss | Additions | Tax Adjustment | Losses | |
| 0 | 300 | 0 | 1,169 | 0 | |
| 2018 Assessed | MBOR | S.E.V. | Capped | ->Taxable<- | PRE/MBT |
| 59,500 | 59,500 | 59,500 | 56,865 | 56,865 | 56,865 |

| | | |
|---------------------|------------------|---------------------|
| 009-590-080-00 | 2018 Est. T.C.V. | OLIVER TERRY L |
| Property Class: 402 | | FIRST ST |
| Map #: | LAKE TOWNSHIP | LAKE CITY, MI 49651 |

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

* Factors *

| Description | Frontage | Depth | Front | Depth | Rate | %Adj. | Reason | Value |
|-----------------------|----------|-------------|-------|-------|------------|-------|--------------|-------|
| <Site Value A> | Bk Lot | 580,590 | | | 2000 | 100 | | 2,000 |
| 50 Actual Front Feet, | 0.12 | Total Acres | | | Total Est. | | Land Value = | 2,000 |

2018 Est. T.C.V. 009-590-080-00 = 2,000

Est. TCV/Total Floor Area = 1.85

| | | | | | | |
|---------------|------------|--------|--------------|----------------|---------|--|
| 2017 Assessed | MBOR | S.E.V. | Base for Cap | C.P.I. | | |
| 2,500 | 2,500 | 2,500 | 940 | 2.10 | | |
| 2018 New Eq. | Adjustment | Loss | Additions | Tax Adjustment | Losses | |
| 0 | -1,500 | 0 | 0 | 19 | 0 | |
| 2018 Assessed | MBOR | S.E.V. | Capped | ->Taxable<- | PRE/MBT | |
| 1,000 | 1,000 | 1,000 | 959 | 959 | 959 | |

| | | |
|---------------------|------------------|-----------------------------|
| 009-590-081-00 | 2018 Est. T.C.V. | BUTZIN GERALD & CYNTHIA ANN |
| Property Class: 402 | | FIRST ST |
| Map #: | LAKE TOWNSHIP | LAKE CITY, MI 49651 |

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

* Factors *

| Description | Frontage | Depth | Front | Depth | Rate | %Adj. | Reason | Value |
|-----------------------|----------|-------------|-------|-------|------------|-------|--------------|-------|
| <Site Value A> | Bk Lot | 580,590 | | | 2000 | 100 | | 2,000 |
| 50 Actual Front Feet, | 0.12 | Total Acres | | | Total Est. | | Land Value = | 2,000 |

2018 Est. T.C.V. 009-590-081-00 = 2,000

Est. TCV/Total Floor Area = 1.85, Most recent sale 09/01/2001 for 82,500

| | | | | | | | |
|---------------|------------|--------|--------------|----------------|---------|--|--|
| 2017 Assessed | MBOR | S.E.V. | Base for Cap | C.P.I. | | | |
| 2,500 | 2,500 | 2,500 | 940 | 2.10 | | | |
| 2018 New Eq. | Adjustment | Loss | Additions | Tax Adjustment | Losses | | |
| 0 | -1,500 | 0 | 0 | 19 | 0 | | |
| 2018 Assessed | MBOR | S.E.V. | Capped | ->Taxable<- | PRE/MBT | | |
| 1,000 | 1,000 | 1,000 | 959 | 959 | 959 | | |

009-590-082-00 2018 Est. T.C.V. BUTZIN GERALD & CYNTHIA ANN
 Property Class: 401 8240 W FIRST ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

| Description | Frontage | Depth | Front | Depth | Rate | %Adj. | Reason | Value |
|---|----------|-------|-------|-------|------|-------|--------|-------|
| <Site Value A> Bk Lot 580,590 | | | | | 2000 | 100 | | 2,000 |
| 50 Actual Front Feet, 0.12 Total Acres Total Est. Land Value = | | | | | | | | 2,000 |

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

| Description | Rate | CountyMult. | Size | %Good | Cash Value |
|------------------|-------|-------------|------|-------|------------|
| Shed: Wood Frame | 12.07 | 1.00 | 80 | 94 | 908 |
| Shed: Wood Frame | 12.07 | 1.00 | 80 | 94 | 908 |

Residential Local Cost Land Improvements

| Description | Rate | CountyMult. | Size | %Good | Cash Value |
|---|---------|-------------|------|-------|------------|
| LAND IMPROVE 1000 | 1000.00 | 1.00 | 1.0 | 95 | 950 |
| Total Estimated Land Improvements True Cash Value = | | | | | 2,766 |

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

(11) Heating System: Forced Heat & Cool

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

| Stories | Exterior | Foundation | Rate | Bsmnt-Adj | Heat-Adj | Size | Cost |
|---------|--------------|------------|-------|-----------|----------|------|--------|
| 1 | Story Siding | Slab | 60.66 | -10.25 | 1.92 | 960 | 50,237 |
| 1 | Story Siding | Basement | 60.66 | 0.00 | 1.92 | 960 | 60,077 |

| 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, 100 Feet | 2700.00 | 1 | 2,700 |

(15) Built-Ins & Fireplaces

| | | | |
|---------------------|---------|---|-------|
| Appliance Allowance | 1915.00 | 1 | 1,915 |
|---------------------|---------|---|-------|

(16) Porches

| | | | |
|-------------------------|-------|-----|-------|
| CCP (1 Story), Standard | 25.25 | 144 | 3,636 |
|-------------------------|-------|-----|-------|

(17) Garages

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

| | | | |
|---------------------|----------|------|--------|
| Base Cost | 14.55 | 1104 | 16,063 |
| Common Wall: 1 Wall | -1300.00 | 1 | -1,300 |
| Automatic Doors | 375.00 | 2 | 750 |

County Multiplier = 1.38 => Cost New = 193,200

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0, Depr.Cost = 164,220
 ECF (409 - RURAL SUBS) 1.010 => TCV of Bldg: 1 = 165,862

2018 Est. T.C.V. 009-590-082-00 = 170,628

Est. TCV/Total Floor Area = 88.87

| 2017 Assessed | MBOR | S.E.V. | Base for Cap | C.P.I. | | |
|---------------|------------|--------|--------------|----------------|---------|--|
| 81,900 | 81,900 | 81,900 | 66,730 | 2.10 | | |
| 2018 New Eq. | Adjustment | Loss | Additions | Tax Adjustment | Losses | |
| 0 | 3,400 | 0 | 0 | 1,401 | 0 | |
| 2018 Assessed | MBOR | S.E.V. | Capped | ->Taxable<- | PRE/MBT | |
| 85,300 | 85,300 | 85,300 | 68,131 | 68,131 | 68,131 | |

009-590-083-00 2018 Est. T.C.V. RITCHIE J C & GILLESPIE M J JT LE &
 Property Class: 401 1750 S SAPPHIRE ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

| Description | Frontage | Depth | Front | Depth | Rate | %Adj. | Reason | Value |
|---|----------|-------|-------|-------|-------|-------|--------|--------|
| <Site Value C> GROUP C 10K | | | | | 10000 | 100 | | 10,000 |
| 51 Actual Front Feet, 0.12 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 | 20 | 71 | 45 |
| Total Estimated Land Improvements True Cash Value = | | | | | 45 |

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 |

County Multiplier = 1.38 => Cost New = 13,206

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 7,924

ECF (412 - SAPPHIRE LAKE BACK LOTS RES) 1.000 => TCV of Bldg: 1 = 7,924

2018 Est. T.C.V. 009-590-083-00 = 17,969

Est. TCV/Total Floor Area = 0.00

| 2017 Assessed | MBOR | S.E.V. | Base for Cap | C.P.I. | | |
|-------------------------|-------|-----------|----------------|-------------|---------|--|
| 8,900 | 8,900 | 8,900 | 4,640 | 2.10 | | |
| 2018 New Eq. Adjustment | Loss | Additions | Tax Adjustment | Losses | | |
| 0 | 100 | 0 | 97 | 0 | | |
| 2018 Assessed | MBOR | S.E.V. | Capped | ->Taxable<- | PRE/MBT | |
| 9,000 | 9,000 | 9,000 | 4,737 | 4,737 | 0 | |

009-590-084-00 2018 Est. T.C.V. STOLP K & STAFFORD B
 Property Class: 401 W FIRST ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

| Description | Frontage | Depth | Front | Depth | Rate | %Adj. | Reason | Value |
|---|----------|-------|-------|-------|-------|-------|--------|--------|
| <Site Value C> GROUP C 10K | | | | | 10000 | 100 | | 10,000 |
| 51 Actual Front Feet, 0.13 Total Acres Total Est. Land Value = | | | | | | | | 10,000 |

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

(11) Heating System: No Heating/Cooling

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

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

| Other Additions/Adjustments | Rate | Size | Cost |
|-----------------------------|------|------|------|
| | | | |

(17) Garages

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

| | | | |
|------------------|--------|------|--------|
| Base Cost | 10.13 | 1200 | 12,156 |
| Mechanical Doors | 350.00 | 2 | 700 |

County Multiplier = 1.38 => Cost New = 17,741

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 15,967
 ECF (412 - SAPPHIRE LAKE BACK LOTS RES) 1.100 => TCV of Bldg: 1 = 17,564

2018 Est. T.C.V. 009-590-084-00 = 27,564

Est. TCV/Total Floor Area = 0.00

| 2017 Assessed | MBOR | S.E.V. | Base for Cap | C.P.I. | | |
|---------------|------------|--------|--------------|----------------|---------|--|
| 12,800 | 12,800 | 12,800 | 8,341 | 2.10 | | |
| 2018 New Eq. | Adjustment | Loss | Additions | Tax Adjustment | Losses | |
| 0 | 1,000 | 0 | 0 | 175 | 0 | |
| 2018 Assessed | MBOR | S.E.V. | Capped | ->Taxable<- | PRE/MBT | |
| 13,800 | 13,800 | 13,800 | 8,516 | 8,516 | 0 | |

| | | |
|---------------------|------------------|---------------------|
| 009-590-085-00 | 2018 Est. T.C.V. | CARLSON SARA L LE |
| Property Class: 402 | | FIRST ST |
| Map #: | LAKE TOWNSHIP | LAKE CITY, MI 49651 |

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

* Factors *

| Description | Frontage | Depth | Front | Depth | Rate | %Adj. | Reason | Value |
|--|----------|-------|-------|-------|-------|-------|-------------------------|--------|
| <Site Value C> GROUP C 10K | | | | | 10000 | 100 | | 10,000 |
| 51 Actual Front Feet, 0.10 Total Acres | | | | | | | Total Est. Land Value = | 10,000 |

2018 Est. T.C.V. 009-590-085-00 = 10,000

Est. TCV/Total Floor Area = 0.00

| | | | | | | | |
|-------------------------|-------|--------|--------------|----------------|---------|--|--|
| 2017 Assessed | MBOR | S.E.V. | Base for Cap | C.P.I. | | | |
| 5,000 | 5,000 | 5,000 | 1,208 | 2.10 | | | |
| 2018 New Eq. Adjustment | | Loss | Additions | Tax Adjustment | Losses | | |
| 0 | 0 | 0 | 0 | 25 | 0 | | |
| 2018 Assessed | MBOR | S.E.V. | Capped | ->Taxable<- | PRE/MBT | | |
| 5,000 | 5,000 | 5,000 | 1,233 | 1,233 | 0 | | |

| | | |
|---------------------|------------------|---------------------|
| 009-590-086-00 | 2018 Est. T.C.V. | CARLSON SARA L LE |
| Property Class: 402 | | SAPPHIRE AVE |
| Map #: | LAKE TOWNSHIP | LAKE CITY, MI 49651 |

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

* Factors *

| Description | Frontage | Depth | Front | Depth | Rate | %Adj. | Reason | Value |
|--|----------|-------|-------|-------|-------|-------|-------------------------|--------|
| <Site Value C> GROUP C 10K | | | | | 10000 | 100 | | 10,000 |
| 51 Actual Front Feet, 0.11 Total Acres | | | | | | | Total Est. Land Value = | 10,000 |

2018 Est. T.C.V. 009-590-086-00 = 10,000

Est. TCV/Total Floor Area = 0.00

| | | | | | | |
|-------------------------|-------|--------|--------------|----------------|---------|--|
| 2017 Assessed | MBOR | S.E.V. | Base for Cap | C.P.I. | | |
| 5,000 | 5,000 | 5,000 | 1,208 | 2.10 | | |
| 2018 New Eq. Adjustment | | Loss | Additions | Tax Adjustment | Losses | |
| 0 | 0 | 0 | 0 | 25 | 0 | |
| 2018 Assessed | MBOR | S.E.V. | Capped | ->Taxable<- | PRE/MBT | |
| 5,000 | 5,000 | 5,000 | 1,233 | 1,233 | 0 | |

| | | |
|---------------------|------------------|------------------------|
| 009-590-087-00 | 2018 Est. T.C.V. | BECK JOHN M & MARY LOU |
| Property Class: 402 | | W FIRST ST |
| Map #: | LAKE TOWNSHIP | LAKE CITY, MI 49651 |

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

* Factors *

| Description | Frontage | Depth | Front | Depth | Rate | %Adj. | Reason | Value |
|-----------------------|----------|-------------|-------|-------|------------|--------------|--------|-------|
| <Site Value A> | Bk Lot | 580,590 | | | 2000 | 100 | | 2,000 |
| 50 Actual Front Feet, | 0.12 | Total Acres | | | Total Est. | Land Value = | | 2,000 |

2018 Est. T.C.V. 009-590-087-00 = 2,000

Est. TCV/Total Floor Area = 0.00

| | | | | | | |
|---------------|------------|--------|--------------|----------------|---------|--|
| 2017 Assessed | MBOR | S.E.V. | Base for Cap | C.P.I. | | |
| 2,500 | 2,500 | 2,500 | 940 | 2.10 | | |
| 2018 New Eq. | Adjustment | Loss | Additions | Tax Adjustment | Losses | |
| 0 | -1,500 | 0 | 0 | 19 | 0 | |
| 2018 Assessed | MBOR | S.E.V. | Capped | ->Taxable<- | PRE/MBT | |
| 1,000 | 1,000 | 1,000 | 959 | 959 | 0 | |

| | | |
|---------------------|------------------|-----------------------------|
| 009-590-088-00 | 2018 Est. T.C.V. | LILEY WALLACE A & TIMOTHY W |
| Property Class: 402 | | W FIRST ST |
| Map #: | LAKE TOWNSHIP | LAKE CITY, MI 49651 |

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

* Factors *

| Description | Frontage | Depth | Front | Depth | Rate | %Adj. | Reason | Value |
|-----------------------|----------|-------------|-------|-------|------------|--------------|--------|-------|
| <Site Value A> | Bk Lot | 580,590 | | | 2000 | 100 | | 2,000 |
| 50 Actual Front Feet, | 0.12 | Total Acres | | | Total Est. | Land Value = | | 2,000 |

2018 Est. T.C.V. 009-590-088-00 = 2,000

Est. TCV/Total Floor Area = 0.00

| | | | | | | | |
|---------------|------------|--------|--------------|----------------|---------|--|--|
| 2017 Assessed | MBOR | S.E.V. | Base for Cap | C.P.I. | | | |
| 2,500 | 2,500 | 2,500 | 940 | 2.10 | | | |
| 2018 New Eq. | Adjustment | Loss | Additions | Tax Adjustment | Losses | | |
| 0 | -1,500 | 0 | 0 | 19 | 0 | | |
| 2018 Assessed | MBOR | S.E.V. | Capped | ->Taxable<- | PRE/MBT | | |
| 1,000 | 1,000 | 1,000 | 959 | 959 | 0 | | |

| | | |
|---------------------|------------------|---------------------|
| 009-590-089-00 | 2018 Est. T.C.V. | LAWTON MARCIA J |
| Property Class: 402 | | W FIRST ST |
| Map #: | LAKE TOWNSHIP | LAKE CITY, MI 49651 |

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

* Factors *

| Description | Frontage | Depth | Front | Depth | Rate | %Adj. | Reason | Value |
|-----------------------|----------|-------------|-------|-------|------------|-------|--------------|-------|
| <Site Value A> | Bk Lot | 580,590 | | | 2000 | 100 | | 2,000 |
| 60 Actual Front Feet, | 0.14 | Total Acres | | | Total Est. | | Land Value = | 2,000 |

2018 Est. T.C.V. 009-590-089-00 = 2,000

Est. TCV/Total Floor Area = 0.00, Most recent sale 07/01/1998 for 44,500

| | | | | | | | |
|---------------|------------|--------|--------------|----------------|---------|--|--|
| 2017 Assessed | MBOR | S.E.V. | Base for Cap | C.P.I. | | | |
| 2,500 | 2,500 | 2,500 | 1,347 | 2.10 | | | |
| 2018 New Eq. | Adjustment | Loss | Additions | Tax Adjustment | Losses | | |
| 0 | -1,500 | 0 | 0 | -347 | 0 | | |
| 2018 Assessed | MBOR | S.E.V. | Capped | ->Taxable<- | PRE/MBT | | |
| 1,000 | 1,000 | 1,000 | 1,375 | 1,000 | 1,000 | | |

009-590-090-00 2018 Est. T.C.V. RUSSELL MICHEAL
 Property Class: 401 8221 W FIRST ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

| Description | Frontage | Depth | Front | Depth | Rate | %Adj. | Reason | Value |
|---|----------|-------|-------|-------|------|-------|--------|-------|
| <Site Value A> Bk Lot | 580 | 590 | | | 2000 | 100 | | 2,000 |
| <Site Value A> Bk Lot | 580 | 590 | | | 2000 | 100 | | 2,000 |
| 90 Actual Front Feet, 0.21 Total Acres Total Est. Land Value = | | | | | | | | 4,000 |

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

| Description | Rate | CountyMult. | Size | %Good | Cash Value |
|---|------|-------------|------|-------|------------|
| Shed: Metal Prefab | 7.19 | 1.00 | 140 | 94 | 947 |
| Shed: Wood Frame | 9.59 | 1.00 | 80 | 94 | 721 |
| Total Estimated Land Improvements True Cash Value = | | | | | 1,668 |

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 1920

(11) Heating System: Wall/Floor Furnace

Ground Area = Size for Rates = 567 SF Floor Area = 567 SF.

| Stories | Exterior | Foundation | Rate | Bsmnt-Adj | Heat-Adj | Size | Cost |
|---------|--------------|-------------|-------|-----------|----------|------|--------|
| 1 | Story Siding | Crawl Space | 56.23 | -9.83 | -0.78 | 567 | 25,867 |

| Other Additions/Adjustments | Rate | Size | Cost |
|-----------------------------|------|------|------|
|-----------------------------|------|------|------|

(13) Plumbing

| | | | |
|--------------------|--------|---|-----|
| Average Fixture(s) | 525.00 | 1 | 525 |
|--------------------|--------|---|-----|

(14) Water/Sewer

| | | | |
|----------------|---------|---|-------|
| Public Sewer | 912.00 | 1 | 912 |
| Well, 100 Feet | 2425.00 | 1 | 2,425 |

(15) Built-Ins & Fireplaces

| | | | |
|---------------------|---------|---|-------|
| Appliance Allowance | 1235.00 | 1 | 1,235 |
|---------------------|---------|---|-------|

(16) Porches

| | | | |
|--------------------------|-------|----|-------|
| WGEP (1 Story), Standard | 79.17 | 24 | 1,900 |
|--------------------------|-------|----|-------|

(16) Deck/Balcony

| | | | |
|------------------------|------|-----|-------|
| Treated Wood, Standard | 6.85 | 150 | 1,028 |
|------------------------|------|-----|-------|

County Multiplier = 1.38 => Cost New = 46,770

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 28,062
 ECF (409 - RURAL SUBS) 0.850 => TCV of Bldg: 1 = 23,853

2018 Est. T.C.V. 009-590-090-00 = 29,521

Est. TCV/Total Floor Area = 52.07, Most recent sale 08/29/2017 for 39,900

| 2017 Assessed | MBOR | S.E.V. | Base for Cap | C.P.I. | |
|-------------------------|--------|-----------|----------------|-------------|---------|
| 17,800 | 17,800 | 17,800 | 14,653 | 2.10 | |
| 2018 New Eq. Adjustment | Loss | Additions | Tax Adjustment | Losses | |
| 0 | -3,000 | 0 | 147 | 0 | |
| 2018 Assessed | MBOR | S.E.V. | Capped | ->Taxable<- | PRE/MBT |
| 14,800 | 14,800 | 14,800 | 14,960 | 14,800 | 14,800 |

| | | |
|---------------------|------------------|---------------------|
| 009-590-092-00 | 2018 Est. T.C.V. | LAWTON MARCIA J |
| Property Class: 402 | | W FIRST ST |
| Map #: | LAKE TOWNSHIP | LAKE CITY, MI 49651 |

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

* Factors *

| Description | Frontage | Depth | Front | Depth | Rate | %Adj. | Reason | Value |
|--|----------|---------|-------|-------|------|-------|--------|-------------------------------|
| <Site Value A> | Bk Lot | 580,590 | | | 2000 | 100 | | 2,000 |
| 50 Actual Front Feet, 0.12 Total Acres | | | | | | | | Total Est. Land Value = 2,000 |

2018 Est. T.C.V. 009-590-092-00 = 2,000

Est. TCV/Total Floor Area = 3.53

| | | | | | | | |
|---------------|------------|--------|--------------|----------------|---------|--|--|
| 2017 Assessed | MBOR | S.E.V. | Base for Cap | C.P.I. | | | |
| 2,500 | 2,500 | 2,500 | 940 | 2.10 | | | |
| 2018 New Eq. | Adjustment | Loss | Additions | Tax Adjustment | Losses | | |
| 0 | -1,500 | 0 | 0 | 19 | 0 | | |
| 2018 Assessed | MBOR | S.E.V. | Capped | ->Taxable<- | PRE/MBT | | |
| 1,000 | 1,000 | 1,000 | 959 | 959 | 959 | | |