

009-600-095-00	2018 Est. T.C.V.	RACINE JAMES T & DAWN L
Property Class: 402		SIXTH 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. 009-600-095-00 = 2,000

Est. TCV/Total Floor Area = 0.00, Most recent sale 09/01/1997 for 110,000

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		

009-600-096-00	2018 Est. T.C.V.	RACINE JAMES T & DAWN L
Property Class: 402		SIXTH 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. 009-600-096-00 = 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	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		

009-600-097-00 2018 Est. T.C.V. RACINE JAMES T & DAWN L
 Property Class: 402 8251 W SAPPHIRE AVE
 Map #: LAKE TOWNSHIP ,

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. 009-600-097-00 = 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	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		

009-600-098-00 2018 Est. T.C.V. RACINE JAMES T & DAWN L
 Property Class: 401 8251 W 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
Sub 600 Plat 2	80.00	121.00	0.8286	1.0000	1000	100		66,289
80 Actual Front Feet, 0.22 Total Acres Total Est. Land Value =								66,289

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.20	1.00	288	45	415
Total Estimated Land Improvements True Cash Value =					415

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 816 SF Floor Area = 816 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Block	Crawl Space	63.10	-9.25	0.00	816	43,942

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

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

(15) Built-Ins & Fireplaces

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

(16) Porches

CGEP (1 Story), Standard	34.65	160	5,544
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(16) Deck/Balcony

Treated Wood, Standard	7.27	144	1,047
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(17) Garages

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

Base Cost	18.20	480	8,736
Mechanical Doors	350.00	2	700

County Multiplier = 1.42 =>

Cost New = 96,650

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 62,823

ECF (410- SAPPHIRE LAKE AREA) 1.360 => TCV of Bldg: 1 = 85,439

2018 Est. T.C.V. 009-600-098-00 = 152,143

Est. TCV/Total Floor Area = 186.45, Most recent sale 08/03/2007 for 230,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
70,900	70,900	70,900	63,932	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	5,200	0	1,342	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
76,100	76,100	76,100	65,274	65,274	0	

009-600-100-00	2018 Est. T.C.V.	SWICK PAUL S
Property Class: 401		8271 W 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
Sub 600 Plat 2	50.00	134.00	1.0000	1.0000	1000	100		50,000
50 Actual Front Feet, 0.15 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	8.63	1.00	200	94	1,622
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 =					2,572

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

(11) Heating System: Forced Hot Water

Ground Area = Size for Rates = 576 SF Floor Area = 576 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Piers	67.77	-14.71	0.97	576	31,121

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

Average Fixture(s) 630.00 1 630

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Porches

CCP (1 Story), Standard	30.65	80	2,452
WGEP (1 Story), Standard	25.69	336	8,632
WPP, Standard	9.02	288	2,598

County Multiplier = 1.38 => Cost New = 71,136

Notes: VERTICAL LOG

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, Depr.Cost = 39,125
ECF (410- SAPPHIRE LAKE AREA) 1.300 => TCV of Bldg: 1 = 50,862

2018 Est. T.C.V. 009-600-100-00 = 103,434

Est. TCV/Total Floor Area = 179.57, Most recent sale 09/29/2014 for 106,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
47,300	47,300	47,300	47,300	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	4,400	0	0	993	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
51,700	51,700	51,700	48,293	48,293	48,293	

009-600-101-00 2018 Est. T.C.V. FRANCISCO TAMMY & KIRK
 Property Class: 401 8281 W 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
Sub 600 Plat 2	50.00	120.00	1.0000	1.0000	1000	100		50,000
50 Actual Front Feet, 0.14 Total Acres Total Est. Land Value =								50,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

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

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

(11) Heating System: Forced Hot Water

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	67.11	0.00	1.11	1008	68,766

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

Basement Recreation Finish	11.45	1008	11,542
Walk out Basement Door(s)	775.00	1	775

(13) Plumbing

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

(14) Water/Sewer

Public Sewer	1162.00	1	1,162
Well, 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	32.45	75	2,434
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(16) Deck/Balcony

Treated Wood, Standard	7.34	168	1,233
Treated Wood, Standard	6.71	280	1,879

(17) Garages

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

Base Cost	14.67	864	12,675
Mechanical Doors	350.00	2	700

County Multiplier = 1.38 => Cost New = 154,098

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 100,163
 ECF (410- SAPPHIRE LAKE AREA) 1.360 => TCV of Bldg: 1 = 136,222

2018 Est. T.C.V. 009-600-101-00 = 187,172

Est. TCV/Total Floor Area = 185.69, Most recent sale 07/15/2015 for 185,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
88,100	88,100	88,100	85,865	2.10	
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	5,500	0	0	1,803	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
93,600	93,600	93,600	87,668	87,668	87,668

009-600-102-00 2018 Est. T.C.V. LECHNER SEAN P
 Property Class: 401 8291 W 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
Sub 600 Plat 2	65.00	107.00	0.9004	1.0000	1000	100		58,524
65 Actual Front Feet, 0.16 Total Acres Total Est. Land Value =								58,524

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	388	71	882
Total Estimated Land Improvements True Cash Value =					882

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

(11) Heating System: Forced Air w/ Ducts

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	60.17	0.00	0.00	936	56,319

Other Additions/Adjustments	Rate	Size	Cost
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(1) Exterior

Brick Veneer	8.00	144	1,152
Walk out Basement Door(s)	700.00	1	700

(13) Plumbing

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

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

(15) Built-Ins & Fireplaces

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

(16) Porches

WCP (1 Story), Standard	28.87	90	2,598
WGEP (1 Story), Standard	28.69	240	6,886

(16) Deck/Balcony

Treated Wood, Standard	6.96	174	1,211
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(17) Garages

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

Base Cost	15.30	720	11,016
Mechanical Doors	350.00	2	700

County Multiplier = 1.38 => Cost New = 122,374

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 79,543

Separately Depreciated Items:

(9) Basement Finish

Basement Recreation Finish	11.25	450	5,063
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County Multiplier = 1.38 => Cost New = 6,986

Phy/Ab.Phy/Func/Econ/Comb.%Good= 50/100/100/100/50.0, Depr.Cost = 3,493

Total Depreciated Cost = 83,036

ECF (410- SAPPHIRE LAKE AREA) 1.360 => TCV of Bldg: 1 = 112,930

2018 Est. T.C.V. 009-600-102-00 = 172,336

Est. TCV/Total Floor Area = 184.12, Most recent sale 09/06/2013 for 138,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
80,800	80,800	80,800	72,796	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	5,400	0	0	1,528	0	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
86,200	86,200	86,200	74,324	74,324	0	0

009-600-104-00 2018 Est. T.C.V. CAVANAUGH WM J LIFE ESTATE
 Property Class: 401 8313 W 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
Sub 600 Plat 2	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	1200	0	0
Shed: Wood Frame	11.06	1.00	120	95	1,261

Residential Local Cost Land Improvements

Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 2500	2500.00	1.00	1.0	95	2,375
Total Estimated Land Improvements True Cash Value =					3,636

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 848 SF Floor Area = 848 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	69.48	-10.22	0.00	656	38,875
1	Story Siding	Basement	69.48	0.00	0.00	192	13,340

Other Additions/Adjustments

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

(13) Plumbing

	Rate	Size	Cost
Average Fixture(s)	760.00	1	760

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

County Multiplier = 1.38 =>

Cost New = 87,494

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 52,497
 ECF (410- SAPPHIRE LAKE AREA) 1.300 => TCV of Bldg: 1 = 68,246

2018 Est. T.C.V. 009-600-104-00 = 121,882

Est. TCV/Total Floor Area = 143.73

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
55,800	55,800	55,800	47,355	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	5,100	0	0	994	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
60,900	60,900	60,900	48,349	48,349	48,349	

009-600-105-00	2018 Est. T.C.V.	SAPPHIRE HOLDING CO LLC
Property Class: 401		8323 W 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
Sub 600 Plat 2	50.00	213.44	1.0000	1.0000	1000	100		50,000
50 Actual Front Feet, 0.25 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	500	0	0
Shed: Wood Frame	11.06	1.00	120	95	1,261

Residential Local Cost Land Improvements

Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 2500	2500.00	1.00	1.0	95	2,375
Total Estimated Land Improvements True Cash Value =					3,636

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 776 SF Floor Area = 776 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	70.91	0.00	0.00	204	14,466
1	Story Siding	Crawl Space	70.91	-10.46	0.00	572	34,577

Other Additions/Adjustments

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

(13) Plumbing

Average Fixture(s)	Rate	Size	Cost
	760.00	1	760

(14) Water/Sewer

	Rate	Size	Cost
Public Sewer	1162.00	1	1,162
Well, 50 Feet	1575.00	1	1,575

(15) Built-Ins & Fireplaces

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

County Multiplier = 1.38 =>

Cost New = 81,565

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0,	Depr.Cost =	48,939
ECF (410- SAPPHIRE LAKE AREA)	1.300 => TCV of Bldg: 1 =	63,621

2018 Est. T.C.V. 009-600-105-00 = 117,257

Est. TCV/Total Floor Area = 151.10

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
53,700	53,700	53,700	49,621	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	4,900	0	0	1,042	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
58,600	58,600	58,600	50,663	50,663	0	

009-600-106-00	2018 Est. T.C.V.	THOENES PROPERTIES LLC
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 *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Sub 600 Plat 2	65.00	153.47	0.9004	1.0000	1000	100		58,524
65 Actual Front Feet, 0.23 Total Acres								Total Est. Land Value = 58,524

2018 Est. T.C.V. 009-600-106-00 = 58,524

Est. TCV/Total Floor Area = 75.42, Most recent sale 10/01/1996 for 33,900

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
26,300	26,300	26,300	23,930	2.10			
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	3,000	0	0	502	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
29,300	29,300	29,300	24,432	24,432	0		

009-600-107-00	2018 Est. T.C.V.	BRANDON CYNTHIA J TRUST
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 *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Sub 600 Plat 2	65.00	100.00	0.9004	1.0000	1000	100		58,524
65 Actual Front Feet, 0.15 Total Acres Total Est. Land Value =								58,524

2018 Est. T.C.V. 009-600-107-00 = 58,524

Est. TCV/Total Floor Area = 75.42, Most recent sale 08/01/1998 for 26,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
26,300	26,300	26,300	26,300	2.10			
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	3,000	0	0	552	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
29,300	29,300	29,300	26,852	26,852	0		

009-600-108-00	2018 Est. T.C.V.	ROSS TERESA M
Property Class: 401		8365 W 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
Sub 600 Plat 2	100.00	100.00	0.7579	1.0000	1000	100		75,786
100 Actual Front Feet, 0.23 Total Acres								Total Est. Land Value = 75,786

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	80	0	0
Shed: Wood Frame	12.07	1.00	80	50	483

Residential Local Cost Land Improvements

Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	0.5	95	475
Total Estimated Land Improvements True Cash Value =					958

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C-5 Blt 1959

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 768 SF Floor Area = 1131 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Basement	85.90	0.00	0.00	726	62,363
1	Story Siding	Overhang	41.18	0.00	0.00	42	1,730

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

Basement Recreation Finish	11.45	384	4,397
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, 50 Feet	1575.00	1	1,575

(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
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(16) Porches

CPP, Standard	22.26	42	935
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(16) Deck/Balcony

Treated Wood, Standard	6.85	240	1,644
Treated Wood, Standard	7.53	144	1,084

County Multiplier = 1.38 => Cost New = 111,421

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 72,424
ECF (410- SAPPHIRE LAKE AREA) 1.360 => TCV of Bldg: 1 = 98,496

2018 Est. T.C.V. 009-600-108-00 = 175,240

Est. TCV/Total Floor Area = 154.94, Most recent sale 10/01/2002 for 150,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
81,700	81,700	81,700	71,246	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	5,900	0	1,496	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
87,600	87,600	87,600	72,742	72,742	0	

009-600-110-00 2018 Est. T.C.V. KOLLAR DORIS V & KOLLAR DANIEL F &
 Property Class: 401 8375 W 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
Sub 600 Plat 2	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

Cost Est. for Res. Bldg: 1 Single Family 1.75S Cls CD Blt 1971

(11) Heating System: Electric Baseboard

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.75	Story Siding	Basement	89.87	0.00	-0.38	768	68,728

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

Basement Recreation Finish	11.25	500	5,625
Walk out Basement Door(s)	700.00	1	700

(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Deck/Balcony

Treated Wood,Standard	7.02	168	1,179
Treated Wood,Standard	16.26	20	325

County Multiplier = 1.38 => Cost New = 119,615

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 77,750
 ECF (410- SAPPHIRE LAKE AREA) 1.360 => TCV of Bldg: 1 = 105,740

2018 Est. T.C.V. 009-600-110-00 = 155,740

Est. TCV/Total Floor Area = 115.88

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
73,000	73,000	73,000	51,347	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	4,900	0	1,078	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
77,900	77,900	77,900	52,425	52,425	52,425	

009-600-111-00	2018 Est. T.C.V.	NELSON FAMILY REVOCABLE TRUST
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 *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C>	GROUP C	10K			10000	100		10,000
<Site Value C>	GROUP C	10K			10000	100		10,000
100 Actual Front Feet, 0.23 Total Acres								Total Est. Land Value = 20,000

2018 Est. T.C.V. 009-600-111-00 = 20,000

Est. TCV/Total Floor Area = 14.88

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
10,000	10,000	10,000	2,902	2.10		
2018 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	60	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
10,000	10,000	10,000	2,962	2,962	0	

009-600-114-00	2018 Est. T.C.V.	WREN MICHAEL A
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 *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP I \$500	60.00	100.00	0.9382	1.0000	500	100		28,145
60 Actual Front Feet, 0.14 Total Acres Total Est. Land Value =								28,145

2018 Est. T.C.V. 009-600-114-00 = 28,145

Est. TCV/Total Floor Area = 39.42, Most recent sale 06/28/2017 for 250,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
14,100	14,100	14,100	14,100	2.10			
2018	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	0	0	0	0	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
14,100	14,100	14,100	14,396	14,100	14,100		

009-600-115-00	2018 Est. T.C.V.	WREN MICHAEL A
Property Class: 401		8427 W 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
Sub 600 Plat 2	79.00	100.00	0.8328	1.0000	1000	100		65,791
79 Actual Front Feet, 0.18 Total Acres								Total Est. Land Value = 65,791

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Asphalt Paving	1.51	1.00	1400	0	0
Shed: Wood Frame	9.83	1.00	121	50	595
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 =					2,970

Cost Est. for Res. Bldg: 1	Single Family	1.5S	Cls CD	Blt 1970
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(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 958 SF Floor Area = 1294 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Crawl Space	76.32	-8.86	0.00	672	45,333
1	Story Siding	Crawl Space	59.88	-8.86	0.00	286	14,592

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1415.00	1	1,415
Fireplace: Exterior 2 Story	4150.00	1	4,150
Fireplace: Wood Stove	1125.00	1	1,125

(16) Porches

WGEP (1 Story), Standard	25.97	324	8,414
WCP (1 Story), Standard	32.40	65	2,106
WPP, Standard	10.73	181	1,942

(17) Garages

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

Base Cost	16.77	704	11,806
Mechanical Doors	350.00	2	700
Storage area over garage	3.85	470	1,810

County Multiplier = 1.38 => Cost New = 137,411

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0,	Depr.Cost =	96,187
ECF (410- SAPPHIRE LAKE AREA)	1.360 => TCV of Bldg: 1 =	130,815

2018 Est. T.C.V. 009-600-115-00 = 199,576

Est. TCV/Total Floor Area = 154.23, Most recent sale 06/28/2017 for 250,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
93,200	93,200	93,200	63,520	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	6,600	0	36,280	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
99,800	99,800	99,800	64,853	99,800	0	

009-600-118-00 2018 Est. T.C.V. HAGE BRYAN J
 Property Class: 401 8459 W 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
Sub 600 Plat 2	50.00	101.00	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	288	0	0
Fencing: Wd, Split, 2 Rail	8.01	1.00	40	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 2500	2500.00	1.00	1.0	95	2,375
Total Estimated Land Improvements True Cash Value =					2,375

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C+10 Blt 1958

(11) Heating System: Forced Air w/ Ducts

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	70.63	-12.28	0.00	1296	75,622

Other Additions/Adjustments	Rate	Size	Cost
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(1) Exterior			
Stone Veneer	10.25	20	205

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

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

(15) Built-Ins & Fireplaces			
Appliance Allowance	1915.00	1	1,915
Fireplace: Interior 1 Story	3250.00	1	3,250

(16) Deck/Balcony			
Treated Wood,Standard	7.25	180	1,305
Treated Wood,Standard	9.11	72	656
Treated Wood,Standard	6.69	286	1,913
Roof Cover Only,Standard	15.55	80	1,244

(16) Breezeways			
Frame Wall,Finished	27.75	42	1,166

(17) Garages

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

Base Cost	23.28	384	8,940
Mechanical Doors	350.00	2	700

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

Base Cost	29.44	286	8,420
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 => Cost New = 153,983

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 100,089
 ECF (410- SAPPHIRE LAKE AREA) 1.360 => TCV of Bldg: 1 = 136,121

2018 Est. T.C.V. 009-600-118-00 = 188,496

Est. TCV/Total Floor Area = 145.44, Most recent sale 08/17/2017 for 245,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
87,300	87,300	87,300	70,931	2.10	
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
1,500	5,400	0	1,500	21,769	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
94,200	94,200	94,200	73,920	94,200	0

009-600-119-00	2018 Est. T.C.V.	HAGE BRYAN J
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 *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Sub 600 Plat 2	20.00	101.00	1.4427	1.0000	1000	100		28,854
20 Actual Front Feet, 0.05 Total Acres							Total Est. Land Value =	28,854

2018 Est. T.C.V. 009-600-119-00 = 28,854

Est. TCV/Total Floor Area = 22.26, Most recent sale 08/17/2017 for 245,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.				
13,000	13,000	13,000	5,976	2.10				
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses			
0	1,400	0	0	8,424	0			
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT			
14,400	14,400	14,400	6,101	14,400	0			

009-600-120-00 2018 Est. T.C.V. MONRO JOHN A & DIANA K
 Property Class: 401 8479 W 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
Sub 600 Plat 2	45.00	100.00	1.0430	1.0000	1000	100		46,937
45 Actual Front Feet, 0.10 Total Acres Total Est. Land Value =								46,937

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	184	0	0
Shed: Metal Prefab	8.78	1.00	63	66	365
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 =					840

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

(11) Heating System: Space Heater

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Block	Slab	59.99	-10.40	-2.85	1024	47,862

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1415.00	1	1,415
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(16) Porches

CGEP (1 Story), Standard	28.80	256	7,373
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County Multiplier = 1.42 => Cost New = 85,029

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 55,269
 ECF (410- SAPPHIRE LAKE AREA) 1.360 => TCV of Bldg: 1 = 75,166

2018 Est. T.C.V. 009-600-120-00 = 122,943

Est. TCV/Total Floor Area = 120.06

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
57,500	57,500	57,500	45,128	2.10	
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	4,000	0	0	947	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
61,500	61,500	61,500	46,075	46,075	46,075

009-600-122-00 2018 Est. T.C.V. SPIKER ELDORA M
 Property Class: 401 8499 W 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
Sub 600 Plat 2	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
Fencing: Wire Mesh, #9	1.87	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 1S Cls CD Blt 1958

(11) Heating System: Forced Air w/ Ducts

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	59.64	-8.82	0.00	976	49,600

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

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

(15) Built-Ins & Fireplaces

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

(16) Deck/Balcony

Treated Wood, Standard	5.96	520	3,099
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County Multiplier = 1.38 => Cost New = 83,896

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 54,533
 ECF (410- SAPPHIRE LAKE AREA) 1.360 => TCV of Bldg: 1 = 74,164

2018 Est. T.C.V. 009-600-122-00 = 125,114

Est. TCV/Total Floor Area = 128.19

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
58,400	58,400	58,400	35,888	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	4,200	0	0	753	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
62,600	62,600	62,600	36,641	36,641	36,641	

009-600-125-00	2018 Est. T.C.V.	VANDERVEEN RUSSELL
Property Class: 401		8529 W 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
Sub 600 Plat 2	55.00	100.00	0.9626	1.0000	1000	100		52,943
55 Actual Front Feet, 0.13 Total Acres								Total Est. Land Value = 52,943

Cost Est. for Res. Bldg: 1	Single Family	1.5S		Cls CD	Blt 1973
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(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	79.99	0.00	-0.32	780	62,143

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

(13) Plumbing

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

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

(15) Built-Ins & Fireplaces

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

(16) Porches

WGEP (1 Story), Standard	51.96	60	3,118
WGEP (1 Story), Standard	30.26	208	6,294

(16) Deck/Balcony

Treated Wood, Standard	6.65	224	1,490
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County Multiplier = 1.38 =>	Cost New =	112,938
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Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0,	Depr.Cost =	73,409
ECF (410- SAPPHIRE LAKE AREA)	1.360 => TCV of Bldg: 1 =	99,837

2018 Est. T.C.V. 009-600-125-00	=	152,780
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Est. TCV/Total Floor Area = 130.58

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
71,500	71,500	71,500	58,500	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	4,900	0	1,228	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
76,400	76,400	76,400	59,728	59,728	0	

009-600-126-00 2018 Est. T.C.V. HEINRITZ CHERYL M ETAL
 Property Class: 401 8539 W 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
Sub 600 Plat 2	55.00	100.00	0.9626	1.0000	1000	100		52,943
55 Actual Front Feet, 0.13 Total Acres Total Est. Land Value =								52,943

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	2.98	1.00	75	0	0
Shed: Wood Frame	8.79	1.00	120	50	527
Shed: Wood Frame	10.66	1.00	20	50	107
Total Estimated Land Improvements True Cash Value =					634

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

(11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 704 SF Floor Area = 704 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	52.84	-10.31	0.48	704	30,279

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

Public Sewer	912.00	1	912
Well, 100 Feet	2425.00	1	2,425

(15) Built-Ins & Fireplaces

Appliance Allowance	1235.00	1	1,235
Fireplace: Wood Stove	950.00	1	950

(16) Porches

CGEP (1 Story), Standard	27.08	270	7,312
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(16) Deck/Balcony

Treated Wood, Standard	6.22	260	1,617
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County Multiplier = 1.38 => Cost New = 62,452

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 40,594
 ECF (410- SAPPHIRE LAKE AREA) 1.360 => TCV of Bldg: 1 = 55,207

2018 Est. T.C.V. 009-600-126-00 = 108,784

Est. TCV/Total Floor Area = 154.52

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
50,500	50,500	50,500	42,934	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,900	0	0	901	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
54,400	54,400	54,400	43,835	43,835	0	

009-600-127-00 2018 Est. T.C.V. RYAN STEVEN R & CHERYL L NORTHROP
 Property Class: 401 8545 W 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
Sub 600 Plat 2	55.00	107.00	0.9626	1.0000	1000	100		52,943
55 Actual Front Feet, 0.14 Total Acres Total Est. Land Value =								52,943

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Crushed Rock	1.24	1.00	240	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	0.5	95	475
Total Estimated Land Improvements True Cash Value =					475

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1092 SF Floor Area = 1638 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Cedar Logs	Basement	93.84	0.00	0.00	1092	102,473

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

(13) Plumbing

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

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
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(16) Porches

WPP, Standard	7.58	528	4,002
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County Multiplier = 1.38 => Cost New = 157,027

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 125,621
 ECF (410- SAPPHIRE LAKE AREA) 1.360 => TCV of Bldg: 1 = 170,845

2018 Est. T.C.V. 009-600-127-00 = 224,263

Est. TCV/Total Floor Area = 136.91

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
102,600	102,600	102,600	74,379	2.10	
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	9,500	0	0	1,561	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
112,100	112,100	112,100	75,940	75,940	75,940

2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
95,300	95,300	95,300	91,583	91,583	0

009-600-131-00	2018 Est. T.C.V.	ZUIDERVEEN MARY H TRUST
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 *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Sub 600 Plat 2	54.00	101.00	0.9697	1.0000	1000	100		52,363
54 Actual Front Feet, 0.13 Total Acres								Total Est. Land Value = 52,363

2018 Est. T.C.V. 009-600-131-00 = 52,363

Est. TCV/Total Floor Area = 20.78

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
23,600	23,600	23,600	16,656	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,600	0	0	349	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
26,200	26,200	26,200	17,005	17,005	0	

009-600-132-00 2018 Est. T.C.V. HARWOOD CHESTER & LINDA
 Property Class: 401 W 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
Sub 600 Plat 2	54.00	100.00	0.9697	1.0000	1000	100		52,363
54 Actual Front Feet, 0.12 Total Acres Total Est. Land Value =								52,363

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

(11) Heating System: Electric Wall Heat

Ground Area = Size for Rates = 240 SF Floor Area = 240 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	76.15	-11.17	-2.31	240	15,041

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

Average Fixture(s)	630.00	1	630
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(15) Built-Ins & Fireplaces

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

Treated Wood,Standard	5.85	760	4,446
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County Multiplier = 1.38 => Cost New = 29,714

Phy/Ab.Phy/Func/Econ/Comb.%Good= 95/100/100/100/95.0, Depr.Cost = 28,228
 ECF (410- SAPPHIRE LAKE AREA) 1.360 => TCV of Bldg: 1 = 38,390

2018 Est. T.C.V. 009-600-132-00 = 90,753

Est. TCV/Total Floor Area = 378.14

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
41,900	41,900	41,900	37,084	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,500	0	0	778	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
45,400	45,400	45,400	37,862	37,862	0	

009-600-133-00	2018 Est. T.C.V.	WROBLEWSKI SUSAN J &
Property Class: 401		8613 W 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
Sub 600 Plat 2	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: Crushed Rock	1.22	1.00	240	0	0
Shed: Wood Frame	9.85	1.00	120	50	591

Residential Local Cost Land Improvements

Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	0.5	95	475
Total Estimated Land Improvements True Cash Value =					1,066

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1967

(11) Heating System: Forced Air w/ Ducts

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	66.28	-11.74	0.00	624	34,033

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

Average Fixture(s) 630.00 1 630

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Deck/Balcony

Treated Wood, Standard 6.73 204 1,373

County Multiplier = 1.38 => Cost New = 60,031

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 39,020

Separately Depreciated Items:

(16) Porches

WGEP (1 Story), Standard	31.31	192	6,012
County Multiplier = 1.38 =>			Cost New = 8,296
Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0,			Depr.Cost = 6,222

Total Depreciated Cost = 45,242

ECF (410- SAPPHIRE LAKE AREA) 1.360 => TCV of Bldg: 1 = 61,529

2018 Est. T.C.V. 009-600-133-00 = 112,595

Est. TCV/Total Floor Area = 180.44

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
52,400	52,400	52,400	36,885	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	3,900	0	774	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
56,300	56,300	56,300	37,659	37,659	0	

009-600-134-00 2018 Est. T.C.V. BURKE ARTHUR R & SUZANNE S
 Property Class: 401 8633 W 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
Sub 600 Plat 2	100.00	100.00	0.7579	1.0000	1000	100		75,786
100 Actual Front Feet, 0.23 Total Acres Total Est. Land Value =								75,786

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

(11) Heating System: Forced Air w/ Ducts

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	68.63	-12.07	0.00	900	50,904

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

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

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

(15) Built-Ins & Fireplaces

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

(16) Porches

CGEP (1 Story), Standard	27.88	324	9,033
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(16) Deck/Balcony

Treated Wood, Standard	6.23	522	3,252
Treated Wood, Standard	8.30	100	830
Treated Wood, Standard	11.81	40	472

County Multiplier = 1.38 => Cost New = 101,814

Notes: VERTICAL LOG

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 61,089
 ECF (410- SAPPHIRE LAKE AREA) 1.300 => TCV of Bldg: 1 = 79,415

2018 Est. T.C.V. 009-600-134-00 = 155,201

Est. TCV/Total Floor Area = 172.45, Most recent sale 11/01/2001 for 167,500

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
70,800	70,800	70,800	67,805	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	6,800	0	1,423	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
77,600	77,600	77,600	69,228	69,228	0	

009-600-134-50	2018 Est. T.C.V.	WROBLEWSKI SUSAN J &
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 *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Sub 600 Plat 2	25.00	100.00	1.3195	1.0000	1000	100		32,988
25 Actual Front Feet, 0.06 Total Acres							Total Est. Land Value =	32,988

2018 Est. T.C.V. 009-600-134-50 = 32,988

Est. TCV/Total Floor Area = 36.65

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
14,800	14,800	14,800	7,425	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,700	0	0	155	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
16,500	16,500	16,500	7,580	7,580	0	

009-600-138-00	2018 Est. T.C.V.	PRANGLEY JEAN L
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 *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Sub 600 Plat 2	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

2018 Est. T.C.V. 009-600-138-00 = 50,000

Est. TCV/Total Floor Area = 74.40

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
22,500	22,500	22,500	15,672	2.10			
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	2,500	0	0	9,328	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
25,000	25,000	25,000	16,001	25,000	0		

009-600-139-00	2018 Est. T.C.V.	PRANGLEY JEAN L
Property Class: 401		8675 W 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
Sub 600 Plat 2	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: Crushed Rock	1.20	1.00	120	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	0.3	95	285
Total Estimated Land Improvements True Cash Value =					285

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D+10 Blt 1943

(11) Heating System: Forced Hot Water

Ground Area = Size for Rates = 1119 SF Floor Area = 1119 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	52.10	0.00	1.66	999	53,706
1	Story Siding	Crawl Space	52.10	-8.99	1.66	120	5,372

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

Basement Recreation Finish 9.65 350 3,378

(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1235.00	1	1,235
Fireplace: Wood Stove	950.00	1	950

(16) Deck/Balcony

Treated Wood, Standard	6.62	185	1,225
Treated Wood, Standard	8.08	80	646

County Multiplier = 1.38 => Cost New = 98,220

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 63,843

Separately Depreciated Items:

(16) Porches

CGEP (1 Story), Standard	72.85	30	2,186
County Multiplier = 1.38 =>			Cost New = 3,016
Phy/Ab.Phy/Func/Econ/Comb.%Good= 71/100/100/100/71.0,			Depr.Cost = 2,141

Total Depreciated Cost = 65,985

ECF (410- SAPPHIRE LAKE AREA) 1.360 => TCV of Bldg: 1 = 89,739

2018 Est. T.C.V. 009-600-139-00 = 140,024

Est. TCV/Total Floor Area = 125.13

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
65,500	65,500	65,500	42,201	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	4,500	0	27,799	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
70,000	70,000	70,000	43,087	70,000	0	

009-600-140-00 2018 Est. T.C.V. MILEY ROGER P & SUSAN M
 Property Class: 401 8695 W 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
Sub 600 Plat 2	90.00	100.00	0.7905	1.0000	1000	100		71,143
90 Actual Front Feet, 0.21 Total Acres Total Est. Land Value =								71,143

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	1000	0	0
Fencing: Wd, Split, 2 Rail	8.01	1.00	50	0	0
Shed: Wood Frame	13.05	1.00	51	50	333
Shed: Wood Frame	10.60	1.00	147	50	779
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 2500	2500.00	1.00	1.0	95	2,375
Total Estimated Land Improvements True Cash Value =					3,487

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C+5 Blt 1966

(11) Heating System: Forced Air w/ Ducts

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	66.59	0.00	0.00	1399	93,159

Other Additions/Adjustments Rate Size Cost

(1) Exterior
 Stone Veneer 10.25 72 738

(9) Basement Finish
 Basement Recreation Finish 11.45 528 6,046
 Walk out Basement Door(s) 775.00 1 775

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

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

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

(16) Porches
 WPP, Standard 8.75 370 3,238
 WCP (1 Story), Standard 54.24 24 1,302
 WPP, Standard 14.68 101 1,483

(16) Deck/Balcony
 Treated Wood, Standard 6.60 316 2,086
 Treated Wood, Standard 10.56 48 507

(17) Garages
 Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)
 Base Cost 25.85 100 2,585
 Mechanical Doors 350.00 1 350

(17) Basement Garages
 Basement Garage: 2 Car 2100.00 1 2,100
 Automatic Doors 375.00 1 375

County Multiplier = 1.38 => Cost New = 171,333
 Notes: ADDITION WITH BASEMENT 1996

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 111,367
 ECF (410- SAPPHIRE LAKE AREA) 1.360 => TCV of Bldg: 1 = 151,458

2018 Est. T.C.V. 009-600-140-00 = 226,088
 Est. TCV/Total Floor Area = 161.61, Most recent sale 08/24/2017 for 290,000
 2017 Assessed MBOR S.E.V. Base for Cap C.P.I.
 116,600 116,600 116,600 94,206 2.10
 2018 New Eq. Adjustment Loss Additions Tax Adjustment Losses
 Parcel Number: 009-600-140-00 Page: 2

	0	6,900	10,500	0	9,471	0
2018 Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	113,000	113,000	113,000	96,184	113,000	0

009-600-142-00 2018 Est. T.C.V. WRBELIS CHRISTOPHER & CHRISTINE
 Property Class: 401 8705 W 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
Sub 600 Plat 2	43.99	103.00	1.0525	1.0000	1000	100		46,304
39 Actual Front Feet, 0.11 Total Acres Total Est. Land Value =								46,304

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.20	1.00	136	0	0
Shed: Wood Frame	11.23	1.00	64	71	510

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 =					985

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

(11) Heating System: Space Heater

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	61.06	-9.09	-2.85	672	33,009
1	Story Siding	Slab	61.06	-10.81	-2.85	200	9,480

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing			
Average Fixture(s)	630.00	1	630

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

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

(16) Porches			
CGEP (1 Story), Standard	66.12	40	2,645
WPP, Standard	8.75	319	2,791

(16) Deck/Balcony			
Roof Cover Only, Standard	11.60	150	1,740

County Multiplier = 1.38 => Cost New = 74,947

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 48,716
 ECF (410- SAPPHIRE LAKE AREA) 1.360 => TCV of Bldg: 1 = 66,253

2018 Est. T.C.V. 009-600-142-00 = 113,542

Est. TCV/Total Floor Area = 130.21, Most recent sale 09/25/2008 for 130,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
53,000	53,000	53,000	38,233	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	3,800	0	802	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
56,800	56,800	56,800	39,035	39,035	0	

009-600-143-00 2018 Est. T.C.V. ODREN RONALD G
 Property Class: 401 8715 W 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
Sub 600 Plat 2	51.00	101.00	0.9921	1.0000	1000	100		50,598
<Site Value B> Back Lots 600					6000	100		6,000
<Site Value B> Back Lots 600					6000	100		6,000
148 Actual Front Feet, 0.35 Total Acres Total Est. Land Value =								62,598

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Concrete	3.61	1.00	798	0	0
D/W/P: 3.5 Concrete	3.44	1.00	34	0	0
D/W/P: 4in Ren. Conc.	4.21	1.00	94	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 2500	2500.00	1.00	1.0	95	2,375
Total Estimated Land Improvements True Cash Value =					2,375

Cost Est. for Res. Bldg: 1 Single Family 1.75S Cls C-5 Blt 1987

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 912 SF Floor Area = 1596 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.75	Story Siding	Crawl Space	94.46	-9.52	0.00	912	77,465

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 2 Story	3825.00	1	3,825

(16) Porches

WGEP (1 Story), Standard	28.10	288	8,093
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County Multiplier = 1.38 => Cost New = 135,682

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 94,977
 ECF (410- SAPPHIRE LAKE AREA) 1.360 => TCV of Bldg: 1 = 129,169

Cost Est. for Res. Bldg: 2 Single Family GRG Cls C-5 Blt 2003

(11) Heating System: Wall/Floor Furnace

Ground Area = Size for Rates = 346 SF Floor Area = 346 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Overhang	49.33	0.00	0.00	346	17,068

Other Additions/Adjustments Rate Size Cost

(16) Deck/Balcony

Roof Cover Only,Standard	8.95	448	4,010
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(17) Garages

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

Base Cost	17.35	1728	29,981
Mechanical Doors	350.00	2	700
Storage area over garage	3.95	950	3,753

County Multiplier = 1.38 => Cost New = 76,605

Notes: ON LOTS 172 & 173 ACCROSS THE STREET

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0, Depr.Cost = 65,114
 ECF (410- SAPPHIRE LAKE AREA) 1.360 => TCV of Bldg: 2 = 88,556

2018 Est. T.C.V. 009-600-143-00 = 282,698

Est. TCV/Total Floor Area = 145.57

2017 Assessed MBOR S.E.V. Base for Cap C.P.I.

Parcel Number: 009-600-143-00 Page: 2

	131,600	131,600	131,600	106,555	2.10	
2018	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	9,700	0	0	2,237	0
2018	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	141,300	141,300	141,300	108,792	108,792	108,792

009-600-145-00 2018 Est. T.C.V. BOUGHNER DALE K & JUDITH
 Property Class: 401 8735 W 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
Sub 600 Plat 2	51.00	101.00	0.9921	1.0000	1000	100		50,598
51 Actual Front Feet, 0.12 Total Acres Total Est. Land Value =								50,598

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	912	0	0
Shed: Wood Frame	11.23	1.00	110	95	1,173

Residential Local Cost Land Improvements

Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 2500	2500.00	1.00	1.0	95	2,375
Total Estimated Land Improvements True Cash Value =					3,548

Cost Est. for Res. Bldg: 1 Single Family 2S Cls C+5 Blt 1967

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1440 SF Floor Area = 2400 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Siding	Crawl Space	104.86	-9.32	0.00	960	91,718
1	Story Siding	Crawl Space	66.33	-9.32	0.00	480	27,365

Other Additions/Adjustments Rate Size Cost

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

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

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

(16) Porches
CCP (1 Story), Standard 20.09 288 5,786
CCP (1 Story), Standard 38.96 48 1,870

(16) Deck/Balcony
Pine w/Roof,Standard 15.05 288 4,334

(17) Garages
Class:C Exterior: Siding Foundation: 42 Inch (Finished)
Base Cost 21.70 624 13,541
Automatic Doors 375.00 1 375

County Multiplier = 1.38 => Cost New = 212,901

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 149,031
ECF (410- SAPPHIRE LAKE AREA) 1.360 => TCV of Bldg: 1 = 202,682

2018 Est. T.C.V. 009-600-145-00 = 256,828

Est. TCV/Total Floor Area = 107.01

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
117,700	117,700	117,700	87,229	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	10,700	0	0	1,831	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
128,400	128,400	128,400	89,060	89,060	89,060	

009-600-146-00 2018 Est. T.C.V. WHITTAKER JACQUELINE J
 Property Class: 401 8745 W 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
Sub 600 Plat 2	52.00	104.00	0.9844	1.0000	1000	100		51,191
52 Actual Front Feet, 0.12 Total Acres Total Est. Land Value =								51,191

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	410	71	932
Total Estimated Land Improvements True Cash Value =					932

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1961

(11) Heating System: Forced Air w/ Ducts

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Block	Slab	59.90	-10.38	0.00	1032	51,105

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

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

(15) Built-Ins & Fireplaces

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

(16) Deck/Balcony

Treated Wood, Standard	7.59	120	911
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(17) Garages

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

Base Cost	25.95	156	4,048
Mechanical Doors	350.00	1	350

County Multiplier = 1.42 => Cost New = 92,987

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 55,792
 ECF (410- SAPPHIRE LAKE AREA) 1.300 => TCV of Bldg: 1 = 72,530

2018 Est. T.C.V. 009-600-146-00 = 124,653

Est. TCV/Total Floor Area = 120.79

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
57,000	57,000	57,000	41,707	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	5,300	0	0	875	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
62,300	62,300	62,300	42,582	42,582	0	

009-600-148-00 2018 Est. T.C.V. PARSONS CHARLES & SUSAN
 Property Class: 401 8767 W 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
Sub 600 Plat 2	52.00	104.00	0.9844	1.0000	1000	100		51,191
52 Actual Front Feet, 0.12 Total Acres Total Est. Land Value =								51,191

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Metal Prefab	9.29	1.00	80	94	699
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 2500	2500.00	1.00	1.0	95	2,375
Total Estimated Land Improvements True Cash Value =					3,074

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 1981

(11) Heating System: Forced Heat & Cool

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	68.89	0.00	1.92	884	62,596

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

Basement Recreation Finish	11.45	440	5,038
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, 50 Feet	1575.00	1	1,575

(15) Built-Ins & Fireplaces

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

Treated Wood,Standard	6.23	524	3,265
Treated Wood,Standard	6.45	396	2,554

County Multiplier = 1.38 => Cost New = 113,215

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 79,250
 ECF (410- SAPPHIRE LAKE AREA) 1.360 => TCV of Bldg: 1 = 107,781

2018 Est. T.C.V. 009-600-148-00 = 162,046

Est. TCV/Total Floor Area = 183.31, Most recent sale 10/24/2005 for 193,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
76,100	76,100	76,100	58,187	2.10	
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	4,900	0	1,221	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
81,000	81,000	81,000	59,408	59,408	0

009-600-149-00	2018 Est. T.C.V.	STEELE KENNETH E & MARCIA A
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 *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Sub 600 Plat 2	52.00	104.00	0.9844	1.0000	1000	100		51,191
52 Actual Front Feet, 0.12 Total Acres							Total Est. Land Value =	51,191

2018 Est. T.C.V. 009-600-149-00 = 51,191

Est. TCV/Total Floor Area = 57.91

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
23,000	23,000	23,000	15,832	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,600	0	0	332	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
25,600	25,600	25,600	16,164	16,164	16,164	

009-600-150-00 2018 Est. T.C.V. STEELE KENNETH E & MARCIA A
 Property Class: 401 8787 W 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
Sub 600 Plat 2	52.00	104.00	0.9844	1.0000	1000	100		51,191
52 Actual Front Feet, 0.12 Total Acres Total Est. Land Value =								51,191

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	208	0	0
Shed: Wood Frame	8.46	1.00	144	94	1,145

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 =					1,620

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 988 SF Floor Area = 988 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Block	Slab	48.97	-9.48	0.66	988	39,668

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1235.00	1	1,235
Fireplace: Wood Stove	950.00	1	950

County Multiplier = 1.42 => Cost New = 63,709

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 41,411
 ECF (410- SAPPHIRE LAKE AREA) 1.360 => TCV of Bldg: 1 = 56,318

2018 Est. T.C.V. 009-600-150-00 = 109,129

Est. TCV/Total Floor Area = 110.45

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
50,800	50,800	50,800	34,062	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	3,800	0	715	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
54,600	54,600	54,600	34,777	34,777	34,777	

009-600-151-00	2018 Est. T.C.V.	SCHEBLER TIMOTHY G &
Property Class: 401		8809 W 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
Sub 600 Plat 2	104.00	104.00	0.7461	1.0000	1000	100		77,590
104 Actual Front Feet, 0.25 Total Acres								Total Est. Land Value = 77,590

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	320	66	629
Shed: Wood Frame	10.39	1.00	50	50	260
Shed: Wood Frame	8.79	1.00	120	50	527
Total Estimated Land Improvements True Cash Value =					1,416

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

(11) Heating System: Wall/Floor Furnace

Ground Area = Size for Rates = 721 SF Floor Area = 721 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	52.52	-10.25	-0.78	721	29,914

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

Average Fixture(s) 525.00 1 525

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

County Multiplier = 1.38 => Cost New = 51,352

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, Depr.Cost = 28,243
ECF (410- SAPPHIRE LAKE AREA) 1.300 => TCV of Bldg: 1 = 36,716

2018 Est. T.C.V. 009-600-151-00 = 115,722

Est. TCV/Total Floor Area = 160.50

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
52,600	52,600	52,600	52,600	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	5,300	0	1,104	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
57,900	57,900	57,900	53,704	53,704	0	

009-600-153-00	2018 Est. T.C.V.	VARRERO CATHERINE
Property Class: 401		8819 W 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
Sub 600 Plat 2	52.00	104.00	0.9844	1.0000	1000	100		51,191
52 Actual Front Feet, 0.12 Total Acres								Total Est. Land Value = 51,191

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	420	66	826
Shed: Wood Frame	9.17	1.00	96	50	440
Total Estimated Land Improvements True Cash Value =					1,266

Cost Est. for Res. Bldg: 1 Single Family 2S Cls D+10 Blt 1958

(11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 768 SF Floor Area = 1536 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Siding	Mich Bsmnt.	90.20	-4.98	1.06	768	66,263

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1235.00	1	1,235
Fireplace: Exterior 2 Story	3700.00	1	3,700

(16) Porches

WCP (1 Story), Standard	23.54	126	2,966
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(16) Deck/Balcony

Treated Wood, Standard	8.92	60	535
Treated Wood, Standard	6.73	170	1,144
Treated Wood, Standard	7.60	100	760
Wood Balcony	13.00	64	832

County Multiplier = 1.38 => Cost New = 113,294

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, Depr.Cost = 62,312
ECF (410- SAPPHIRE LAKE AREA) 1.300 => TCV of Bldg: 1 = 81,005

2018 Est. T.C.V. 009-600-153-00 = 133,462

Est. TCV/Total Floor Area = 86.89

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
61,100	61,100	61,100	44,865	2.10	
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	5,600	0	942	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
66,700	66,700	66,700	45,807	45,807	45,807

009-600-154-00 2018 Est. T.C.V. COCHRAN WILLIAM J & BETTY SUE TRUST
 Property Class: 401 8833 W 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
Sub 600 Plat 2	67.00	104.00	0.8895	1.0000	1000	100		59,598
67 Actual Front Feet, 0.16 Total Acres Total Est. Land Value =								59,598

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

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

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1072 SF Floor Area = 1072 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Block	Slab	59.46	-10.29	0.00	624	30,682
1	Story Siding	Crawl Space	58.56	-8.61	0.00	448	22,378

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

(13) Plumbing

Average Fixture(s) 630.00 1 630

(14) Water/Sewer

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	5.85	698	4,083
Treated Wood,Standard	7.59	120	911
Treated Wood,Standard	6.63	230	1,525

(17) Garages

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

Base Cost	21.05	432	9,094
Common Wall: 1 Wall	-1225.00	1	-1,225
Mechanical Doors	350.00	1	350

County Multiplier = 1.42 => Cost New = 108,761

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 70,695
 ECF (410- SAPPHIRE LAKE AREA) 1.360 => TCV of Bldg: 1 = 96,145

2018 Est. T.C.V. 009-600-154-00 = 156,218

Est. TCV/Total Floor Area = 145.73

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
73,000	73,000	73,000	54,838	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	5,100	0	0	1,151	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
78,100	78,100	78,100	55,989	55,989	0	

009-600-155-00 2018 Est. T.C.V. PUTNAM GARY L & SANDRA J TRUST
 Property Class: 401 8834 W 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 B> Back Lots	600				6000	100		6,000
67 Actual Front Feet, 0.16 Total Acres Total Est. Land Value =								6,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	2.98	1.00	108	0	0
Shed: Wood Frame	8.46	1.00	144	50	609

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 =					1,084

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 480 SF Floor Area = 480 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	59.39	-11.34	0.66	480	23,381

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

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 = 42,335

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 25,401
 ECF (412 - SAPPHIRE LAKE BACK LOTS RES) 1.000 => TCV of Bldg: 1 = 25,401

2018 Est. T.C.V. 009-600-155-00 = 32,485

Est. TCV/Total Floor Area = 67.68

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
16,000	16,000	16,000	13,285	2.10		
2018 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	200	0	0	278	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
16,200	16,200	16,200	13,563	13,563	0	

009-600-156-00	2018 Est. T.C.V.	SCHEBLER TIMOTHY G &
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 *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> Back Lots	600				6000	100		6,000
52 Actual Front Feet, 0.12 Total Acres							Total Est. Land Value =	6,000

2018 Est. T.C.V. 009-600-156-00 = 6,000

Est. TCV/Total Floor Area = 12.50

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
3,000	3,000	3,000	1,390	2.10		
2018 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	29	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
3,000	3,000	3,000	1,419	1,419	0	

009-600-157-00	2018 Est. T.C.V.	SCHEBLER TIMOTHY G &
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 *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> Back Lots	600				6000	100		6,000
52 Actual Front Feet, 0.12 Total Acres							Total Est. Land Value =	6,000

2018 Est. T.C.V. 009-600-157-00 = 6,000

Est. TCV/Total Floor Area = 12.50

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
3,000	3,000	3,000	3,000	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	0		0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
3,000	3,000	3,000	3,063	3,000	0	

009-600-158-00 2018 Est. T.C.V. STEELE KENNETH E & MARCIA A
 Property Class: 401 W 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 B> Back Lots	600				6000	100		6,000
67 Actual Front Feet, 0.16 Total Acres							Total Est. Land Value =	6,000

Cost Est. for Res. Bldg: 1 Single Family GRG Cls CD Blt 1996

(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	1020	9,904
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County Multiplier = 1.38 => Cost New = 13,668

Phy/Ab.Phy/Func/Econ/Comb.%Good= 95/100/100/100/95.0, Depr.Cost = 12,984
 ECF (412 - SAPPHIRE LAKE BACK LOTS RES) 1.100 => TCV of Bldg: 1 = 14,283

2018 Est. T.C.V. 009-600-158-00 = 20,283

Est. TCV/Total Floor Area = 0.00

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
9,400	9,400	9,400	7,346	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	700	0	154	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
10,100	10,100	10,100	7,500	7,500	7,500	

009-600-168-00	2018 Est. T.C.V.	STEWART RONALD & KATHY
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 *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> Back Lots	600				6000	100		6,000
52 Actual Front Feet, 0.12 Total Acres							Total Est. Land Value =	6,000

2018 Est. T.C.V. 009-600-168-00 = 6,000

Est. TCV/Total Floor Area = 2.60, Most recent sale 06/29/2017 for 174,500

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
3,000	3,000	3,000	3,000	2.10			
2018 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	0	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
3,000	3,000	3,000	3,063	3,000	0		

009-600-169-00	2018 Est. T.C.V.	WHITTAKER JACQUELINE
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 *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> Back Lots	600				6000	100		6,000
51 Actual Front Feet, 0.12 Total Acres							Total Est. Land Value =	6,000

2018 Est. T.C.V. 009-600-169-00 = 6,000

Est. TCV/Total Floor Area = 2.60

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
3,000	3,000	3,000	1,390	2.10		
2018 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	29	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
3,000	3,000	3,000	1,419	1,419	0	

009-600-170-00 2018 Est. T.C.V. BOUGHNER DALE K & JUDITH
 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 *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> Back Lots	600				6000	100		6,000
51 Actual Front Feet, 0.12 Total Acres							Total Est. Land Value =	6,000

 Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Fencing: Vnyl, 2 Rail	8.16	1.00	150	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

 2018 Est. T.C.V. 009-600-170-00 = 6,950

Est. TCV/Total Floor Area = 3.01

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
3,500	3,500	3,500	1,390	2.10		
2018 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	29	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
3,500	3,500	3,500	1,419	1,419	1,419	

009-600-171-00	2018 Est. T.C.V.	BOUGHNER DALE K & JUDITH
Property Class: 401		W 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 B> Back Lots	600				6000	100		6,000
51 Actual Front Feet, 0.12 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 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 CD	Blt 1958
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(11) Heating System: No Heating/Cooling

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

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

(17) Garages

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

Base Cost	13.80	814	11,233
Mechanical Doors	325.00	4	1,300

County Multiplier = 1.38 => Cost New = 17,296

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0,	Depr.Cost =	9,513
ECF (412 - SAPPHIRE LAKE BACK LOTS RES) 1.000 => TCV of Bldg: 1 =		9,513

2018 Est. T.C.V. 009-600-171-00 = 17,888

Est. TCV/Total Floor Area = 0.00

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
8,800	8,800	8,800	3,974	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	100	0	83	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
8,900	8,900	8,900	4,057	4,057	4,057	

009-600-174-00	2018 Est. T.C.V.	AJE LLC
Property Class: 402		W SAPPHIRE AVE
Map #:	LAKE TOWNSHIP	,

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> Back Lots	600				6000	100		6,000
<Site Value B> Back Lots	600				6000	100		6,000
<Site Value B> Back Lots	600				6000	100		6,000
178 Actual Front Feet, 0.42 Total Acres								Total Est. Land Value = 18,000

2018 Est. T.C.V. 009-600-174-00 = 18,000

Est. TCY/Total Floor Area = 0.00, Most recent sale 08/24/2017 for 15,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
0	0	0	9,323	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
9,000	0	0	9,000	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
9,000	9,000	9,000	9,518	9,000	0	

009-600-178-00 2018 Est. T.C.V. KELLEY DONNA J TRUST
 Property Class: 401 8654 W SAPPHIRE LAKE AVE
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors * LOTS 178 & 177

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> Back Lots	600				6000	100		6,000
<Site Value B> Back Lots	600				6000	100		6,000
97 Actual Front Feet, 0.26 Total Acres Total Est. Land Value =								12,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Crushed Rock	1.22	1.00	480	0	0
Shed: Metal Prefab	7.98	1.00	120	50	479
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 =					954

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

(11) Heating System: Forced Air w/ Ducts

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	56.24	-8.10	0.00	960	46,214
1	Story Siding	Basement	56.24	0.00	0.00	384	21,596

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

Treated Wood,Standard	6.67	220	1,467
Treated Wood,Standard	8.75	72	630

(17) Garages

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

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

County Multiplier = 1.38 => Cost New = 119,028

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 83,319
 ECF (412 - SAPPHIRE LAKE BACK LOTS RES) 1.100 => TCV of Bldg: 1 = 91,651

2018 Est. T.C.V. 009-600-178-00 = 104,605

Est. TCV/Total Floor Area = 77.83

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
47,300	47,300	47,300	42,465	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	5,000	0	891	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
52,300	52,300	52,300	43,356	43,356	43,356	

009-600-179-00	2018 Est. T.C.V.	MANNES DAVID L & SHIRLEY K
Property Class: 401		W 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 B> Back Lots	600				6000	100		6,000
50 Actual Front Feet, 0.13 Total Acres							Total Est. Land Value =	6,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Ren. Conc.	3.39	1.00	84	0	0
D/W/P: Crushed Rock	1.20	1.00	240	0	0

Residential Local Cost Land Improvements

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

Cost Est. for Res. Bldg: 1	Single Family	GRG	Cls CD	Blt 1976
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(11) Heating System: No Heating/Cooling

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

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

Other Additions/Adjustments	Rate	Size	Cost

(17) Garages

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

Base Cost	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= 75/100/100/100/75.0, Depr.Cost = 9,905

ECF (412 - SAPPHIRE LAKE BACK LOTS RES) 1.100 => TCV of Bldg: 1 = 10,895

2018 Est. T.C.V. 009-600-179-00 = 17,370

Est. TCV/Total Floor Area = 0.00

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
8,100	8,100	8,100	7,164	2.10		
2018 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	600	0	0	150	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
8,700	8,700	8,700	7,314	7,314	0	

009-600-180-00	2018 Est. T.C.V.	BURKE ARTHUR R & SUZANNE S
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 *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> Back Lots	600				6000	100		6,000
50 Actual Front Feet, 0.13 Total Acres							Total Est. Land Value =	6,000

2018 Est. T.C.V. 009-600-180-00 = 6,000

Est. TCV/Total Floor Area = 0.00

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
3,000	3,000	3,000	3,000	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	0		0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
3,000	3,000	3,000	3,063	3,000	0	

009-600-181-00 2018 Est. T.C.V. BURKE ARTHUR R & SUZANNE S
 Property Class: 401 W 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 B> Back Lots	600				6000	100		6,000
50 Actual Front Feet, 0.13 Total Acres							Total Est. Land Value =	6,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	2.98	1.00	70	50	104
					Total Estimated Land Improvements True Cash Value = 104

Cost Est. for Res. Bldg: 1 Single Family GRG Cls CD Blt 1974

(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	21.15	308	6,514
Mechanical Doors	325.00	1	325

County Multiplier = 1.38 => Cost New = 9,438

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 7,550

ECF (412 - SAPPHIRE LAKE BACK LOTS RES) 1.100 => TCV of Bldg: 1 = 8,306

2018 Est. T.C.V. 009-600-181-00 = 14,410

Est. TCV/Total Floor Area = 0.00

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
6,800	6,800	6,800	6,364	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	400	0	133	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
7,200	7,200	7,200	6,497	6,497	0	

009-600-182-00	2018 Est. T.C.V.	HARWOOD CHESTER & LINDA
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 *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> Back Lots	600				6000	100		6,000
50 Actual Front Feet, 0.13 Total Acres							Total Est. Land Value =	6,000

2018 Est. T.C.V. 009-600-182-00 = 6,000

Est. TCV/Total Floor Area = 0.00

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
3,000	3,000	3,000	3,000	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	0		0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
3,000	3,000	3,000	3,063	3,000	0	

009-600-183-00 2018 Est. T.C.V. HARWOOD CHESTER & LINDA
 Property Class: 401 8602 W 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 B> Back Lots	600				6000	100		6,000
65 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	6,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	2.98	1.00	112	66	220
					Total Estimated Land Improvements True Cash Value = 220

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 1961

(11) Heating System: Electric Wall Heat

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	51.44	-9.01	-1.39	780	32,011

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

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

(15) Built-Ins & Fireplaces

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

(16) Porches

CSEP (1 Story), Standard	27.48	144	3,957
CCP (1 Story), Standard	20.05	216	4,331

County Multiplier = 1.38 => Cost New = 65,683

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 42,694
 ECF (412 - SAPPHIRE LAKE BACK LOTS RES) 1.100 => TCV of Bldg: 1 = 46,963

2018 Est. T.C.V. 009-600-183-00 = 53,183

Est. TCV/Total Floor Area = 68.18, Most recent sale 08/01/2008 for 125,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
24,000	24,000	24,000	22,034	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	2,600	0	462	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
26,600	26,600	26,600	22,496	22,496	0	

009-600-184-00	2018 Est. T.C.V.	ZUIDERVEEN MARY H TRUST
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 *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> Back Lots	600				6000	100		6,000
58 Actual Front Feet, 0.13 Total Acres							Total Est. Land Value =	6,000

2018 Est. T.C.V. 009-600-184-00 = 6,000

Est. TCV/Total Floor Area = 7.69

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
3,000	3,000	3,000	3,000	2.10		
2018 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
3,000	3,000	3,000	3,063	3,000	0	

009-600-185-00	2018 Est. T.C.V.	ZUIDERVEEN MARY H TRUST
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 *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> Back Lots	600				6000	100		6,000
58 Actual Front Feet, 0.14 Total Acres							Total Est. Land Value =	6,000

2018 Est. T.C.V. 009-600-185-00 = 6,000

Est. TCV/Total Floor Area = 7.69

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
3,000	3,000	3,000	3,000	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	0		0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
3,000	3,000	3,000	3,063	3,000	0	

009-600-186-00	2018 Est. T.C.V.	ZUIDERVEEN MARY H TRUST
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 *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> Back Lots	600				6000	100		6,000
58 Actual Front Feet, 0.14 Total Acres							Total Est. Land Value =	6,000

2018 Est. T.C.V. 009-600-186-00 = 6,000

Est. TCV/Total Floor Area = 7.69

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
3,000	3,000	3,000	3,000	2.10		
2018 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
3,000	3,000	3,000	3,063	3,000	0	

009-600-187-00 2018 Est. T.C.V. RYAN STEVEN R & CHERYL L NORTHROP
 Property Class: 401 W 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 B> Back Lots	600				6000	100		6,000
69 Actual Front Feet, 0.18 Total Acres							Total Est. Land Value =	6,000

Cost Est. for Res. Bldg: 1 Single Family GRG Cls CD Blt 2001

(11) Heating System: No Heating/Cooling

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

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

Other Additions/Adjustments	Rate	Size	Cost

(17) Garages

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

Base Cost	10.46	1040	10,878
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 => Cost New = 15,495

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 13,946
 ECF (412 - SAPPHIRE LAKE BACK LOTS RES) 1.100 => TCV of Bldg: 1 = 15,340

2018 Est. T.C.V. 009-600-187-00 = 21,340

Est. TCV/Total Floor Area = 0.00, Most recent sale 07/01/2000 for 6,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
9,800	9,800	9,800	8,774	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	900	0	184	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
10,700	10,700	10,700	8,958	8,958	0	

009-600-188-00	2018 Est. T.C.V.	VANDERMEULEN MICHELL
Property Class: 401		8530 W 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 B> Back Lots	600				6000	100		6,000
54 Actual Front Feet, 0.14 Total Acres							Total Est. Land Value =	6,000

Cost Est. for Res. Bldg: 1	Single Family	1S		Cls D	Blt 1946
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(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1065 SF Floor Area = 1065 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	47.85	-8.28	0.66	1065	42,845

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

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

(15) Built-Ins & Fireplaces

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

Pine, Standard	9.43	32	302
Treated Wood, Standard	15.57	20	311

(17) Garages

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

Base Cost	26.85	165	4,430
Common Wall: 1 Wall	-1175.00	1	-1,175
Mechanical Doors	325.00	1	325

County Multiplier = 1.38 =>

Cost New = 70,774

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0,	Depr.Cost =	42,464
ECF (412 - SAPPHIRE LAKE BACK LOTS RES) 1.000 => TCV of Bldg: 1 =		42,464

2018 Est. T.C.V. 009-600-188-00 = 48,464

Est. TCV/Total Floor Area = 45.51, Most recent sale 09/26/2009 for 40,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
23,800	23,800	23,800	20,255	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	400	0	425	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
24,200	24,200	24,200	20,680	20,680	20,680	

009-600-189-00 2018 Est. T.C.V. VANDERVEEN RUSSELL
 Property Class: 401 N SAPPHIRE
 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 B> Back Lots	600				6000	100		6,000
54 Actual Front Feet, 0.14 Total Acres Total Est. Land Value =								6,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	2.98	1.00	160	66	315
Total Estimated Land Improvements True Cash Value =					315

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

(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	18.37	424	7,789
Mechanical Doors	325.00	1	325

County Multiplier = 1.38 => Cost New = 11,197

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 6,718

ECF (412 - SAPPHIRE LAKE BACK LOTS RES) 1.000 => TCV of Bldg: 1 = 6,718

2018 Est. T.C.V. 009-600-189-00 = 13,033

Est. TCV/Total Floor Area = 0.00

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
6,400	6,400	6,400	6,400	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	
6,500	6,500	6,500	6,534	6,500	0	

009-600-190-00 2018 Est. T.C.V. CARROLL THOMAS G & KAY H
 Property Class: 401 8510 W 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 B> Back Lots	600				6000	100		6,000
54 Actual Front Feet, 0.14 Total Acres							Total Est. Land Value =	6,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	8.34	1.00	240	50	1,001
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 =					1,906

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 720 SF Floor Area = 720 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	63.90	-9.56	0.00	720	39,125

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

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

(15) Built-Ins & Fireplaces

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

Treated Wood, Standard	6.26	330	2,066
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County Multiplier = 1.38 => Cost New = 63,253

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 41,115
 ECF (412 - SAPPHIRE LAKE BACK LOTS RES) 1.100 => TCV of Bldg: 1 = 45,226

2018 Est. T.C.V. 009-600-190-00 = 53,132

Est. TCV/Total Floor Area = 73.79

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
24,100	24,100	24,100	21,707	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,500	0	0	455	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
26,600	26,600	26,600	22,162	22,162	0	

009-600-191-00 2018 Est. T.C.V. NELSON FAMILY REVOCABLE TRUST
 Property Class: 401 8387 W 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
GROUP G \$1100	66.00	128.00	1.0000	1.0000	1100	100		72,600
66 Actual Front Feet, 0.19 Total Acres Total Est. Land Value =								72,600

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	1350	0	0
Shed: Wood Frame	11.06	1.00	120	50	663

Residential Local Cost Land Improvements

Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 2500	2500.00	1.00	1.0	95	2,375
Total Estimated Land Improvements True Cash Value =					3,038

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

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1391 SF Floor Area = 1391 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	63.49	-10.99	1.92	1391	75,698

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Deck/Balcony

Treated Wood,Standard	6.10	925	5,643
Treated Wood,Standard	7.18	187	1,343
Treated Wood w/Roof,Standard	24.50	64	1,568

(17) Garages

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

Base Cost	26.82	421	11,291
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County Multiplier = 1.38 => Cost New = 148,425

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0,	Depr.Cost =	96,476
ECF (410- SAPPHIRE LAKE AREA) 1.360 => TCV of Bldg: 1 =		131,208

2018 Est. T.C.V. 009-600-191-00 = 206,846

Est. TCV/Total Floor Area = 148.70

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
97,200	97,200	97,200	90,639	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	6,200	0	0	1,903	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
103,400	103,400	103,400	92,542	92,542	0	

009-600-192-00	2018 Est. T.C.V.	NELSON FAMILY REVOCABLE TRUST
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 *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
Sub 600 Plat 2	50.00	125.45	0.6444	1.0000	1000	100		32,220	
GROUP J 250	100.00	125.45	0.7463	1.0000	250	100		18,656	
150 Actual Front Feet, 0.43 Total Acres								Total Est. Land Value =	50,876

2018 Est. T.C.V. 009-600-192-00 = 50,876

Est. TCV/Total Floor Area = 36.58, Most recent sale 08/01/1999 for 75,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
23,800	23,800	23,800	23,800	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	1,600	0	499	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
25,400	25,400	25,400	24,299	24,299	0	

009-600-193-00	2018 Est. T.C.V.	INDIAN LAKES L C
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 *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP F 85/FF	15.00	8.33	1.0000	1.0000	85	100		1,275
15 Actual Front Feet, 0.00 Total Acres							Total Est. Land Value =	1,275

2018 Est. T.C.V. 009-600-193-00 = 1,275

Est. TCV/Total Floor Area = 0.92, Most recent sale 09/09/2011 for 3,267

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.				
600	600	600	600	2.10				
2018	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses			
	0	0	0	0	0			
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT			
600	600	600	612	600	0			

009-600-193-11	2018 Est. T.C.V.	INDIAN LAKES L C
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 *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value F> GROUP F15K/SITE					15000	5	PRT OF SIDEWALK	750
15 Actual Front Feet, 0.00 Total Acres							Total Est. Land Value =	750

2018 Est. T.C.V. 009-600-193-11 = 750

Est. TCV/Total Floor Area = 0.54

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
400	400	400	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	
400	400	400	408	400	0	

009-600-193-65	2018 Est. T.C.V.	CAVANAUGH JAMES & DORSEY JEANNE &
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 *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value F> GROUP F15K/SITE					15000	20	PRT OF ABAND SIDEWALK	3,000
50 Actual Front Feet, 0.12 Total Acres							Total Est. Land Value =	3,000

2018 Est. T.C.V. 009-600-193-65 = 3,000

Est. TCV/Total Floor Area = 2.16, Most recent sale 09/09/2011 for 3,267

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.				
1,500	1,500	1,500	1,500	2.10				
2018 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses			
0	0	0	0	0	0			
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT			
1,500	1,500	1,500	1,531	1,500	1,500			

009-620-001-00 2018 Est. T.C.V. ADLER KELLY M
 Property Class: 401 7870 W FOREST DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 2200	75.00	85.00	0.9036	1.0000	2200	100		149,094
75 Actual Front Feet, 0.15 Total Acres Total Est. Land Value =								149,094

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C+5 Blt 2017

(11) Heating System: Forced Heat & Cool

(Heating system cost adjusted in area(s): 1)

Ground Area = Size for Rates = 1316 SF Floor Area = 1316 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	67.27	0.00	-4.15	1316	83,066

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(16) Porches

WCP (1 Story), Standard	38.16	48	1,832
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(17) Garages

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

Base Cost	20.45	504	10,307
Common Wall: 1 Wall	-1300.00	1	-1,300
Automatic Doors	375.00	1	375

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

Base Cost	25.41	320	8,131
Common Wall: 1 Wall	-1300.00	1	-1,300

County Multiplier = 1.38 => Cost New = 151,431

Phy/Ab.Phy/Func/Econ/Comb.%Good= 99/100/100/100/99.0, Depr.Cost = 149,917
 ECF (403 - LAKE MISSAUKEE AREA RES) 1.500 => TCV of Bldg: 1 = 224,875

2018 Est. T.C.V. 009-620-001-00 = 373,969

Est. TCV/Total Floor Area = 284.17

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
119,700	119,700	119,700	90,330	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
64,100	3,200	0	64,100	1,896	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
187,000	187,000	187,000	156,326	156,326	0	

2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
149,400	149,400	149,400	126,090	126,090	0

009-620-001-80	2018 Est. T.C.V.	VANDRIE SUSAN TRUST
Property Class: 401		7808 W FOREST DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 2200	75.00	101.00	0.9036	1.0000	2200	100		149,094
75 Actual Front Feet, 0.17 Total Acres								Total Est. Land Value = 149,094

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.20	1.00	336	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 1967

(11) Heating System: Electric Baseboard

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	59.86	-10.56	-0.21	960	47,126

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

Average Fixture(s) 630.00 1 630

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(17) Carports

Comp.Shingle 7.75 520 4,030

(17) Garages

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

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

County Multiplier = 1.38 => Cost New = 93,094

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0,	Depr.Cost =	60,511
ECF (403 - LAKE MISSAUKEE AREA RES) 1.500 => TCV of Bldg: 1 =		90,767

2018 Est. T.C.V. 009-620-001-80 = 240,811

Est. TCV/Total Floor Area = 250.84

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
117,400	117,400	117,400	77,109	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	3,000	0	0	1,619	0	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
120,400	120,400	120,400	78,728	78,728	0	0

009-620-002-00 2018 Est. T.C.V. SUSSKIND CAROL A TRUST
 Property Class: 401 7804 FOREST DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 2200	91.00	95.00	0.8610	1.0000	2200	100		172,364
91 Actual Front Feet, 0.20 Total Acres Total Est. Land Value =								172,364

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	1482	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 2500	2500.00	1.00	1.0	95	2,375
Total Estimated Land Improvements True Cash Value =					2,375

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 1954

(11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 1402 SF Floor Area = 1402 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Block	Slab	64.79	-10.97	-0.27	1402	75,077

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

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

(15) Built-Ins & Fireplaces

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

(16) Deck/Balcony

Treated Wood, Standard	7.90	120	948
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(17) Garages

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

Base Cost	15.61	784	12,238
Mechanical Doors	350.00	2	700
Storage area over garage	3.95	784	3,097

County Multiplier = 1.42 => Cost New = 143,025

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 92,967
 ECF (403 - LAKE MISSAUKEE AREA RES) 1.500 => TCV of Bldg: 1 = 139,450

2018 Est. T.C.V. 009-620-002-00 = 314,189

Est. TCV/Total Floor Area = 224.10

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
152,400	152,400	152,400	136,921	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	4,700	0	2,875	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
157,100	157,100	157,100	139,796	139,796	0	

009-620-004-00 2018 Est. T.C.V. PECKHAM DANIEL C
 Property Class: 401 7800 W FOREST DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 2200	75.00	100.00	0.9036	1.0000	2200	100		149,094
75 Actual Front Feet, 0.17 Total Acres Total Est. Land Value =								149,094

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.44	1.00	700	50	1,204
Total Estimated Land Improvements True Cash Value =					1,204

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

(11) Heating System: Forced Heat & Cool

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	66.92	0.00	2.11	1872	129,224

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
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(17) Garages

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

Base Cost	11.27	672	7,573
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Class:C Exterior: Block Foundation: 18 Inch (Unfinished)

Base Cost	27.10	240	6,504
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 => Cost New = 214,540

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 193,086

Separately Depreciated Items:

(9) Basement Finish

Basement Recreation Finish	11.45	1872	21,434
County Multiplier = 1.38 =>			Cost New = 29,579
Phy/Ab.Phy/Func/Econ/Comb.%Good= 50/100/100/100/50.0,			Depr.Cost = 14,790

(16) Breezeways

Frame Wall,Unfinished	23.25	120	2,790
County Multiplier = 1.38 =>			Cost New = 3,850
Phy/Ab.Phy/Func/Econ/Comb.%Good= 98/100/100/100/98.0,			Depr.Cost = 3,773

Total Depreciated Cost = 211,649

ECF (403 - LAKE MISSAUKEE AREA RES) 1.500 => TCV of Bldg: 1 = 317,473

2018 Est. T.C.V. 009-620-004-00 = 467,771

Est. TCV/Total Floor Area = 249.88, Most recent sale 11/03/2016 for 460,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
223,300	223,300	223,300	223,300	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	10,600	0	4,689	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
233,900	233,900	233,900	227,989	227,989	0	

009-620-009-00 2018 Est. T.C.V. OSBORN REV DOUGLAS, TRUSTEE
 Property Class: 401 7750 W FOREST DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 2200	100.00	100.00	0.8409	1.0000	2200	100		184,997
100 Actual Front Feet, 0.23 Total Acres Total Est. Land Value =								184,997

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Patio Blocks	6.84	1.00	24	61	100
Total Estimated Land Improvements True Cash Value =					100

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 1944

(11) Heating System: Forced Air w/ Ducts

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	54.21	-10.56	0.66	640	28,358

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1235.00	1	1,235
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(16) Porches

CGEP (1 Story), Standard	42.29	96	4,060
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(17) Garages

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

Base Cost	24.85	200	4,970
Mechanical Doors	325.00	1	325

County Multiplier = 1.38 =>

Cost New = 57,905

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, Depr.Cost = 31,848

ECF (403 - LAKE MISSAUKEE AREA RES) 1.500 => TCV of Bldg: 1 = 47,772

2018 Est. T.C.V. 009-620-009-00 = 232,869

Est. TCV/Total Floor Area = 363.86

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
114,800	114,800	114,800	80,602	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	1,600	0	1,692	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
116,400	116,400	116,400	82,294	82,294	0	

009-620-011-00 2018 Est. T.C.V. VANDRIE IRENE J
 Property Class: 401 7728 FOREST DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2400/FF	60.00	100.00	0.9554	1.0000	2400	100		137,584
60 Actual Front Feet, 0.14 Total Acres Total Est. Land Value =								137,584

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 1960

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1700 SF Floor Area = 1700 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	61.64	-8.49	0.00	1436	76,323
1	Story Siding	Crawl Space	61.64	-8.49	0.00	264	14,032

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, 50 Feet	1575.00	1	1,575

(15) Built-Ins & Fireplaces

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

(16) Porches

CCP (1 Story), Standard	29.85	100	2,985
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(17) Garages

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

Base Cost	19.47	560	10,903
Automatic Doors	375.00	1	375
Storage area over garage	3.95	375	1,481

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

Base Cost	24.24	280	6,787
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 => Cost New = 170,428

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0, Depr.Cost = 127,821

Separately Depreciated Items:

Square footage # 2 is depreciated at 97 %Good...	Base Cost Was =	14,032
County Multiplier = 1.38 =>	Cost New =	19,364
Phy/Ab.+hy/Func/Econ/Comb.%Good= 22/100/100/100/22.0,	Depr.Cost =	4,260
ECF (403 - LAKE MISSAUKEE AREA RES) 1.500 => TCV of Bldg: 1 =		198,122

2018 Est. T.C.V. 009-620-011-00 = 336,656

Est. TCV/Total Floor Area = 198.03, Most recent sale 09/01/2001 for 150,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
161,700	161,700	161,700	131,713	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	6,600	0	2,765	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
168,300	168,300	168,300	134,478	134,478	134,478	

009-620-012-00	2018 Est. T.C.V.	VANDRIE IRENE
Property Class: 402		W FOREST DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2400/FF	34.00	100.00	1.1012	1.0000	2400	100		89,859
34 Actual Front Feet, 0.08 Total Acres Total Est. Land Value =								89,859

2018 Est. T.C.V. 009-620-012-00 = 89,859

Est. TCV/Total Floor Area = 52.86

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
44,900	44,900	44,900	34,408	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	722	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
44,900	44,900	44,900	35,130	35,130	35,130	

009-620-014-00 2018 Est. T.C.V. PALLAY DAVID & SHARON
 Property Class: 401 7686 W FOREST DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 2200	100.00	100.00	0.8409	1.0000	2200	100		184,997
100 Actual Front Feet, 0.23 Total Acres Total Est. Land Value =								184,997

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Asphalt Paving	1.51	1.00	960	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 1940

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1366 SF Floor Area = 1366 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	56.08	-8.07	1.87	1366	68,136

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

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

(15) Built-Ins & Fireplaces

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

(17) Garages

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

Base Cost	28.95	240	6,948
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 => Cost New = 115,270

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 69,162
 ECF (403 - LAKE MISSAUKEE AREA RES) 1.500 => TCV of Bldg: 1 = 103,743

2018 Est. T.C.V. 009-620-014-00 = 289,690

Est. TCV/Total Floor Area = 212.07, Most recent sale 07/01/2001 for 250,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
141,400	141,400	141,400	126,326	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	3,400	0	2,652	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
144,800	144,800	144,800	128,978	128,978	0	

2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
250,900	250,900	250,900	225,047	225,047	0

009-620-017-00 2018 Est. T.C.V. MOULTON CRAIG A
 Property Class: 401 7670 W FOREST DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors * LOTS 17 & 18
 Description Frontage Depth Front Depth Rate %Adj. Reason Value
 GROUP B 2200 100.00 100.00 0.8409 1.0000 2200 100 184,997
 100 Actual Front Feet, 0.23 Total Acres Total Est. Land Value = 184,997

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Ren. Conc.	4.21	1.00	680	0	0
D/W/P: Brick on Sand	9.39	1.00	459	0	0

Residential Local Cost Land Improvements

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

Cost Est. for Res. Bldg: 1 Single Family 1.75S Cls C+10 Blt 1990

(11) Heating System: Forced Hot Water

Ground Area = Size for Rates = 1485 SF Floor Area = 2157 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.75	Story Siding	Crawl Space	100.38	-9.68	2.15	896	83,194
1	Story Siding	Crawl Space	69.17	-9.68	1.22	224	13,599
1	Story Siding	Crawl Space	69.17	-9.68	1.22	365	22,159

Other Additions/Adjustments	Rate	Size	Cost
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(1) Exterior			
Brick Veneer	8.25	192	1,584

(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Porches

CPP, Standard	12.64	156	1,972
WPP, Standard	9.98	242	2,415

(16) Deck/Balcony

Treated Wood, Standard	6.42	434	2,786
Treated Wood, Standard	6.58	325	2,139

(17) Garages

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

Base Cost	26.30	624	16,411
Common Wall: 1 Wall	-1425.00	1	-1,425
Automatic Doors	425.00	1	425

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

Base Cost	20.72	280	5,802
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County Multiplier = 1.38 => Cost New = 224,660

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0, Depr.Cost = 190,961
 ECF (403 - LAKE MISSAUKEE AREA RES) 1.450 => TCV of Bldg: 1 = 276,894

2018 Est. T.C.V. 009-620-017-00 = 466,641

Est. TCV/Total Floor Area = 216.34

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
226,300	226,300	226,300	202,660	2.10	
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	7,000	0	4,255	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
233,300	233,300	233,300	206,915	206,915	0

009-620-019-00	2018 Est. T.C.V.	ANDERSON DAVID W
Property Class: 401		7634 W FOREST DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

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

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

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

Cost Est. for Res. Bldg: 1	Single Family	1S		Cls CD	Blt 1963
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(11) Heating System: Wall/Floor Furnace

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Block	Slab	62.23	-10.84	-1.63	864	42,993

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

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

(15) Built-Ins & Fireplaces

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

(17) Garages

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

Base Cost	25.95	180	4,671
Mechanical Doors	350.00	1	350

County Multiplier = 1.42 => Cost New = 81,059

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0,	Depr.Cost =	48,635
ECF (403 - LAKE MISSAUKEE AREA RES)	1.500 => TCV of Bldg: 1 =	72,953

2018 Est. T.C.V. 009-620-019-00 = 193,903

Est. TCV/Total Floor Area = 224.42

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
94,500	94,500	94,500	82,378	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	2,500	0	1,729	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
97,000	97,000	97,000	84,107	84,107	84,107	

009-620-020-00	2018 Est. T.C.V.	ARDIS WILLIAM ETAL
Property Class: 401		7624 W FOREST DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

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

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

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

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C+5 Blt 1951

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 963 SF Floor Area = 963 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	71.12	-12.49	0.00	963	56,461

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Porches

CCP (1 Story), Standard	26.43	126	3,330
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County Multiplier = 1.38 => Cost New = 97,777

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0,	Depr.Cost =	63,555
ECF (403 - LAKE MISSAUKEE AREA RES)	1.500 => TCV of Bldg: 1 =	95,333

2018 Est. T.C.V. 009-620-020-00 = 217,233

Est. TCV/Total Floor Area = 225.58

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
105,400	105,400	105,400	59,328	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,200	0	0	1,245	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
108,600	108,600	108,600	60,573	60,573	0	

009-620-021-00 2018 Est. T.C.V. LEVANDOWSKI RICHARD & CLARISSA
 Property Class: 401 7620 W FOREST DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

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

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	12.07	1.00	80	80	773

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 =					1,248

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 908 SF Floor Area = 1369 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	68.52	-10.04	0.00	908	53,100
1	Story Siding	Overhang	39.74	0.00	0.00	461	18,320

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Porches

CGEP (1 Story), Standard	34.77	176	6,120
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(16) Deck/Balcony

Treated Wood, Standard	7.13	192	1,369
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(17) Garages

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

Base Cost	19.20	576	11,059
Mechanical Doors	350.00	1	350

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

Base Cost	27.10	218	5,908
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 => Cost New = 148,540

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 89,124

Separately Depreciated Items:

(16) Deck/Balcony

Treated Wood, Standard	7.90	120	948
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County Multiplier = 1.38 => Cost New = 1,308

Phy/Ab.Phy/Func/Econ/Comb.%Good= 81/100/100/100/81.0, Depr.Cost = 1,060

Total Depreciated Cost = 90,183

ECF (403 - LAKE MISSAUKEE AREA RES) 1.500 => TCV of Bldg: 1 = 135,275

2018 Est. T.C.V. 009-620-021-00 = 256,523

Est. TCV/Total Floor Area = 187.38

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
123,800	123,800	123,800	88,309	2.10	
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	4,500	0	0	1,854	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
128,300	128,300	128,300	90,163	90,163	90,163

009-620-022-00 2018 Est. T.C.V. ELZINGA MONTY L TRUSTEE
 Property Class: 401 7610 W FOREST DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

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

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.44	1.00	78	0	0
Shed: Wood Frame	10.72	1.00	140	94	1,410

Residential Local Cost Land Improvements

Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.0	95	950
Total Estimated Land Improvements True Cash Value =					2,360

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C+10 Blt 1972

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1086 SF Floor Area = 1384 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25	Story Siding	Slab	83.78	-12.75	2.67	576	42,451
1	Story Siding	Slab	72.84	-12.75	2.11	202	12,564
1.5	Story Siding	Slab	92.75	-12.75	3.16	308	25,613

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

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

(15) Built-Ins & Fireplaces

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

(16) Porches

WPP, Standard	18.08	57	1,031
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(16) Deck/Balcony

Treated Wood,Standard	9.89	57	564
Treated Wood,Standard	6.51	346	2,252
Treated Wood,Standard	9.31	68	633
Treated Wood,Standard	7.39	160	1,182

County Multiplier = 1.38 => Cost New = 133,450

Phy/Ab.Phy/Func/Econ/Comb.%Good= 71/100/100/100/71.0, Depr.Cost = 94,750
 ECF (403 - LAKE MISSAUKEE AREA RES) 1.500 => TCV of Bldg: 1 = 142,125

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

(11) Heating System: Space Heater

Ground Area = Size for Rates = 345 SF Floor Area = 345 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	63.46	-11.86	-1.89	345	17,150

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

Public Sewer	912.00	1	912
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(16) Deck/Balcony

Treated Wood,Standard	6.24	254	1,585
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(17) Garages

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

Base Cost	22.69	339	7,692
Mechanical Doors	325.00	1	325

County Multiplier = 1.38 => Cost New = 38,176

Notes: GUEST HOUSE: GARAGE

Phy/Ab.Phy/Func/Econ/Comb.%Good= 71/100/100/100/71.0, Depr.Cost = 27,105
 ECF (403 - LAKE MISSAUKEE AREA RES) 1.500 => TCV of Bldg: 2 = 40,658

2018 Est. T.C.V. 009-620-022-00 = 305,143

Est. TCV/Total Floor Area = 176.49

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
146,500	146,500	146,500	91,285	2.10		
2018 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	6,100	0	0	1,916	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
152,600	152,600	152,600	93,201	93,201	0	

009-620-025-00 2018 Est. T.C.V. HOEWE JOAN L & MICHAEL P
 Property Class: 401 7580 W FOREST DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 2200	100.00	100.00	0.8409	1.0000	2200	100		184,997
100 Actual Front Feet, 0.23 Total Acres Total Est. Land Value =								184,997

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
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 BC Blt 2007

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 2176 SF Floor Area = 2176 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	72.04	0.00	1.85	2156	159,307
1	Story Siding	Overhang	38.92	0.00	0.00	20	778

Other Additions/Adjustments	Rate	Size	Cost
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(1) Exterior			
Stone Veneer	11.20	168	1,882

(9) Basement Finish			
Basement Recreation Finish	13.50	1500	20,250
Walk out Basement Door(s)	1025.00	1	1,025

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

(14) Water/Sewer			
Public Sewer	1487.00	1	1,487
Well, 200 Feet	5700.00	1	5,700

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

(16) Porches			
CCP (1 Story), Standard	30.87	112	3,457

(16) Deck/Balcony			
Treated Wood, Standard	7.05	516	3,638

(17) Garages

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

Base Cost	20.95	1080	22,626
Common Wall: 1 Wall	-1425.00	1	-1,425
Automatic Doors	425.00	2	850

County Multiplier = 1.38 => Cost New = 316,269

Phy/Ab.Phy/Func/Econ/Comb.%Good= 92/100/100/100/92.0, Depr.Cost = 290,967
 ECF (403 - LAKE MISSAUKEE AREA RES) 1.500 => TCV of Bldg: 1 = 436,451

2018 Est. T.C.V. 009-620-025-00 = 623,823

Est. TCV/Total Floor Area = 286.68

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
297,400	297,400	297,400	253,248	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	14,500	0	0	5,318	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
311,900	311,900	311,900	258,566	258,566	258,566	

009-620-026-00 2018 Est. T.C.V. WHITACRE TRUST & GRAHAM TRUST
 Property Class: 401 7570 W FOREST DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

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

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	9.85	1.00	120	73	863
Total Estimated Land Improvements True Cash Value =					863

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 = 1820 SF Floor Area = 1820 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	53.63	-9.04	0.00	572	25,505
1	Story Siding	Crawl Space	53.63	-7.48	0.00	624	28,798
1	Story Siding	Crawl Space	53.63	-7.48	0.00	624	28,798

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1415.00	1	1,415
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County Multiplier = 1.38 => Cost New = 123,815

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0, Depr.Cost = 92,861

Separately Depreciated Items:

Square footage # 2 is depreciated at 80 %Good...	Base Cost Was =	28,798
County Multiplier = 1.38 =>	Cost New =	39,741
Phy/Ab.+hy/Func/Econ/Comb.%Good= 5/100/100/100/5.0,	Depr.Cost =	1,987
Square footage # 3 is depreciated at 90 %Good...	Base Cost Was =	28,798
County Multiplier = 1.38 =>	Cost New =	39,741
Phy/Ab.+hy/Func/Econ/Comb.%Good= 15/100/100/100/15.0,	Depr.Cost =	5,961

(16) Deck/Balcony

Treated Wood,Standard	6.59	240	1,582
County Multiplier = 1.38 =>	Cost New =	2,183	
Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0,	Depr.Cost =	1,746	

Total Depreciated Cost = 102,555

ECF (403 - LAKE MISSAUKEE AREA RES) 1.500 => TCV of Bldg: 1 = 153,833

2018 Est. T.C.V. 009-620-026-00 = 274,696

Est. TCV/Total Floor Area = 150.93

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
132,200	132,200	132,200	88,622	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	5,100	0	0	1,861	0	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
137,300	137,300	137,300	90,483	90,483	0	0

009-620-029-00 2018 Est. T.C.V. LEVINE JERRY & ROBIN
 Property Class: 401 7555 W FOREST DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 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
Shed: Wood Frame	8.24	1.00	160	71	937
Total Estimated Land Improvements True Cash Value =					937

Cost Est. for Res. Bldg: 1 Single Family 1S C1s D B1t 1935

(11) Heating System: Space Heater

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	50.45	-9.87	-1.89	840	32,500

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1235.00	1	1,235
Fireplace: Wood Stove	950.00	1	950

(16) Porches

CGEP (1 Story), Standard	26.52	288	7,638
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(16) Deck/Balcony

Treated Wood, Standard	6.18	272	1,681
Treated Wood, Standard	9.40	50	470

County Multiplier = 1.38 => Cost New = 65,530

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 39,318

Separately Depreciated Items:

(16) Deck/Balcony

Treated Wood, Standard	7.04	134	943
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County Multiplier = 1.38 => Cost New = 1,302

Phy/Ab.Phy/Func/Econ/Comb.%Good= 82/100/100/100/82.0, Depr.Cost = 1,068

Total Depreciated Cost = 40,385

ECF (404 - MISSAUKEE LAKE BACK LOTS RES) 1.100 => TCV of Bldg: 1 = 44,424

2018 Est. T.C.V. 009-620-029-00 = 55,361

Est. TCV/Total Floor Area = 65.91, Most recent sale 06/15/2015 for 85,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
25,700	25,700	25,700	25,700	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	2,000	0	539	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
27,700	27,700	27,700	26,239	26,239	0	

009-620-030-00	2018 Est. T.C.V.	MEEKHOF STEPHAN
Property Class: 401		1850 S DIVISION ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 10K					10000	100		10,000
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: 3.5 Concrete	3.44	1.00	120	0	0
Shed: Metal Prefab	8.92	1.00	99	50	442
Total Estimated Land Improvements True Cash Value =					442

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

(11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 725 SF Floor Area = 906 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25	Story Siding	Crawl Space	82.82	-10.65	-0.34	725	52,077

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
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(16) Porches

WGEP (1 Story), Standard	55.56	56	3,111
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County Multiplier = 1.38 => Cost New = 85,836

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0, Depr.Cost = 64,377
 ECF (404 - MISSAUKEE LAKE BACK LOTS RES) 1.100 => TCV of Bldg: 1 = 70,815

2018 Est. T.C.V. 009-620-030-00 = 81,257

Est. TCV/Total Floor Area = 89.69, Most recent sale 07/05/2017 for 86,900

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
31,900	31,900	31,900	28,881	2.10		
2018 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
4,100	4,600	0	4,100	7,619	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
40,600	40,600	40,600	33,587	40,600	0	

009-620-038-00 2018 Est. T.C.V. GILL KEVIN G
 Property Class: 401 7575 FOREST DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> GROUP B 25K					25000	100	LOT 38	25,000
<Site Value C> GROUP C 5K SITE					5000	100	LOT 39	5,000
162 Actual Front Feet, 0.37 Total Acres Total Est. Land Value =								30,000

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	306	50	526
Shed: Wood Frame	11.06	1.00	120	50	663
Total Estimated Land Improvements True Cash Value =					1,189

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1236 SF Floor Area = 1236 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	64.72	0.00	0.00	1236	79,994

Other Additions/Adjustments	Rate	Size	Cost
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(1) Exterior Brick Veneer	8.25	352	2,904
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(13) Plumbing Average Fixture(s)	760.00	1	760
2 Fixture Bath	1600.00	1	1,600

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

(15) Built-Ins & Fireplaces Appliance Allowance	1915.00	1	1,915
Fireplace: Interior 1 Story	3250.00	1	3,250

(16) Porches CPP, Standard	24.21	36	872
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(17) Garages

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

Base Cost	19.27	572	11,022
Common Wall: 1 Wall	-1300.00	1	-1,300
Automatic Doors	375.00	1	375

County Multiplier = 1.38 => Cost New = 145,250

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 101,675
 ECF (404 - MISSAUKEE LAKE BACK LOTS RES) 1.100 => TCV of Bldg: 1 = 111,843

2018 Est. T.C.V. 009-620-038-00 = 143,032

Est. TCV/Total Floor Area = 115.72

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
69,000	69,000	69,000	55,137	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,500	0	0	1,157	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
71,500	71,500	71,500	56,294	56,294	56,294	

009-620-041-00 2018 Est. T.C.V. MOORE ROGER W & CINDY J
 Property Class: 401 7601 W FOREST DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res11.LAKE MISSAUKEE SUBS SOUTH SHORE
 * Factors * LOTS 41 & 42
 Description Frontage Depth Front Depth Rate %Adj. Reason Value
 <Site Value A> GROUP A 10K 10000 100 10,000
 62 Actual Front Feet, 0.14 Total Acres Total Est. Land Value = 10,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	10.15	1.00	100	71	721
Total Estimated Land Improvements True Cash Value =					721

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1880 SF Floor Area = 1880 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	53.41	-7.41	0.00	1400	64,400
1	Story Siding	Basement	53.41	0.00	0.00	480	25,637

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Porches

CCP (1 Story), Standard	32.55	68	2,213
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(17) Garages

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

Base Cost	25.77	288	7,422
Common Wall: 1 Wall	-1225.00	1	-1,225
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 => Cost New = 149,477

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 97,160

Separately Depreciated Items:

Square footage # 2 is depreciated at 75 %Good...	Base Cost Was =	25,637
County Multiplier = 1.38 =>	Cost New =	35,379
Phy/Ab.+hy/Func/Econ/Comb.%Good= 10/100/100/100/10.0,	Depr.Cost =	3,538
ECF (404 - MISSAUKEE LAKE BACK LOTS RES) 1.100 => TCV of Bldg: 1 =		110,768

2018 Est. T.C.V. 009-620-041-00 = 121,489

Est. TCV/Total Floor Area = 64.62

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
57,200	57,200	57,200	50,684	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	3,500	0	1,064	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
60,700	60,700	60,700	51,748	51,748	0	

009-620-043-00	2018 Est. T.C.V.	MOORE ROGER W & CINDY JO
Property Class: 402		S POPLAR ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors * 4 LOTS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C>	GROUP C	5K SITE			5000	100		5,000
<Site Value A>	GROUP A	10K			10000	100		10,000
<Site Value C>	GROUP C	5K SITE			5000	100		5,000
183 Actual Front Feet, 0.42 Total Acres								Total Est. Land Value = 20,000

2018 Est. T.C.V. 009-620-043-00 = 20,000

Est. TCV/Total Floor Area = 10.64

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
9,000	9,000	9,000	4,277	2.10		
2018	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	1,000		0	0	89	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
10,000	10,000	10,000	4,366	4,366	0	

009-620-049-00	2018 Est. T.C.V.	MOORE ROGER W & CINDY JO
Property Class: 402		BIRCH AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res11.LAKE MISSAUKEE SUBS SOUTH SHORE
 * Factors * LOTS 49 & 50

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 10K					10000	100		10,000
100 Actual Front Feet, 0.23 Total Acres							Total Est. Land Value =	10,000

2018 Est. T.C.V. 009-620-049-00								=	10,000
Est. TCV/Total Floor Area =	5.32								
2017 Assessed	MBOR	S.E.V.		Base for Cap		C.P.I.			
4,000	4,000	4,000		1,923		2.10			
2018 New Eq. Adjustment		Loss		Additions		Tax Adjustment		Losses	
0	1,000	0		0		40		0	
2018 Assessed	MBOR	S.E.V.		Capped		->Taxable<-		PRE/MBT	
5,000	5,000	5,000		1,963		1,963		0	

009-620-051-50	2018 Est. T.C.V.	ANDERSON DAVID W
Property Class: 401		W FOREST DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 10K					10000	100		10,000
52 Actual Front Feet, 0.15 Total Acres								Total Est. Land Value = 10,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	10.29	1.00	54	72	400
Total Estimated Land Improvements True Cash Value =					400

2018 Est. T.C.V. 009-620-051-50 = 10,400

Est. TCV/Total Floor Area = 0.00

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
4,200	4,200	4,200	4,200	2.10	
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,000	0	88	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
5,200	5,200	5,200	4,288	4,288	4,288

009-620-053-00 2018 Est. T.C.V. MOULTON CRAIG A TTEE &
 Property Class: 401 W FOREST DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res11.LAKE MISSAUKEE SUBS SOUTH SHORE
 * Factors * W1/2 LOTS 53 - 58
 Description Frontage Depth Front Depth Rate %Adj. Reason Value
 <Site Value C> GROUP C 5K SITE 5000 100 5,000
 <Site Value C> GROUP C 5K SITE 5000 100 5,000
 150 Actual Front Feet, 0.32 Total Acres Total Est. Land Value = 10,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	12.17	1.00	77	94	881
Total Estimated Land Improvements True Cash Value =					881

Cost Est. for Res. Bldg: 1 Single Family 2S Cls C+10 Blt 2013

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 0 SF Floor Area = 1089 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Overhang	49.33	0.00	0.00	1089	53,720

Other Additions/Adjustments	Rate	Size	Cost
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(1) Exterior Stone Veneer	10.25	96	984
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(13) Plumbing Average Fixture(s)	760.00	1	760
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(14) Water/Sewer Public Sewer	1162.00	1	1,162
Well, 100 Feet	2700.00	1	2,700

(16) Porches WPP, Standard	14.91	97	1,446
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(17) Garages

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

Base Cost	17.35	1089	18,894
Automatic Doors	375.00	3	1,125

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

Base Cost	26.67	403	10,748
Automatic Doors	375.00	1	375

County Multiplier = 1.38 => Cost New = 126,842

Phy/Ab.Phy/Func/Econ/Comb.%Good= 96/100/100/100/96.0, Depr.Cost = 121,769
 ECF (404 - MISSAUKEE LAKE BACK LOTS RES) 1.100 => TCV of Bldg: 1 = 133,946

2018 Est. T.C.V. 009-620-053-00 = 144,827

Est. TCV/Total Floor Area = 132.99, Most recent sale 07/01/2005 for 15,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
69,400	69,400	69,400	63,340	2.10	
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,000	0	1,330	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
72,400	72,400	72,400	64,670	64,670	0

009-620-059-00	2018 Est. T.C.V.	BYTZ PAUL L & ANNA M
Property Class: 402		MAPLE AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res11.LAKE MISSAUKEE SUBS SOUTH SHORE
 * Factors * LOTS 59 - 62

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> GROUP C 5K SITE					5000	100		5,000
400 Actual Front Feet, 0.46 Total Acres					Total Est. Land Value =			5,000

2018 Est. T.C.V. 009-620-059-00	=	5,000			
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	2,500	2.10	
2018 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses
0	0	0	0	0	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
2,500	2,500	2,500	2,552	2,500	0

009-620-063-00 2018 Est. T.C.V. BYTZ PAUL L & ANNA M
 Property Class: 401 7685 W FOREST DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors * LOTS 63 & 64
 Description Frontage Depth Front Depth Rate %Adj. Reason Value
 <Site Value A> GROUP A 10K 10000 100 10,000
 88 Actual Front Feet, 0.20 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	2.98	1.00	760	0	0
D/W/P: Asphalt Paving	1.42	1.00	450	0	0

Residential Local Cost Land Improvements

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

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1200 SF Floor Area = 1200 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	51.33	-9.93	0.72	1200	50,544

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

Public Sewer	912.00	1	912
Well, 100 Feet	2425.00	1	2,425

(15) Built-Ins & Fireplaces

Appliance Allowance	1235.00	1	1,235
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(16) Porches

CCP (1 Story), Standard	24.21	128	3,099
CGEP (1 Story), Standard	31.52	181	5,705

(17) Garages

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

Base Cost	14.08	780	10,982
Common Wall: 1 Wall	-975.00	1	-975
Mechanical Doors	325.00	1	325

County Multiplier = 1.38 => Cost New = 105,470

Notes: FORMERLY A GARAGE - BEDROOMS DOORS NOT CLOSING IN WINTER - SLAB HEAVING

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 84,376
 ECF (404 - MISSAUKEE LAKE BACK LOTS RES) 1.100 => TCV of Bldg: 1 = 92,813

2018 Est. T.C.V. 009-620-063-00 = 103,763

Est. TCV/Total Floor Area = 86.47, Most recent sale 04/01/2002 for 130,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
48,800	48,800	48,800	48,800	2.10	
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	3,100	0	0	1,024	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
51,900	51,900	51,900	49,824	49,824	0

009-620-065-00	2018 Est. T.C.V.	VOELKER PATRICK W & LINDA TRUST
Property Class: 401		W FOREST DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> GROUP C 5K SITE					5000	90	PRT OF LOT 65	4,500
37 Actual Front Feet, 0.09 Total Acres							Total Est. Land Value =	4,500

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	8.95	1.00	108	72	696
Total Estimated Land Improvements True Cash Value =					696

2018 Est. T.C.V. 009-620-065-00 = 5,196

Est. TCV/Total Floor Area = 4.33

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
2,600	2,600	2,600	1,495	2.10	
2018 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses
0	0	0	0	31	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
2,600	2,600	2,600	1,526	1,526	0

009-620-065-50	2018 Est. T.C.V.	MORGAN PATRICIA
Property Class: 402		W FOREST DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> GROUP C 5K SITE					5000	50	PRT OF LOT 50	2,500
37 Actual Front Feet, 0.09 Total Acres							Total Est. Land Value =	2,500

2018 Est. T.C.V. 009-620-065-50 = 2,500

Est. TCV/Total Floor Area = 2.08

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
1,300	1,300	1,300	1,068	2.10		
2018 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	22	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
1,300	1,300	1,300	1,090	1,090	0	

009-620-066-00	2018 Est. T.C.V.	BYTZ PAUL & ANA
Property Class: 402		MAPLE AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res11.LAKE MISSAUKEE SUBS SOUTH SHORE
 * Factors * LOTS 66 & 67

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 10K					10000	100		10,000
100 Actual Front Feet, 0.23 Total Acres							Total Est. Land Value =	10,000

2018 Est. T.C.V. 009-620-066-00	=	10,000			
Est. TCV/Total Floor Area = 8.33, Most recent sale 07/29/2014 for 38,000					
2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
4,000	4,000	4,000	4,000	2.10	
2018	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	1,000	0	0	84	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
5,000	5,000	5,000	4,084	4,084	0

009-620-068-00	2018 Est. T.C.V.	BYTZ PAUL & ANA
Property Class: 402		MAPLE AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res11.LAKE MISSAUKEE SUBS SOUTH SHORE
 * Factors * LOTS 68, 69, 70

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 10K					10000	100		10,000
<Site Value C> GROUP C 5K SITE					5000	100		5,000
150 Actual Front Feet, 0.34 Total Acres Total Est. Land Value =								15,000

2018 Est. T.C.V. 009-620-068-00 = 15,000

Est. TCV/Total Floor Area = 12.50

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
4,000	4,000	4,000	4,000	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	3,500	0	84	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
7,500	7,500	7,500	4,084	4,084	0	

009-620-071-00	2018 Est. T.C.V.	GRUMM BRANDON O
Property Class: 402		S OAK AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res11.LAKE MISSAUKEE SUBS SOUTH SHORE
 * Factors * LOTS 71-73 & S 1/2 OF 74

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 10K					10000	100		10,000
<Site Value C> GROUP C 5K SITE					5000	100		5,000
135 Actual Front Feet, 0.31 Total Acres Total Est. Land Value =								15,000

2018 Est. T.C.V. 009-620-071-00 = 15,000
 Est. TCV/Total Floor Area = 12.50, Most recent sale 03/30/2017 for 24,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
4,000	4,000	4,000	2,885	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	3,500	0	4,615	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
7,500	7,500	7,500	2,945	7,500	7,500	

009-620-075-00	2018 Est. T.C.V.	GRUMM BRANDON O
Property Class: 401		1805 S OAK AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 10K					10000	100		10,000
25 Actual Front Feet, 0.06 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 Concrete	3.61	1.00	100	0	0
Fencing: Wd, Picket, 12-24	9.06	1.00	30	0	0

Residential Local Cost Land Improvements

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

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

(11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 850 SF Floor Area = 850 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	72.91	-10.72	-0.28	850	52,624

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
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(16) Porches

CGEP (1 Story), Standard	32.75	200	6,550
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(17) Garages

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

Base Cost	21.84	525	11,466
Common Wall: 1 Wall	-1025.00	1	-1,025
Mechanical Doors	350.00	1	350

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

Base Cost	10.19	1008	10,272
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 => Cost New = 118,677

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 83,074

ECF (404 - MISSAUKEE LAKE BACK LOTS RES) 1.100 => TCV of Bldg: 1 = 91,381

2018 Est. T.C.V. 009-620-075-00 = 101,856

Est. TCV/Total Floor Area = 119.83, Most recent sale 03/30/2017 for 125,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
46,900	46,900	46,900	38,926	2.10	
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	4,000	0	0	11,974	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
50,900	50,900	50,900	39,743	50,900	50,900

009-620-076-00	2018 Est. T.C.V.	GRUMM BRANDON O
Property Class: 402		W FOREST DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> GROUP C 5K SITE					5000	100		5,000
94 Actual Front Feet, 0.23 Total Acres							Total Est. Land Value =	5,000

2018 Est. T.C.V. 009-620-076-00 = 5,000

Est. TCV/Total Floor Area = 5.88, Most recent sale 03/30/2017 for 125,000

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

009-620-077-00	2018 Est. T.C.V.	CLEARY LAWRENCE E & CHRISTINE
Property Class: 402		S OAK AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS
 * Factors * 6 LOTS ALONG OAK AVE

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> SITE	6000				6000	100		6,000
<Site Value B> SITE	6000				6000	100	LOTS 81 & 82	6,000
200 Actual Front Feet, 0.61 Total Acres Total Est. Land Value =								12,000

2018 Est. T.C.V. 009-620-077-00 = 12,000
 Est. TCV/Total Floor Area = 14.12, Most recent sale 05/01/2001 for 19,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
7,000	7,000	7,000	3,672	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-1,000	0	77	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
6,000	6,000	6,000	3,749	3,749	0	

009-620-083-00	2018 Est. T.C.V.	CLEARY LAWRENCE E & CHRISTINE
Property Class: 402		BIRCH
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS
 * Factors * 3 BACK LOTS & PRT OF 92

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> SITE	6000				6000	100	SEE COMMENTS	6,000
150 Actual Front Feet,	0.34	Total Acres			Total Est.		Land Value =	6,000

2018 Est. T.C.V. 009-620-083-00	=	6,000			
Est. TCV/Total Floor Area = 7.06, Most recent sale 09/01/1999 for		5,000			
2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
3,500	3,500	3,500	3,084	2.10	
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-500	0	-84	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
3,000	3,000	3,000	3,148	3,000	0

009-620-086-00	2018 Est. T.C.V.	ROLKA STEVEN R
Property Class: 402		BIRCH BLUFF
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> SITE	6000				6000	100		6,000
311 Actual Front Feet,	0.71	Total Acres			Total Est.		Land Value =	6,000

2018 Est. T.C.V. 009-620-086-00 = 6,000

Est. TCV/Total Floor Area = 7.06

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
3,500	3,500	3,500	2,885	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-500	0	0	60	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
3,000	3,000	3,000	2,945	2,945	0	

009-640-020-95	2018 Est. T.C.V.	OBRIEN KATHLEEN & STOREMSKI LORI
Property Class: 402		SW OAK DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 1.CROOKED LAKE AREA

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A\$900/FF	10.00	321.00	1.0000	1.0000	900	100		9,000
10 Actual Front Feet, 0.07 Total Acres							Total Est. Land Value =	9,000

2018 Est. T.C.V. 009-640-020-95 = 9,000

Est. TCV/Total Floor Area = 4.72

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
5,500	5,500	5,500	5,500	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-1,000	0	0	-1,000	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
4,500	4,500	4,500	5,615	4,500	0	

009-640-024-00 2018 Est. T.C.V. GALVIN TIM A & LUCILLE L
 Property Class: 401 690 SW OAK DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 1.CROOKED LAKE AREA

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A\$900/FF	100.00	259.00	0.7579	1.0000	900	100		68,207
100 Actual Front Feet, 0.59 Total Acres Total Est. Land Value =								68,207

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	72	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	0.5	95	475
Total Estimated Land Improvements True Cash Value =					475

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1044 SF Floor Area = 1044 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Block	Slab	59.76	-10.35	0.00	1044	51,584

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

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

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

(15) Built-Ins & Fireplaces

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

Treated Wood,Standard	6.20	384	2,381
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(17) Garages

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

Base Cost	17.30	576	9,965
Mechanical Doors	350.00	2	700

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

Base Cost	15.75	672	10,584
Mechanical Doors	350.00	2	700

County Multiplier = 1.42 => Cost New = 115,778

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 69,467
 ECF (402R - CROOKED LAKE RESIDENTIAL) 1.400 => TCV of Bldg: 1 = 97,253

2018 Est. T.C.V. 009-640-024-00 = 165,935

Est. TCV/Total Floor Area = 158.94

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
88,500	88,500	88,500	73,212	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-5,500	0	0	1,537	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
83,000	83,000	83,000	74,749	74,749	0	

009-640-026-00 2018 Est. T.C.V. LANDRIS BECKY
 Property Class: 401 670 SW OAK DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 1.CROOKED LAKE AREA

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A\$900/FF	100.00	239.00	0.7579	1.0000	900	100		68,207
100 Actual Front Feet, 0.55 Total Acres Total Est. Land Value =								68,207

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	71	293
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.0	94	940
Total Estimated Land Improvements True Cash Value =					1,233

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

(11) Heating System: Space Heater

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	63.17	-10.91	0.00	1440	75,254

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

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

(15) Built-Ins & Fireplaces

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

(16) Porches

CCP (1 Story), Standard	38.96	48	1,870
CGEP (1 Story), Standard	30.00	256	7,680

(17) Garages

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

Base Cost	15.95	720	11,484
Mechanical Doors	350.00	2	700

County Multiplier = 1.38 => Cost New = 148,213

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 96,338
 ECF (402R - CROOKED LAKE RESIDENTIAL) 1.400 => TCV of Bldg: 1 = 134,874

2018 Est. T.C.V. 009-640-026-00 = 204,314

Est. TCV/Total Floor Area = 141.88

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
108,800	108,800	108,800	107,559	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-6,600	0	-5,359	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
102,200	102,200	102,200	109,817	102,200	102,200	

009-640-028-00 2018 Est. T.C.V. SHANAVER THOMAS E & ROSE M
 Property Class: 401 660 SW OAK DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 1.CROOKED LAKE AREA

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A\$900/FF	100.00	227.00	0.7579	1.0000	900	100		68,207
100 Actual Front Feet, 0.52 Total Acres Total Est. Land Value =								68,207

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	760	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 2500	2500.00	1.00	1.0	95	2,375
Total Estimated Land Improvements True Cash Value =					2,375

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1492 SF Floor Area = 1492 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	55.27	-7.88	0.00	1492	70,706

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Deck/Balcony

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

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

Base Cost	15.30	720	11,016
Mechanical Doors	350.00	2	700

County Multiplier = 1.38 => Cost New = 127,787

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 76,672
 ECF (402R - CROOKED LAKE RESIDENTIAL) 1.400 => TCV of Bldg: 1 = 107,341

2018 Est. T.C.V. 009-640-028-00 = 177,923

Est. TCV/Total Floor Area = 119.25

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
88,800	88,800	88,800	88,800	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	200	0	200	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
89,000	89,000	89,000	90,664	89,000	0	

009-640-030-00 2018 Est. T.C.V. LYNCH DENNIS P TRUST
 Property Class: 401 630 S OAK DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 1.CROOKED LAKE AREA

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A\$900/FF	100.00	220.00	0.7579	1.0000	900	100		68,207
100 Actual Front Feet, 0.51 Total Acres Total Est. Land Value =								68,207

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Asphalt Paving	1.51	1.00	1368	0	0
Shed: Wood Frame	9.24	1.00	160	94	1,389
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 2500	2500.00	1.00	1.0	95	2,375
Total Estimated Land Improvements True Cash Value =					3,764

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

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1536 SF Floor Area = 1536 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	55.05	-7.82	1.87	1536	75,418

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

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

(15) Built-Ins & Fireplaces

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

(16) Porches

CGEP (1 Story), Standard	39.32	120	4,718
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(16) Deck/Balcony

Treated Wood,Standard	8.47	80	678
Treated Wood,Standard	11.33	40	453
Treated Wood w/Roof,Standard	23.55	80	1,884
Treated Wood,Standard	11.33	40	453

(17) Garages

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

Base Cost	17.70	624	11,045
Mechanical Doors	350.00	2	700

County Multiplier = 1.38 => Cost New = 141,993

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 99,395
 ECF (402R - CROOKED LAKE RESIDENTIAL) 1.400 => TCV of Bldg: 1 = 139,154

2018 Est. T.C.V. 009-640-030-00 = 211,125

Est. TCV/Total Floor Area = 137.45, Most recent sale 08/01/2002 for 238,750

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
111,700	111,700	111,700	110,384	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-6,100	0	-4,784	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
105,600	105,600	105,600	112,702	105,600	0	

009-640-032-00	2018 Est. T.C.V.	KING ASHLEY BARRATT
Property Class: 402		S OAK DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 1.CROOKED LAKE AREA

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A\$900/FF	100.00	219.00	0.7579	1.0000	900	100		68,207
100 Actual Front Feet, 0.50 Total Acres Total Est. Land Value =								68,207

2018 Est. T.C.V. 009-640-032-00 = 68,207

Est. TCV/Total Floor Area = 44.41, Most recent sale 02/10/2017 for 60,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
43,200	43,200	43,200	36,386	2.10			
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-9,100	0	0	-2,286	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
34,100	34,100	34,100	37,150	34,100	0		

009-640-034-00 2018 Est. T.C.V. SCHMIEGE C J TRUSTEE
 Property Class: 401 590 S OAK DR
 Map #: LAKE TOWNSHIP Lake City, MI 49651

Land Value Estimates for Land Table Res 1.CROOKED LAKE AREA

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A\$900/FF	100.00	224.00	0.7579	1.0000	900	100		68,207
100 Actual Front Feet, 0.51 Total Acres Total Est. Land Value =								68,207

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	1200	71	2,726
Total Estimated Land Improvements True Cash Value =					2,726

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1162 SF Floor Area = 1162 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	57.66	-8.43	0.00	1162	57,205

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

Average Fixture(s) 630.00 1 630

(14) Water/Sewer

Public Sewer 1025.00 1 1,025

Well, 50 Feet 1575.00 1 1,575

(15) Built-Ins & Fireplaces

Appliance Allowance 1415.00 1 1,415

Fireplace: Interior 1 Story 2900.00 1 2,900

(16) Porches

CCP (1 Story), Standard 52.78 24 1,267

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

(16) Deck/Balcony

Treated Wood, Standard 6.17 433 2,672

(17) Garages

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

Base Cost 16.20 624 10,109

Mechanical Doors 350.00 2 700

County Multiplier = 1.38 =>

Cost New = 115,950

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 75,367

ECF (402R - CROOKED LAKE RESIDENTIAL) 1.400 => TCV of Bldg: 1 = 105,514

2018 Est. T.C.V. 009-640-034-00 = 176,447

Est. TCV/Total Floor Area = 151.85

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
95,400	95,400	95,400	91,833	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-7,200	0	-3,633	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
88,200	88,200	88,200	93,761	88,200	0	

009-640-036-00 2018 Est. T.C.V. FISH STEVE & CYNTHIA G
 Property Class: 401 570 S OAK DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 1.CROOKED LAKE AREA

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A\$900/FF	100.00	218.00	0.7579	1.0000	900	100		68,207
100 Actual Front Feet, 0.50 Total Acres Total Est. Land Value =								68,207

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	9.85	1.00	120	50	591
Total Estimated Land Improvements True Cash Value =					591

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1971

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1177 SF Floor Area = 1177 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	57.52	-8.40	0.00	1177	57,814

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

Average Fixture(s) 630.00 1 630

(14) Water/Sewer

Public Sewer 1025.00 1 1,025

Well, 50 Feet 1575.00 1 1,575

(15) Built-Ins & Fireplaces

Appliance Allowance 1415.00 1 1,415

Fireplace: Interior 1 Story 2900.00 2 5,800

(16) Porches

CSEP (1 Story), Standard 22.50 288 6,480

(16) Deck/Balcony

Treated Wood, Standard 5.92 538 3,185

County Multiplier = 1.38 => Cost New = 107,535

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 69,898

ECF (402R - CROOKED LAKE RESIDENTIAL) 1.400 => TCV of Bldg: 1 = 97,857

2018 Est. T.C.V. 009-640-036-00 = 166,655

Est. TCV/Total Floor Area = 141.59

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
90,600	90,600	90,600	61,933	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-7,300	0	0	1,300	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
83,300	83,300	83,300	63,233	63,233	0	

009-640-038-00	2018 Est. T.C.V.	WIACEK MICHAEL & MATTHEW
Property Class: 402		S OAK DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 1.CROOKED LAKE AREA

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A\$900/FF	50.00	195.00	1.0000	1.0000	900	100		45,000
50 Actual Front Feet, 0.22 Total Acres								Total Est. Land Value = 45,000

2018 Est. T.C.V. 009-640-038-00 = 45,000

Est. TCV/Total Floor Area = 38.23, Most recent sale 09/25/2017 for 310,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
27,500	27,500	27,500	19,542	2.10			
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-5,000	0	0	2,958	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
22,500	22,500	22,500	19,952	22,500	0		

009-640-039-00 2018 Est. T.C.V. WIACEK MICHAEL & MATTHEW
 Property Class: 401 540 S OAK DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 1.CROOKED LAKE AREA

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A\$900/FF	50.00	167.00	1.0000	1.0000	900	100		45,000
50 Actual Front Feet, 0.19 Total Acres Total Est. Land Value =								45,000

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	458	71	1,041
Total Estimated Land Improvements True Cash Value =					1,041

Cost Est. for Res. Bldg: 1 Single Family 1.75S Cls CD Blt 1968

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1172 SF Floor Area = 1808 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.75	Story Siding	Crawl Space	82.26	-8.41	3.28	848	65,406
1	Story Siding	Crawl Space	57.57	-8.41	1.87	324	16,534

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

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

(15) Built-Ins & Fireplaces

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

Treated Wood,Standard	5.99	504	3,019
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(17) Garages

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

Base Cost	16.80	576	9,677
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County Multiplier = 1.38 =>

Cost New = 137,007

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 89,055

ECF (402R - CROOKED LAKE RESIDENTIAL) 1.400 => TCV of Bldg: 1 = 124,677

2018 Est. T.C.V. 009-640-039-00 = 170,718

Est. TCV/Total Floor Area = 94.42, Most recent sale 09/25/2017 for 310,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
86,100	86,100	86,100	69,549	2.10	
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
2,200	-2,900	0	2,200	13,651	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
85,400	85,400	85,400	73,209	85,400	0

009-640-040-00	2018 Est. T.C.V.	WIACEK MICHAEL & MATTHEW
Property Class: 402		S OAK DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 1.CROOKED LAKE AREA

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A\$900/FF	50.00	144.00	1.0000	1.0000	900	100		45,000
50 Actual Front Feet, 0.17 Total Acres								Total Est. Land Value = 45,000

2018 Est. T.C.V. 009-640-040-00 = 45,000

Est. TCV/Total Floor Area = 24.89, Most recent sale 09/25/2017 for 310,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
27,500	27,500	27,500	16,708	2.10			
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-5,000	0	0	5,792	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
22,500	22,500	22,500	17,058	22,500	0		

009-640-043-00 2018 Est. T.C.V. LEITCH CAROL H
 Property Class: 401 500 S OAK DR
 Map #: LAKE TOWNSHIP Lake City, MI 49651

Land Value Estimates for Land Table Res 1.CROOKED LAKE AREA

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A\$900/FF	100.00	107.00	0.7579	1.0000	900	100		68,207
100 Actual Front Feet, 0.25 Total Acres Total Est. Land Value =								68,207

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Patio Blocks	6.84	1.00	84	71	408
Shed: Metal Prefab	7.80	1.00	78	45	274
Total Estimated Land Improvements True Cash Value =					682

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

(11) Heating System: Space Heater

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	50.11	-9.80	-1.89	864	33,195

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

Public Sewer	912.00	1	912
Well, 100 Feet	2425.00	1	2,425

(15) Built-Ins & Fireplaces

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

County Multiplier = 1.38 => Cost New = 57,052

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 34,231
 ECF (402R - CROOKED LAKE RESIDENTIAL) 1.400 => TCV of Bldg: 1 = 47,924

2018 Est. T.C.V. 009-640-043-00 = 116,813

Est. TCV/Total Floor Area = 135.20

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
65,700	65,700	65,700	41,785	2.10		
2018	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-7,300	0	0	877	0	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
58,400	58,400	58,400	42,662	42,662	0	

009-640-050-00 2018 Est. T.C.V. SMITH SUSAN K TRUST
 Property Class: 401 430 S OAK DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 1.CROOKED LAKE AREA

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A\$900/FF	100.00	123.00	0.6624	1.0000	900	100		59,618
GROUP A\$900/FF	40.00	123.00	0.6624	1.0000	900	100		23,847
140 Actual Front Feet, 0.40 Total Acres Total Est. Land Value =								83,466

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.44	1.00	110	71	269
Total Estimated Land Improvements True Cash Value =					269

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1224 SF Floor Area = 1224 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	64.82	-9.27	0.00	1224	67,993

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Deck/Balcony

Treated Wood, Standard	9.73	60	584
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(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
Mechanical Doors	350.00	2	700

County Multiplier = 1.38 => Cost New = 124,677

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 81,040

ECF (402R - CROOKED LAKE RESIDENTIAL) 1.400 => TCV of Bldg: 1 = 113,456

2018 Est. T.C.V. 009-640-050-00 = 197,191

Est. TCV/Total Floor Area = 161.10

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
108,500	108,500	108,500	75,141	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-9,900	0	1,577	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
98,600	98,600	98,600	76,718	76,718	0	