

009-001-002-00 2017 Est. T.C.V. THOMSEN ALLEN C & BETTY J
 Property Class: 401 6731 W NORTHSHORE DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value F> SITE 10K					10000	100		10,000
315 Actual Front Feet, 0.57 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	3.35	1.00	144	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 0

(11) Heating System: No Heating/Cooling
 Ground Area = Size for Rates = 0 SF Floor Area = 0 SF.
 Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost
 Other Additions/Adjustments Rate Size Cost

(17) Garages
 Class:CD Exterior: Siding Foundation: 18 Inch (Unfinished)
 Base Cost 14.85 768 11,405
 Mechanical Doors 350.00 1 350

County Multiplier = 1.38 => Cost New = 16,222

Phy./Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 9,733
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.900 => TCV of Bldg: 1 = 8,760

2017 Est. T.C.V. 009-001-002-00						=	19,235
Est. TCV/Total Floor Area = 0.00, Most recent sale 06/01/1998 for 130,000							
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
9,600	9,600	9,600	6,981	0.90			
2017	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	62	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
9,600	9,600	9,600	7,043	7,043	7,043		

009-001-003-00 2017 Est. T.C.V. T J'S TRUCKING INC
 Property Class: 401 W NORTHSORE DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value J> GROUP J SITE 8K					8000	100		8,000
60 Actual Front Feet, 0.10 Total Acres							Total Est. Land Value =	8,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

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

Cost Est. for Res. Bldg: 1 Single Family GRG Cls CD Blt 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 15.45 624 9,641
 Automatic Doors 350.00 1 350

County Multiplier = 1.38 => Cost New = 13,787

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 8,962
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.900 => TCV of Bldg: 1 = 8,066

2017 Est. T.C.V. 009-001-003-00 = 16,541

Est. TCV/Total Floor Area = 0.00

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
7,700	7,700	7,700	6,729	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	600	0	1,571	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
8,300	8,300	8,300	6,789	8,300	0

009-001-004-00 2017 Est. T.C.V. HALE JOSEPH S & SALLY J TRUSTEES
Property Class: 401 W NORTHSORE DR
Map #: 21002685 \$10,000 LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS
* Factors * 41X104 IRR TRIANGLE

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value J> GROUP J SITE 8K					8000	100		8,000
40 Actual Front Feet, 0.05 Total Acres					Total Est. Land Value =			8,000

Cost Est. for Res. Bldg: 1 Single Family GRG Cls D Blt 1980

(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: 42 Inch (Unfinished)

Base Cost	19.15	480	9,192
Mechanical Doors	325.00	1	325

County Multiplier = 1.38 => Cost New = 13,133

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 9,193
ECF (404 - MISSAUKEE LAKE BACK LOTS RES) 1.050 => TCV of Bldg: 1 = 9,653

2017 Est. T.C.V. 009-001-004-00 = 17,653

Est. TCV/Total Floor Area = 0.00, Most recent sale 07/29/2010 for 10,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
8,500	8,500	8,500	5,443	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	300	0	48	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
8,800	8,800	8,800	5,491	5,491	0	

009-002-001-00	2017 Est. T.C.V.	INDIAN LAKES L C
Property Class: 402		S CAROLYN AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP J 450/FF	2640.00	974.84	1.0000	1.0000	450	100		1,188,000
2640 Actual Front Feet,	59.08	Total Acres			Total Est. Land Value =			1,188,000

2017 Est. T.C.V. 009-002-001-00 = 1,188,000

Est. TCV/Total Floor Area = 0.00

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
594,000	594,000	594,000	330,588	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	2,975	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
594,000	594,000	594,000	333,563	333,563	0	

009-002-002-00 2017 Est. T.C.V. WEBSTER DALE A & SHARON
 Property Class: 401 W REDMAN DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> SITE 7000					7000	100		7,000
		0.350 Acres			0	100		0
		0.35 Total Acres			Total Est. Land Value =			7,000

Cost Est. for Res. Bldg: 1 Single Family GRG Cls CD Blt 1987

(11) Heating System: No Heating/Cooling
 Ground Area = Size for Rates = 0 SF Floor Area = 0 SF.
 Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost

Other Additions/Adjustments Rate Size Cost

(17) Garages
 Class:C Exterior: Pole Foundation: 18 Inch (Unfinished)
 Base Cost 10.13 1536 15,560
 Automatic Doors 375.00 1 375
 Mechanical Doors 350.00 2 700

County Multiplier = 1.38 => Cost New = 22,956

Phy/Ab.Phy/Func/Econ/Comb.%Good= 77/100/100/100/77.0, Depr.Cost = 17,676
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 16,792

2017 Est. T.C.V. 009-002-002-00 = 23,792

Est. TCV/Total Floor Area = 0.00

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
11,400	11,400	11,400	9,938	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	500	0	89	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
11,900	11,900	11,900	10,027	10,027	0

009-002-002-25 2017 Est. T.C.V. CORRIGAN TERRY D & MICHELLE L
 Property Class: 401 W REDMAN DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> SITE 7000					7000	100		7,000
		0.350 Acres			0	100		0
		0.35 Total Acres			Total Est. Land Value =			7,000

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

(11) Heating System: No Heating/Cooling
 Ground Area = Size for Rates = 0 SF Floor Area = 0 SF.
 Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost

Other Additions/Adjustments Rate Size Cost

(16) Porches
 CCP (1 Story), Standard 52.78 24 1,267

(17) Garages
 Class:CD Exterior: Pole Foundation: 42 Inch (Unfinished)
 Base Cost 10.46 1120 11,715
 Automatic Doors 375.00 2 750

County Multiplier = 1.38 => Cost New = 18,950

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0, Depr.Cost = 16,108
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 15,302

2017 Est. T.C.V. 009-002-002-25 = 22,302

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
11,000	11,000	11,000	9,253	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	200	0	0	83	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
11,200	11,200	11,200	9,336	9,336	9,336	

009-002-002-50	2017 Est. T.C.V.	ELENBAAS LYNN J & LUANNE TURST
Property Class: 402		W REDMAN DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 18	-29	@\$2000	12.30	Acres	2000	100		24,600
			12.30	Total Acres			Total Est. Land Value =	24,600

2017 Est. T.C.V. 009-002-002-50 = 24,600

Est. TCV/Total Floor Area = 0.00, Most recent sale 06/13/2016 for 38,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
12,900	12,900	12,900	4,829	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-600	0	0	7,471	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
12,300	12,300	12,300	4,872	12,300	0	

009-002-003-00 2017 Est. T.C.V. ROGERS CORY L & RACHEL R TRUST
 Property Class: 401 7200 W WHITE BIRCH AVE
 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
Residentia 30 - 65	\$2000	37.73	Acres	2000	100			75,454
37.73 Total Acres Total Est. Land Value =								75,454

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 10000	10000.00	1.00	1.0	100	10,000
Total Estimated Land Improvements True Cash Value =					10,000

Cost Est. for Res. Bldg: 1 Single Family 1.75S Cls BC Blt 2004

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1568 SF Floor Area = 3420 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.75	Story Siding	Basement	106.08	0.00	3.25	1344	146,940
1.75	Story Siding	Crawl Space	106.08	-10.87	3.25	224	22,055
1	Story Siding	Overhang	40.92	0.00	0.00	676	27,662

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

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

(14) Water/Sewer

Well, 100 Feet	3050.00	1	3,050
1000 Gal Septic	3550.00	1	3,550

(15) Built-Ins & Fireplaces

Appliance Allowance	2610.00	1	2,610
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(16) Porches

WCP (1 Story), Standard	25.78	180	4,640
WCP (1 Story), Standard	17.80	720	12,816

(16) Deck/Balcony

Treated Wood,Standard	7.87	216	1,700
Treated Wood,Standard	7.25	396	2,871

(17) Garages

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

Base Cost	19.89	784	15,594
Common Wall: 1 Wall	-1425.00	1	-1,425
Automatic Doors	425.00	1	425

County Multiplier = 1.38 => Cost New = 345,907

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 311,317
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 295,751

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 2011

Costs are taken from the Shed, Utility, 4 Wall cost schedules.

<<<<<< Calculator Cost Computations >>>>>>
 Class: D,Pole Quality: Average Percent Adj: +0

Base Rate for Upper Floors = 11.65

Parcel Number: 009-002-003-00

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Adjusted Square Foot Cost for Upper Floors = 11.65

1 Stories Number of Stories Multiplier: 1.000
 Average Height per Story: 14 Height per Story Multiplier: 1.080
 Ave. Floor Area: 1,631 Perimeter: 0 Perim. Multiplier: 1.000
 Refined Square Foot Cost for Upper Floors: 12.58

County Multiplier: 1.38, Final Square Foot Cost for Upper Floors = 17.363

Total Floor Area: 1,631 Base Cost New of Upper Floors = 28,319

Reproduction/Replacement Cost = 28,319
 Eff.Age:1 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 96 /100/100/100/96.0
 Total Depreciated Cost = 27,187

ECF (RESIDENTIAL RURAL/ NON SUB) 1.100 => TCV of Bldg: 1 = 29,905
 Replacement Cost/Floor Area= 17.36 Est. TCV/Floor Area= 18.34

Total Estimated True Cash Value of Commercial/Industrial Buildings = 29,905

2017 Est. T.C.V. 009-002-003-00 = 411,110

Est. TCV/Total Floor Area = 81.39, Most recent sale 01/01/2003 for 93,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
192,900	192,900	192,900	162,652	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	12,700	0	0	1,463	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
205,600	205,600	205,600	164,115	164,115	164,115

009-002-003-37	2017 Est. T.C.V.	BROWN LEONARD E & DIANE R
Property Class: 402		W WHITE BIRCH AVE
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	7000				7000	100		7,000
42 Actual Front Feet, 0.07 Total Acres							Total Est. Land Value =	7,000

2017 Est. T.C.V. 009-002-003-37 = 7,000

Est. TCV/Total Floor Area = 1.39

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
3,500	3,500	3,500	3,047	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	27	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
3,500	3,500	3,500	3,074	3,074	0	

009-002-003-38 2017 Est. T.C.V. RHODE ROY & MARY ANN
 Property Class: 402 W WHITE BIRCH AVE
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
N OF LK MI SUB	290,681,500	0.35	Acres	75000	100			26,250
		0.35	Total Acres				Total Est. Land Value =	26,250

2017 Est. T.C.V. 009-002-003-38 = 26,250

Est. TCV/Total Floor Area = 5.20

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
13,100	13,100	13,100	2,271	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	20	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
13,100	13,100	13,100	2,291	2,291	0	

009-002-003-40	2017 Est. T.C.V.	MULDER JOHN A
Property Class: 401		W WHITE BIRCH AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS
 * Factors * 70X200

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
N OF LK MI SUB	290,681,500	0.32 Acres			75000	100		24,075
		0.32 Total Acres					Total Est. Land Value =	24,075

Cost Est. for Res. Bldg: 1 Single Family GRG Cls C Blt 1993

(11) Heating System: No Heating/Cooling

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

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

(17) Garages

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

Base Cost	10.13	2230	22,590
Mechanical Doors	350.00	3	1,050

County Multiplier = 1.38 => Cost New = 32,623

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0, Depr.Cost = 27,730
 ECF (404 - MISSAUKEE LAKE BACK LOTS RES) 1.050 => TCV of Bldg: 1 = 29,116

2017 Est. T.C.V. 009-002-003-40 = 53,191

Est. TCV/Total Floor Area = 0.00

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
27,200	27,200	27,200	17,746	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-600	0	0	159	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
26,600	26,600	26,600	17,905	17,905	0	

009-002-003-43	2017 Est. T.C.V.	MCKINNON DONALD J
Property Class: 401		W WHITE BIRCH AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS
 * Factors * 140X180 IRR

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
N OF LK MI SUB	290,681,500	0.58 Acres	75000	100				43,425
	0.58 Total Acres				Total Est.		Land Value =	43,425

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

(11) Heating System: No Heating/Cooling

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
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Other Additions/Adjustments	Rate	Size	Cost
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(17) Garages

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

Base Cost	13.50	2400	32,400
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County Multiplier = 1.38 => Cost New = 44,712

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 35,770
 ECF (404 - MISSAUKEE LAKE BACK LOTS RES) 1.050 => TCV of Bldg: 1 = 37,558

2017 Est. T.C.V. 009-002-003-43 = 80,983

Est. TCV/Total Floor Area = 0.00

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
41,200	41,200	41,200	18,399	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-700	0	0	165	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
40,500	40,500	40,500	18,564	18,564	0	

009-002-003-47	2017 Est. T.C.V.	STANHOPE ROBERT G ETAL
Property Class: 401		W WHITE BIRCH AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS
 * Factors * 78X160 IRR

Description	Frontage	Depth	Front Depth	Rate	%Adj.	Reason	Value
N OF LK MI SUB	290,681,500	0.29 Acres	75000	100			21,525
		0.29 Total Acres				Total Est. Land Value =	21,525

Cost Est. for Res. Bldg: 1 Single Family GRG Cls C Blt 1993

(11) Heating System: No Heating/Cooling

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
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Other Additions/Adjustments	Rate	Size	Cost
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(17) Garages

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

Base Cost	10.13	3200	32,416
Mechanical Doors	350.00	2	700

County Multiplier = 1.38 => Cost New = 45,700

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0, Depr.Cost = 38,845
 ECF (404 - MISSAUKEE LAKE BACK LOTS RES) 1.050 => TCV of Bldg: 1 = 40,787

2017 Est. T.C.V. 009-002-003-47 = 62,312

Est. TCV/Total Floor Area = 0.00, Most recent sale 10/01/2000 for 45,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
32,000	32,000	32,000	24,279	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-800	0	0	218	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
31,200	31,200	31,200	24,497	24,497	0

009-002-003-50 2017 Est. T.C.V. MIC LIMITED
 Property Class: 402 S CAROLYN AVE
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SALES & 2013 EQ RATE			12.058	Acres	2,100	100		25,322
		12.06	Total Acres		Total Est.		Land Value =	25,322

2017 Est. T.C.V. 009-002-003-50 = 25,322

Est. TCV/Total Floor Area = 0.00

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
12,700	12,700	12,700	5,830	0.90		
2017 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	52	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
12,700	12,700	12,700	5,882	5,882	0	

009-002-003-65 2017 Est. T.C.V. INDIAN LAKES L C
 Property Class: 402 S CAROLYN AVE
 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
\$65 /FF	400.00	1006.24	1.0000	1.0000	65	100		26,000
400 Actual Front Feet, 9.24 Total Acres Total Est. Land Value =								26,000

2017 Est. T.C.V. 009-002-003-65 = 26,000

Est. TCV/Total Floor Area = 0.00

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
13,000	13,000	13,000	10,791	0.90

2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	97	0

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
13,000	13,000	13,000	10,888	10,888	0

009-002-003-80 2017 Est. T.C.V. VEURINK RUTH M TRUST
 Property Class: 401 W WHITE BIRCH AVE
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value E> GROUP E 10K					10000	100		10,000
<Site Value F> SITE 10K					10000	100		10,000
210 Actual Front Feet, 4.00 Total Acres Total Est. Land Value =								20,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	10.75	1.00	80	95	817
Total Estimated Land Improvements True Cash Value =					817

Cost Est. for Res. Bldg: 1 Single Family GRG Cls CD Blt 2014

(11) Heating System: No Heating/Cooling
 Ground Area = Size for Rates = 0 SF Floor Area = 0 SF.
 Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost

Other Additions/Adjustments Rate Size Cost

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

(17) Garages
 Class:CD Exterior: Pole Foundation: 18 Inch (Unfinished)
 Base Cost 9.71 2414 23,440
 Mechanical Doors 350.00 2 700

County Multiplier = 1.38 => Cost New = 36,832

Phy/Ab.Phy/Func/Econ/Comb.%Good= 99/100/100/100/99.0, Depr.Cost = 36,464
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 34,641

2017 Est. T.C.V. 009-002-003-80 = 55,458

Est. TCV/Total Floor Area = 0.00, Most recent sale 08/18/2016 for 90,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
25,100	25,100	25,100	23,129	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,600	0	4,571	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
27,700	27,700	27,700	23,337	27,700	0

009-002-003-85 2017 Est. T.C.V. MILLER JUDITH A TRUST
 Property Class: 402 W WHITE BIRCH AVE
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value F> SITE 10K					10000	100		10,000
110 Actual Front Feet, 2.65 Total Acres							Total Est. Land Value =	10,000

2017 Est. T.C.V. 009-002-003-85 = 10,000

Est. TCV/Total Floor Area = 0.00

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
6,900	6,900	6,900	4,573	0.90

2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-1,900	0	0	41	0

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
5,000	5,000	5,000	4,614	4,614	0

009-002-003-87 2017 Est. T.C.V. VEURINK RUTH M TRUST
 Property Class: 401 W WHITE BIRCH AVE
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value J> GROUP J SITE 8K					8000	100		8,000
100 Actual Front Feet, 1.91 Total Acres							Total Est. Land Value =	8,000

2017 Est. T.C.V. 009-002-003-87 = 8,000

Est. TCV/Total Floor Area = 0.00, Most recent sale 06/01/2002 for 8,500

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
6,200	6,200	6,200	4,934	0.90

2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-934	1,266	0	-2,200

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
4,000	4,000	4,000	4,978	4,000	4,000

009-002-003-89	2017 Est. T.C.V.	ROGERS CORY L & RACHEL R TRUST
Property Class: 402		W WHITE BIRCH AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
40/FF	99.74	214.00	1.0000	1.0000	40	100		3,990
100 Actual Front Feet, 0.49 Total Acres Total Est. Land Value =								3,990

2017 Est. T.C.V. 009-002-003-89 = 3,990

Est. TCV/Total Floor Area = 0.00, Most recent sale 11/29/2016 for 2,700

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
0	0	0	1,266	0.90	
2017 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses
2,000	0	0	0	2,000	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
2,000	2,000	2,000	1,277	2,000	2,000

009-002-003-90 2017 Est. T.C.V. MCPHILLIPS TRUST NO. 1
 Property Class: 401 W WHITE BIRCH AVE
 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 C>	.50	-1.0	AC	M/L	8000	100		8,000
			0.640	Acres	0	100		0
			0.64	Total Acres			Total Est. Land Value =	8,000

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	9	85	23
	Total Estimated Land Improvements True Cash Value =				23

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

(11) Heating System: No Heating/Cooling

Ground Area = Size for Rates = 0 SF Floor Area = 0 SF.
 Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost

Other Additions/Adjustments Rate Size Cost

(17) Garages

Class:CD Exterior: Pole Foundation: 18 Inch (Unfinished)
 Base Cost 9.71 1536 14,915

County Multiplier = 1.38 => Cost New = 20,582

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0, Depr.Cost = 17,495
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 16,620

2017 Est. T.C.V. 009-002-003-90 = 24,643

Est. TCV/Total Floor Area = 0.00

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
11,600	11,600	11,600	10,124	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	700	0	91	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
12,300	12,300	12,300	10,215	10,215	0	

009-002-003-95 2017 Est. T.C.V. MORRIS EDWARD H JR
 Property Class: 401 7149 W WHITE BIRCH AVE
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BACK LOT 125/FF	312.88	236.68	1.0000	1.0000	125	100		39,110
313 Actual Front Feet, 1.70 Total Acres Total Est. Land Value =								39,110

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

(11) Heating System: No Heating/Cooling

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

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

(13) Plumbing

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

Fireplace: Wood Stove		1125.00		1		1,125
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(17) Garages

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

Base Cost		14.70		784		11,525
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County Multiplier = 1.38 => Cost New = 18,326

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0, Depr.Cost = 13,745

ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 13,057

2017 Est. T.C.V. 009-002-003-95 = 52,167

Est. TCV/Total Floor Area = 0.00

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
25,700	25,700	25,700	9,706	0.90

2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	400	0	0	87	0

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
26,100	26,100	26,100	9,793	9,793	9,793

009-002-004-00 2017 Est. T.C.V. BARTHOLOMEW SAMUEL & EDITH TRUST
 Property Class: 402 W WHITE BIRCH AVE
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS
 * Factors * DOCKING ONLY

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value F> SITE 10K					10000	100		10,000
225 Actual Front Feet, 0.96 Total Acres							Total Est. Land Value =	10,000

2017 Est. T.C.V. 009-002-004-00 = 10,000

Est. TCV/Total Floor Area = 0.00, Most recent sale 11/12/2014 for 10,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
5,000	5,000	5,000	5,000	0.90

2017	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	0	0	0	0	0

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
5,000	5,000	5,000	5,045	5,000	0

009-002-005-00 2017 Est. T.C.V. PRAY JOSEPH E
 Property Class: 402 S CAROLYN AVE
 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
GROUP I 100/FF	298.00	1463.21	1.0000	1.0000	100	100		29,800
298 Actual Front Feet, 10.01 Total Acres				Total Acres	Total Est. Land Value =			29,800

2017 Est. T.C.V. 009-002-005-00 = 29,800

Est. TCV/Total Floor Area = 0.00

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
14,900	14,900	14,900	5,448	0.90	0	0	0	49	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT				
14,900	14,900	14,900	5,497	5,497	0				

009-002-006-00 2017 Est. T.C.V. LAKE MISSAUKEE ISLAND ASSOC
 Property Class: 402 W WHITE BIRCH AVE
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value F> SITE 10K					10000	100	ACCESS POINT ONLY	10,000
150 Actual Front Feet, 0.28 Total Acres					Total Est. Land Value =			10,000

2017 Est. T.C.V. 009-002-006-00 = 10,000

Est. TCV/Total Floor Area = 0.00

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
5,000	5,000	5,000	315	0.90

2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	2	0

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
5,000	5,000	5,000	317	317	0

009-002-006-50 2017 Est. T.C.V. LAKE MISSAUKEE ISLAND ASSOC
 Property Class: 402 W WHITE BIRCH AVE
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS
 * Factors * TRIANGULAR SHAPE

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value F> SITE 10K					10000	100	ACCESS POINT ONLY	10,000
175 Actual Front Feet, 0.04 Total Acres					Total Est. Land Value =			10,000

2017 Est. T.C.V. 009-002-006-50 = 10,000

Est. TCV/Total Floor Area = 0.00

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
5,000	5,000	5,000	210	0.90

2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	1	0

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
5,000	5,000	5,000	211	211	0

009-002-007-00 2017 Est. T.C.V. LAKE MISSAUKEE ISLAND ASSOC
 Property Class: 402 ISLAND IN LAKE MISSAUKEE AVE
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value F> SITE 10K					10000	100		10,000
76 Actual Front Feet, 0.00 Total Acres							Total Est. Land Value =	10,000

2017 Est. T.C.V. 009-002-007-00 = 10,000

Est. TCV/Total Floor Area = 0.00

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
5,000	5,000	5,000	529	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	4	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
5,000	5,000	5,000	533	533	0	

009-002-008-00	2017 Est. T.C.V.	PIEKACZ KENNETH & WEBER LISA
Property Class: 402		S MARK TRL
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS
* Factors * 268'X13'(TO WATERS EDGE)

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value J> GROUP J SITE 8K					8000	100	ACCESS POINT ONLY	8,000
268 Actual Front Feet, 0.08 Total Acres					Total Est. Land Value =			8,000

2017 Est. T.C.V. 009-002-008-00 = 8,000

Est. TCV/Total Floor Area = 0.00

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
3,500	3,500	3,500	686	0.90

2017	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	500	0	6	0

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
4,000	4,000	4,000	692	692	0

009-002-009-00 2017 Est. T.C.V. FITZPATRICK JOSEPH T & ELIZABETH A
 Property Class: 402 W REDMAN DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value J> GROUP J SITE 8K					8000	100		8,000
220 Actual Front Feet, 0.05 Total Acres							Total Est. Land Value =	8,000

2017 Est. T.C.V. 009-002-009-00 = 8,000

Est. TCV/Total Floor Area = 0.00, Most recent sale 08/14/2008 for 500

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
3,500	3,500	3,500	1,521	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	500	0	0	13	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
4,000	4,000	4,000	1,534	1,534	0	

009-003-001-00 2017 Est. T.C.V. INDIAN LAKES L C
 Property Class: 402 S OAK DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
40/FF	3547.00	4713.83	1.0000	0.0000	40	100*		0
Residentia LAKEMISS@\$4000	383.83	Acres	4000	100				1,535,312
* denotes lines that do not contribute to the total acreage calculation.								
3547 Actual Front Feet, 383.83 Total Acres Total Est. Land Value =								1,535,312

2017 Est. T.C.V. 009-003-001-00 = 1,535,312

Est. TCV/Total Floor Area = 0.00

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
767,700	767,700	767,700	478,527	0.90		
2017	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	689	689	0	3,876	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
767,700	767,700	767,700	482,833	482,833	0	

009-003-001-95 2017 Est. T.C.V. ESAU STEVEN & PICARD ROBERTA
 Property Class: 402 S OAK DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> SITE	7000				7000	100		7,000
100 Actual Front Feet, 0.34 Total Acres							Total Est. Land Value =	7,000

2017 Est. T.C.V. 009-003-001-95 = 7,000

Est. TCV/Total Floor Area = 0.00, Most recent sale 07/09/2016 for 36,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
0	0	0	430	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
3,500	0	3,100	400	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
3,500	3,500	3,500	3,533	3,500	0	

009-003-001-96	2017 Est. T.C.V.	BLACKHURST SCOTT D & CHRISTINE M
Property Class: 402		S OAK DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value G> INDIAN LK SPLIT					18000	100		18,000
75 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	18,000

2017 Est. T.C.V. 009-003-001-96 = 18,000

Est. TCV/Total Floor Area = 0.00, Most recent sale 08/20/2011 for 18,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
9,000	9,000	9,000	9,000	0.90

2017	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	0	0	0	0

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
9,000	9,000	9,000	9,081	9,000	0

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009-003-001-97 2017 Est. T.C.V. GIZINSKI THOMAS & CLAUDIA
 Property Class: 401 S OAK DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value G> INDIAN LK SPLIT					18000	100		18,000
75 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	18,000

Cost Est. for Res. Bldg: 1 Single Family GRG Cls C Blt 2016

(11) Heating System: No Heating/Cooling

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

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

(13) Plumbing

3 Fixture Bath			2400.00			-1	-2,400
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(17) Garages

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

Base Cost			14.55			456	6,635
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County Multiplier = 1.38 => Cost New = 5,844

Phy/Ab.Phy/Func/Econ/Comb.%Good= 99/100/100/100/99.0, Depr.Cost = 5,786
 ECF (402R - CROOKED LAKE RESIDENTIAL) 1.300 => TCV of Bldg: 1 = 7,521

2017 Est. T.C.V. 009-003-001-97 = 25,521

Est. TCV/Total Floor Area = 0.00, Most recent sale 08/20/2011 for 18,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
9,000	9,000	9,000	9,000	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
3,800	0	3,800	0	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
12,800	12,800	12,800	12,881	12,800	0	

009-003-001-98 2017 Est. T.C.V. ROBINSON BARRY C
 Property Class: 402 S OAK DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value G> INDIAN LK SPLIT					18000	100		18,000
75 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	18,000

2017 Est. T.C.V. 009-003-001-98 = 18,000

Est. TCV/Total Floor Area = 0.00, Most recent sale 08/20/2011 for 18,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
9,000	9,000	9,000	9,000	0.90

2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	0	0	0	0	0

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
9,000	9,000	9,000	9,081	9,000	0

009-003-001-99	2017 Est. T.C.V.	BOUGHNER JOHN A & CARON
Property Class: 402		S OAK DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> SITE	7000				7000	100		7,000
100 Actual Front Feet, 0.46 Total Acres					Total Est.		Land Value =	7,000

2017 Est. T.C.V. 009-003-001-99 = 7,000

Est. TCV/Total Floor Area = 0.00, Most recent sale 11/14/2006 for 10,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
3,500	3,500	3,500	3,047	0.90			
2017 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	27	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
3,500	3,500	3,500	3,074	3,074	0		

009-004-001-30 2017 Est. T.C.V. QUINT WILLIAM
 Property Class: 401 9520 ANDERSON TRL
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 1.CROOKED LAKE

		* Factors *		DRIVE BISECTS		
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
GROUP E 400/FF	220.00	1653.30	1.0000	1.0000	400 100	88,000
220 Actual Front Feet, 8.35 Total Acres Total Est. Land Value =						88,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Dock: Light posts	18.00	1.00	80	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 2500	2500.00	1.00	1.0	94	2,350
Total Estimated Land Improvements True Cash Value =					2,350

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 1987

(11) Heating System: Forced Air w/ Ducts
 Ground Area = Size for Rates = 1001 SF Floor Area = 1001 SF.
 Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost
 1 Story Siding Basement 48.45 0.00 0.66 1001 49,159

Other Additions/Adjustments Rate Size Cost
 Walk out Basement Door(s) 625.00 1 625

(13) Plumbing
 Average Fixture(s) 525.00 1 525

(14) Water/Sewer
 Well, 100 Feet 2425.00 1 2,425
 1000 Gal Septic 2720.00 1 2,720

(15) Built-Ins & Fireplaces
 Appliance Allowance 1235.00 1 1,235
 Fireplace: Wood Stove 950.00 1 950

(16) Porches
 WGEP (1 Story), Standard 28.50 217 6,185
 WGEP (1 Story), Standard 31.33 174 5,451
 WPP, Standard 7.51 448 3,364

(17) Garages
 Class:D Exterior: Pole Foundation: 18 Inch (Unfinished)
 Base Cost 10.95 720 7,884
 Mechanical Doors 325.00 1 325
 No Floor Deduction -3.00 720 -2,160
 Class:CD Exterior: Pole Foundation: 18 Inch (Unfinished)
 Base Cost 11.05 780 8,619
 Automatic Doors 375.00 1 375
 Class:D Exterior: Pole Foundation: 18 Inch (Unfinished)
 Base Cost 10.95 720 7,884

County Multiplier = 1.38 => Cost New = 131,882

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0, Depr.Cost = 98,911
 ECF (402R - CROOKED LAKE RESIDENTIAL) 1.350 => TCV of Bldg: 1 = 133,530

2017 Est. T.C.V. 009-004-001-30 = 223,880

Est. TCV/Total Floor Area = 223.66

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
106,500	106,500	106,500	61,335	0.90		
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	5,400	0	0	552	0	0

Parcel Number: 009-004-001-30

Page: 2

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
111,900	111,900	111,900	61,887	61,887	61,887

009-004-001-38 2017 Est. T.C.V. QUINT WILLIAM & ELEANOR
 Property Class: 402 ANDERSON TRL
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
40/FF	220.00	512.82	1.0000	1.0000	40	100		8,800
220 Actual Front Feet, 2.59 Total Acres Total Est. Land Value =								8,800

2017 Est. T.C.V. 009-004-001-38 = 8,800

Est. TCV/Total Floor Area = 8.79, Most recent sale 02/24/2006 for 18,900

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
4,400	4,400	4,400	4,400	0.90

2017	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	0	0	0	0	0

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
4,400	4,400	4,400	4,439	4,400	4,400

009-004-001-40 2017 Est. T.C.V. BREWSTER CAROL
 Property Class: 401 9566 ANDERSON TRL
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 1.CROOKED LAKE
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP E 400/FF	220.00	836.35	1.0000	1.0000	400	100		88,000
220 Actual Front Feet, 4.22 Total Acres Total Est. Land Value =								88,000

Cost Est. for Res. Bldg: 1 Single Family MANU-NATIONAL Cls D Blt 1991

(11) Heating System: Forced Air w/ Ducts

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Piers	47.49	-11.89	0.66	1104	40,031

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

Treated Wood,Standard	5.99	336	2,013
Treated Wood,Standard	9.97	46	459

County Multiplier = 1.38 => Cost New = 70,459

Notes: PATRIOT 1993.

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0, Depr.Cost = 52,844
 ECF (402R - CROOKED LAKE RESIDENTIAL) 0.600 => TCV of Bldg: 1 = 31,707

2017 Est. T.C.V. 009-004-001-40 = 119,707

Est. TCV/Total Floor Area = 108.43

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
59,700	59,700	59,700	59,700	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	200	0	0	200	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
59,900	59,900	59,900	60,237	59,900	59,900	

009-004-001-44 2017 Est. T.C.V. REID COLLEEN K
 Property Class: 402 ANDERSON TRL
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SALES & 2013 EQ RATE			5.300	Acres	2,700	100		14,310
		5.30	Total Acres		Total Est.		Land Value =	14,310

2017 Est. T.C.V. 009-004-001-44 = 14,310

Est. TCV/Total Floor Area = 12.96

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
7,200	7,200	7,200	3,614	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	32	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
7,200	7,200	7,200	3,646	3,646	0	

009-004-001-48 2017 Est. T.C.V. BREWSTER CAROL
 Property Class: 402 ANDERSON TRL
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A		\$5000			5000	100		5,000
220 Actual Front Feet, 1.92 Total Acres							Total Est. Land Value =	5,000

2017 Est. T.C.V. 009-004-001-48 = 5,000

Est. TCV/Total Floor Area = 4.53

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
2,500	2,500	2,500	853	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	1,647	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
2,500	2,500	2,500	860	2,500	0	

009-004-001-50	2017 Est. T.C.V.	EDWARDS JANE A
Property Class: 401		9730 ANDERSON TRL
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 1.CROOKED LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP E 400/FF	220.00	2667.06	1.0000	1.0000	400	100		88,000
220 Actual Front Feet, 13.47 Total Acres Total Est. Land Value =								88,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	8.78	1.00	312	50	1,370
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
TRAVEL TRAILER	1.00	1.00	6698.0	50	3,349
Total Estimated Land Improvements True Cash Value =					4,719

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C+5 Blt 2006

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1912 SF Floor Area = 2390 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25	Story Siding	Basement	73.29	0.00	2.55	1912	145,006

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
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(16) Porches

CCP (1 Story), Standard	67.30	16	1,077
WCP (1 Story), Standard	17.24	440	7,586

(16) Deck/Balcony

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

Class:C Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	20.98	384	8,056
Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	17.84	672	11,988
Common Wall: 1.5 Wall	-1925.00	1	-1,925
Automatic Doors	375.00	1	375

County Multiplier = 1.38 => Cost New = 254,204

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 228,783

Separately Depreciated Items:

(16) Deck/Balcony

Treated Wood, Standard	7.39	160	1,182
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County Multiplier = 1.38 => Cost New = 1,632

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0, Depr.Cost = 1,224

Total Depreciated Cost = 230,007

ECF (402R - CROOKED LAKE RESIDENTIAL) 1.350 => TCV of Bldg: 1 = 310,510

Parcel Number: 009-004-001-50

Page: 2

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 2003

Costs are taken from the Shed, Equipment, 4 Wall cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: D,Pole Quality: Average Percent Adj: +0

Base Rate for Upper Floors = 14.75

Adjusted Square Foot Cost for Upper Floors = 14.75

1 Stories	Number of Stories Multiplier: 1.000
Average Height per Story: 11	Height per Story Multiplier: 1.020
Ave. Floor Area: 2,880	Perimeter: 224 Perim. Multiplier: 0.982
Refined Square Foot Cost for Upper Floors: 14.77	

County Multiplier: 1.38, Final Square Foot Cost for Upper Floors = 20.388

Total Floor Area: 2,880 Base Cost New of Upper Floors = 58,719

Reproduction/Replacement Cost = 58,719

Eff.Age:5 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 82 /100/100/100/82.0

Total Depreciated Cost = 48,149

ECF (402R - CROOKED LAKE RESIDENTIAL) 1.200 => TCV of Bldg: 1 = 57,779

Replacement Cost/Floor Area= 20.39 Est. TCV/Floor Area= 20.06

Total Estimated True Cash Value of Commercial/Industrial Buildings = 57,779

2017 Est. T.C.V. 009-004-001-50 = 461,008

Est. TCV/Total Floor Area = 87.48

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
213,000	213,000	213,000	204,013	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	17,500	0	0	1,836	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
230,500	230,500	230,500	205,849	205,849	205,849	

009-004-001-58 2017 Est. T.C.V. MENDEZ EDWARD J & KATHY M
 Property Class: 401 9707 W CROOKED LAKE PARK RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A		\$5000			5000	100		5,000
257 Actual Front Feet, 1.14 Total Acres Total Est. Land Value =								5,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	11.95	1.00	30	94	337
Total Estimated Land Improvements True Cash Value =					337

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

(11) Heating System: Forced Heat & Cool

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	56.24	0.00	1.87	1344	78,100

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1415.00	1	1,415
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(16) Porches

WCP (1 Story), Standard	29.89	80	2,391
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(16) Deck/Balcony

Treated Wood, Standard	16.26	20	325
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County Multiplier = 1.38 => Cost New = 124,588

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 112,129
 ECF (424 - JENNINGS RESIDENTIAL) 0.600 => TCV of Bldg: 1 = 67,278

2017 Est. T.C.V. 009-004-001-58 = 72,615

Est. TCV/Total Floor Area = 54.03, Most recent sale 11/17/2014 for 74,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
38,800	38,800	38,800	36,709	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-2,500	0	0	-409	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
36,300	36,300	36,300	37,039	36,300	36,300

009-004-001-60	2017 Est. T.C.V.	POSTEMA ROGER E SR TRUST
Property Class: 401		9596 ANDERSON TRL
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 1.CROOKED LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP E 400/FF	220.00	2160.18	1.0000	1.0000	400	100		88,000
220 Actual Front Feet, 10.91 Total Acres Total Est. Land Value =								88,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

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

Cost Est. for Res. Bldg: 1 Single Family MANU-BOCA/STATE Cls CD Blt 1994

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1352 SF Floor Area = 1352 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Piers	56.18	-11.73	0.00	1352	60,096

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(17) Garages

Class:CD Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	18.90	440	8,316

County Multiplier = 1.38 => Cost New = 109,023

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 87,219

Separately Depreciated Items:

Unit-in-Place Cost Items:

TRAVEL TRAILER	1.00	1500	1,500
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County Multiplier = 1.38 => Cost New = 2,070

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 1,449

Total Depreciated Cost = 88,668

ECF (402R - CROOKED LAKE RESIDENTIAL) 0.950 => TCV of Bldg: 1 = 84,234

2017 Est. T.C.V. 009-004-001-60 = 173,204

Est. TCV/Total Floor Area = 128.11

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
86,300	86,300	86,300	60,041	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	300	0	0	540	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
86,600	86,600	86,600	60,581	60,581	60,581

009-004-001-68 2017 Est. T.C.V. HUDSON ROBERT B & DENISE S
 Property Class: 402 W CROOKED LAKE PARK RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A		\$5000			5000	100		5,000
220 Actual Front Feet, 1.21		Total Acres			Total Est.		Land Value =	5,000

2017 Est. T.C.V. 009-004-001-68 = 5,000

Est. TCV/Total Floor Area = 3.70, Most recent sale 08/01/1998 for 3,500

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
2,500	2,500	2,500	2,283	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	20	0	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
2,500	2,500	2,500	2,303	2,303	0	

009-004-001-70 2017 Est. T.C.V. ANDERSON ERWIN M JR TRUST
 Property Class: 402 W ANDERSON TRL
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 1.CROOKED LAKE
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP E 400/FF	220.132355.60	1.0000	1.0000	1.0000	400	100		88,052
220 Actual Front Feet, 11.90		Total Acres			Total Est.		Land Value =	88,052

2017 Est. T.C.V. 009-004-001-70 = 88,052

Est. TCV/Total Floor Area = 65.13

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
44,000	44,000	44,000	27,185	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	244	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
44,000	44,000	44,000	27,429	27,429	0	

009-004-001-78 2017 Est. T.C.V. ANDERSON ERWIN M JR TRUST
 Property Class: 401 W ANDERSON TRL
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A		\$5000			5000	100		5,000
220 Actual Front Feet, 1.02 Total Acres							Total Est. Land Value =	5,000

2017 Est. T.C.V. 009-004-001-78 = 5,000

Est. TCV/Total Floor Area = 3.70

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
2,500	2,500	2,500	2,500	0.90

2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	0	0

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
2,500	2,500	2,500	2,522	2,500	0

009-004-001-80	2017 Est. T.C.V.	DERRICKSON CHRISTOPHER &
Property Class: 401		9631 W CROOKED LAKE PARK RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A		\$5000			5000	100		5,000
221 Actual Front Feet, 0.92 Total Acres					Total Est. Land Value =			5,000

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

(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	Crawl Space	56.55	-8.19	0.00	1296	62,675

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1415.00	1	1,415
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(16) Porches

WGEP (1 Story), Standard	46.28	79	3,656
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(16) Deck/Balcony

Treated Wood, Standard	12.51	32	400
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(17) Carports

Aluminum	7.50	364	2,730
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County Multiplier = 1.38 => Cost New = 108,918

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0, Depr.Cost = 92,580
ECF (424 - JENNINGS RESIDENTIAL) 0.600 => TCV of Bldg: 1 = 55,548

2017 Est. T.C.V. 009-004-001-80 = 60,548

Est. TCV/Total Floor Area = 46.72, Most recent sale 03/10/2006 for 41,500

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
25,500	25,500	25,500	20,991	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	4,800	0	188	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
30,300	30,300	30,300	21,179	21,179	21,179	

009-004-001-82	2017 Est. T.C.V.	WILDER CHARLES G
Property Class: 401		9646 ANDERSON TRL
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 1.CROOKED LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP E 400/FF	220.00	2239.38	1.0000	1.0000	400	100		88,000
220 Actual Front Feet, 11.31 Total Acres								Total Est. Land Value = 88,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Fencing: Wd, Picket, 12-24	8.31	1.00	200	0	0
Fencing: Wd, Split, 2 Rail	7.50	1.00	100	0	0
Shed: Wood Frame	10.15	1.00	100	94	954
Dock: Light posts	19.57	1.00	80	0	0

Residential Local Cost Land Improvements

Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.5	97	1,455
Total Estimated Land Improvements True Cash Value =					2,409

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1999

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1600 SF Floor Area = 1600 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	54.63	-7.74	0.00	1600	75,024

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1415.00	1	1,415
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(16) Porches

WCP (1 Story), Standard	18.73	276	5,169
WSEP (1 Story), Shallow	24.96	122	3,045

(16) Deck/Balcony

Treated Wood, Standard	6.63	230	1,525
Treated Wood, Standard	6.42	283	1,817
Treated Wood, Standard	7.81	108	843

County Multiplier = 1.38 => Cost New = 133,707

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0, Depr.Cost = 113,651
 ECF (402R - CROOKED LAKE RESIDENTIAL) 1.350 => TCV of Bldg: 1 = 153,428

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1999

Costs are taken from the Shed, Utility, 4 Wall cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: D,Pole Quality: Low Cost Percent Adj: +0

Base Rate for Upper Floors = 8.25

Adjusted Square Foot Cost for Upper Floors = 8.25

1 Stories Number of Stories Multiplier: 1.000

Parcel Number: 009-004-001-82 Page: 2

Average Height per Story: 9 Height per Story Multiplier: 0.980
Ave. Floor Area: 804 Perimeter: 0 Perim. Multiplier: 1.000
Refined Square Foot Cost for Upper Floors: 8.08

County Multiplier: 1.38, Final Square Foot Cost for Upper Floors = 11.157

Total Floor Area: 804 Base Cost New of Upper Floors = 8,970
Reproduction/Replacement Cost = 8,970
Eff.Age:15 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 54 /100/100/100/54.0
Total Depreciated Cost = 4,844

ECF (402R - CROOKED LAKE RESIDENTIAL) 1.200 => TCV of Bldg: 1 = 5,813
Replacement Cost/Floor Area= 11.16 Est. TCV/Floor Area= 7.23

Cost Estimates for Commercial/Industrial Building/Section: 2 Built 1999
Description of Occupancy: NORTH BLDG

Costs are taken from the Shed, Utility, 4 Wall cost schedules.
<<<<< Calculator Cost Computations >>>>>
Class: D,Pole Quality: Low Cost Percent Adj: +0

Base Rate for Upper Floors = 8.25
Adjusted Square Foot Cost for Upper Floors = 8.25

1 Stories Number of Stories Multiplier: 1.000
Average Height per Story: 10 Height per Story Multiplier: 1.000
Ave. Floor Area: 735 Perimeter: 0 Perim. Multiplier: 1.000
Refined Square Foot Cost for Upper Floors: 8.25

County Multiplier: 1.38, Final Square Foot Cost for Upper Floors = 11.385

Total Floor Area: 735 Base Cost New of Upper Floors = 8,368
Reproduction/Replacement Cost = 8,368
Eff.Age:15 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 54 /100/100/100/54.0
Total Depreciated Cost = 4,519

ECF (402R - CROOKED LAKE RESIDENTIAL) 1.200 => TCV of Bldg: 2 = 5,422
Replacement Cost/Floor Area= 11.39 Est. TCV/Floor Area= 7.38

Total Estimated True Cash Value of Commercial/Industrial Buildings = 11,235

2017 Est. T.C.V. 009-004-001-82				=	255,072	
Est. TCV/Total Floor Area = 81.26						
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
120,400	120,400	120,400	113,898	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	7,100	0	0	1,025	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
127,500	127,500	127,500	114,923	114,923	114,923	

009-004-002-00	2017 Est. T.C.V.	MISSAUKEE COUNTY ROAD COMMISSION
Property Class: 700		W COOKED LAKE PARK RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 3 - 7 @\$3000			4.35 Acres		3000	100		13,059
		4.35 Total Acres			Total Est. Land Value =			13,059

2017 Est. T.C.V. 009-004-002-00 = 0

Est. TCV/Total Floor Area = 0.00

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
0	0	0	0	0.90

2017	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	0	0

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
0	0	0	0	0	0

009-004-003-00 2017 Est. T.C.V. LAKE TOWNSHIP OAK GROVE CEMETERY
 Property Class: 700 S LA CHANCE RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
40/FF	274.00	359.00	1.0000	1.0000	40	100		10,960
274 Actual Front Feet, 2.26 Total Acres Total Est. Land Value =								10,960

2017 Est. T.C.V. 009-004-003-00 = 0

Est. TCV/Total Floor Area = 0.00

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
0	0	0	0	0.90

2017	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	0	0

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
0	0	0	0	0	0

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009-004-004-00 2017 Est. T.C.V. BRICKER SUSAN & CHARLES JR TRUST
 Property Class: 401 9845 W WALNUT ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LAKE ACCESS	213.00	236.00	1.0000	1.0000	400	100		85,200
213 Actual Front Feet, 1.15 Total Acres Total Est. Land Value =								85,200

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	825	0	0
D/W/P: 4in Concrete	3.35	1.00	80	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 5000	5000.00	1.00	1.0	95	4,750
Total Estimated Land Improvements True Cash Value =					4,750

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

(11) Heating System: Forced Heat & Cool

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	56.24	0.00	1.87	1344	78,100

Other Additions/Adjustments Rate Size Cost

(9) Basement Finish

Basement Recreation Finish	11.25	1100	12,375
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1415.00	1	1,415
Fireplace: Interior 1 Story	2900.00	2	5,800

(16) Porches

CCP (1 Story), Standard	58.68	20	1,174
WGEP (1 Story), Standard	28.69	240	6,886
CCP (1 Story), Standard	35.35	54	1,909

(16) Deck/Balcony

Treated Wood, Standard	5.98	512	3,062
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(16) Breezeways

Frame Wall, Finished	27.25	160	4,360
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(17) Garages

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

Base Cost	16.58	720	11,938
Common Wall: 1 Wall	-1225.00	1	-1,225
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 => Cost New = 187,014

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 121,559
 ECF (402R - CROOKED LAKE RESIDENTIAL) 1.350 => TCV of Bldg: 1 = 164,105

Parcel Number: 009-004-004-00

Page: 2

2017 Est. T.C.V. 009-004-004-00 = 254,055
Est. TCV/Total Floor Area = 189.03, Most recent sale 10/07/2016 for 347,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
104,600	104,600	104,600	97,529	0.90	

2017	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	22,400	0	0	29,471	0

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
127,000	127,000	127,000	98,406	127,000	0

009-004-004-07 2017 Est. T.C.V. BRICKER SUSAN & CHARLES JR TRUST
 Property Class: 401 N ANDERSON TRL
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
JENNINGS	120.00	161.75	1.0000	1.0000	40	100		4,800
120 Actual Front Feet, 0.45 Total Acres Total Est. Land Value =								4,800

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Ren. Conc.	4.21	1.00	1856	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 GRG Cls C Blt 1999

(11) Heating System: Space Heater

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

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

(13) Plumbing

3 Fixture Bath		2400.00				-1	-2,400
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(17) Garages

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

Base Cost	10.13	3456	35,009
Automatic Doors	375.00	3	1,125

County Multiplier = 1.38 => Cost New = 46,553

Phy/Ab.Phy/Func/Econ/Comb.%Good= 99/100/100/100/99.0, Depr.Cost = 46,088
 ECF (402R - CROOKED LAKE RESIDENTIAL) 1.300 => TCV of Bldg: 1 = 59,914

2017 Est. T.C.V. 009-004-004-07 = 69,464

Est. TCV/Total Floor Area = 0.00, Most recent sale 10/07/2016 for 347,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
26,400	26,400	26,400	23,294	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	8,300	0	0	11,406	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
34,700	34,700	34,700	23,503	34,700	0

009-004-004-10 2017 Est. T.C.V. COLLINS SALLY
 Property Class: 401 9770 W ANDERSON TRL
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LAKE ACCESS	127.71	178.22	1.0000	1.0000	400	100		51,084
128 Actual Front Feet, 0.52 Total Acres Total Est. Land Value =								51,084

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

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

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls CD Blt 1995

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 768 SF Floor Area = 1152 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Crawl Space	80.28	-9.40	0.00	768	54,436

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

Treated Wood, Standard	6.81	192	1,308
Pine w/Roof, Standard	50.75	16	812

County Multiplier = 1.38 => Cost New = 91,108

Phy/Ab.Phy/Func/Econ/Comb.%Good= 82/100/100/100/82.0, Depr.Cost = 74,709

Separately Depreciated Items:

(16) Deck/Balcony

Treated Wood, Standard	6.20	384	2,381
County Multiplier = 1.38 => Cost New =			3,286
Phy/Ab.Phy/Func/Econ/Comb.%Good= 99/100/100/100/99.0, Depr.Cost =			3,253

Total Depreciated Cost = 77,961
 ECF (402R - CROOKED LAKE RESIDENTIAL) 1.350 => TCV of Bldg: 1 = 105,248

2017 Est. T.C.V. 009-004-004-10 = 157,302

Est. TCV/Total Floor Area = 136.55

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
71,200	71,200	71,200	35,928	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	7,500	0	0	323	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
78,700	78,700	78,700	36,251	36,251	36,251

009-004-004-15 2017 Est. T.C.V. COLLINS THOMAS J & CINDY M
 Property Class: 401 9768 W ANDERSON TRL
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LAKE ACCESS	65.00	438.38	1.0000	1.0000	400	100		26,000
JENNINGS	92.00	438.38	1.0000	1.0000	40	100		3,680
157 Actual Front Feet, 1.58 Total Acres Total Est. Land Value =								29,680

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	12.07	1.00	80	85	821
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.0	97	970
Total Estimated Land Improvements True Cash Value =					1,791

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

(11) Heating System: Forced Air w/ Ducts

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	59.58	0.00	0.00	1512	90,085

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

(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
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(16) Porches

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

Treated Wood, Standard	6.39	454	2,901
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County Multiplier = 1.38 => Cost New = 146,650

Phy/Ab.Phy/Func/Econ/Comb.%Good= 96/100/100/100/96.0, Depr.Cost = 140,784

ECF (402R - CROOKED LAKE RESIDENTIAL) 1.350 => TCV of Bldg: 1 = 190,058

2017 Est. T.C.V. 009-004-004-15	=	221,529			
Est. TCV/Total Floor Area = 146.51, Most recent sale 12/13/2007 for 58,000					
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
101,500	101,500	101,500	86,451	0.90	
2017	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	9,300	0	0	778	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
110,800	110,800	110,800	87,229	87,229	0

009-004-004-20 2017 Est. T.C.V. ANDERSON ERWIN M JR TRUST
 Property Class: 401 W CROOKED LAKE PARK RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SALES & 2013 EQ RATE			7.020	Acres	2,694	100		18,914
		7.02	Total Acres		Total Est.	Land Value =		18,914

2017 Est. T.C.V. 009-004-004-20 = 18,914

Est. TCV/Total Floor Area = 12.51

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
9,500	9,500	9,500	4,261	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	38	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
9,500	9,500	9,500	4,299	4,299	0	

009-004-004-25 2017 Est. T.C.V. ANDERSON ERWIN M JR TRUST
 Property Class: 402 W CROOKED LAKE PARK RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
40/FF	357.68	636.93	1.0000	1.0000	40	100		14,307
358 Actual Front Feet, 5.23 Total Acres Total Est. Land Value =								14,307

2017 Est. T.C.V. 009-004-004-25 = 14,307

Est. TCV/Total Floor Area = 9.46

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
7,200	7,200	7,200	3,189	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	28	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
7,200	7,200	7,200	3,217	3,217	0	

009-004-004-29 2017 Est. T.C.V. ANDERSON ERWIN M JR TRUST
 Property Class: 402 W CROOKED LAKE PARK RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
40/FF	154.45	366.64	1.0000	1.0000	40	100		6,178
154 Actual Front Feet, 1.30 Total Acres Total Est. Land Value =								6,178

2017 Est. T.C.V. 009-004-004-29 = 6,178

Est. TCV/Total Floor Area = 4.09

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
3,100	3,100	3,100	810	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	7	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
3,100	3,100	3,100	817	817	0	

009-004-004-30 2017 Est. T.C.V. BRAVATA DANIEL J
 Property Class: 402 W ANDERSON TRL
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SALES & 2013 EQ RATE			2.340		5,128	100		12,000
		2.34	Total Acres		Total Est.		Land Value =	12,000

2017 Est. T.C.V. 009-004-004-30 = 12,000

Est. TCV/Total Floor Area = 7.94

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
6,000	6,000	6,000	5,226	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	47	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
6,000	6,000	6,000	5,273	5,273	0	

009-004-004-34 2017 Est. T.C.V. BRAVATA THOMAS E JR
 Property Class: 401 9898 W ANDERSON TRL
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SALES & 2013 EQ RATE			2.330	Acres	5,150	100		12,000
		2.33	Total Acres		Total Est. Land Value =			12,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

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

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

Unit	Exterior	Roof	Rate	Heat/Roof	Ext.(%)	Size	Cost
BaseUnit	Siding	Comp.Shingle	36.79	0.49	0	900	33,552
Other Additions/Adjustments			Rate			Size	Cost
(2) Skirting							
	Metal Enamel		5.70			174	992
(9) Foundation							
	Foundation Wall: Concrete		6.92			0	0
(13) Plumbing							
	Average Fixture(s)		530.00			1	530
(14) Water/Sewer							
	Well, 100 Feet		2425.00			1	2,425
	1000 Gal Septic		2720.00			1	2,720
(15) Built-Ins & Fireplaces							
	Appliance Allowance		1235.00			1	1,235
County Multiplier = 1.38 =>						Cost New =	57,206

Phy/Ab.Phy/Func/Econ/Comb.%Good= 35/100/100/100/35.0, Depr.Cost = 20,022
 ECF (424 - JENNINGS RESIDENTIAL) 0.400 => TCV of Bldg: 1 = 8,009

2017 Est. T.C.V. 009-004-004-34					=	20,979
Est. TCV/Total Floor Area = 23.31						
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
11,000	11,000	11,000	10,801	0.90		
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-500	0	0	-301	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
10,500	10,500	10,500	10,898	10,500	10,500	

009-004-004-36 2017 Est. T.C.V. MCCASLIN CINDY
 Property Class: 401 735 S LA CHANCE RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
40/FF	199.93	544.69	1.0000	1.0000	40	100		7,997
200 Actual Front Feet, 2.50 Total Acres Total Est. Land Value =								7,997

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 1000	1000.00	1.00	1.0	97	970
Total Estimated Land Improvements True Cash Value =					970

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

(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	Piers	60.17	-12.93	0.00	936	44,217

Other Additions/Adjustments Rate Size Cost

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

(14) Water/Sewer
 Well, 100 Feet 2550.00 1 2,550
 1000 Gal Septic 2895.00 1 2,895

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

(16) Deck/Balcony
 Treated Wood,Standard 7.95 100 795

County Multiplier = 1.38 => Cost New = 72,452

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 65,207
 ECF (424 - JENNINGS RESIDENTIAL) 0.600 => TCV of Bldg: 1 = 39,124

2017 Est. T.C.V. 009-004-004-36 = 48,091

Est. TCV/Total Floor Area = 51.38

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
20,700	20,700	20,700	16,915	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,300	0	0	152	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
24,000	24,000	24,000	17,067	17,067	17,067	

009-004-004-39 2017 Est. T.C.V. BREWSTER CAROL
 Property Class: 401 9912 W CROOKED LAKE PARK RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
50/FF	199.94	425.98	1.0000	1.0000	50	100		9,997
40/FF	199.40	425.99	1.0000	1.0000	40	100		7,976
399 Actual Front Feet, 3.90 Total Acres Total Est. Land Value =								17,973

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

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

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C+5 Blt 2004

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1404 SF Floor Area = 2106 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Crawl Space	84.78	-9.38	0.00	1404	105,862

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
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(16) Porches

WPP, Standard	14.97	96	1,437
WPP, Standard	30.74	20	615
WPP, Standard	30.74	20	615

(17) Garages

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

Base Cost	10.91	1200	13,092
Automatic Doors	375.00	2	750

County Multiplier = 1.38 => Cost New = 183,858

Notes: 9912 CROOKED LANE

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 165,472
 ECF (424 - JENNINGS RESIDENTIAL) 0.600 => TCV of Bldg: 1 = 99,283

Cost Est. for Res. Bldg: 2 Single Family MANU-BOCA/STATE Cls D Blt 1999

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1280 SF Floor Area = 1280 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Piers	46.12	-11.42	0.66	1280	45,261

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

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

Parcel Number: 009-004-004-39

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(14) Water/Sewer			
Well, 100 Feet	2425.00	1	2,425
1000 Gal Septic	2720.00	1	2,720

(15) Built-Ins & Fireplaces			
Appliance Allowance	1235.00	1	1,235

County Multiplier = 1.38 => Cost New = 74,266

Notes: 9911 CROOKED LAKE

Phy/Ab.Phy/Func/Econ/Comb.%Good= 84/100/100/100/84.0, Depr.Cost = 62,383
 ECF (424 - JENNINGS RESIDENTIAL) 0.600 => TCV of Bldg: 2 = 37,430

Ag. Bld 1 0, 4 Wall Barn, Free-Stall Class:D,Pole Quality:Low Cost
 Heating System:No Heating/Cooling Rate Adj.:0.00 Desc:
 Rate Height-%Adj Perim.-%Adj Heat-Adj Size CountyMult. Cost New
 7.30 1.038 1.434 0.00 400 1.38 5,998
 Phy/Ab.Phy/Func/Econ/Comb.%Good= 45/100/100/100/45.0, Depr.Cost = 2,699
 ECF (424 - JENNINGS RESIDENTIAL) 1.150 => TCV of Bldg: 1 = 3,104

Total Estimated True Cash Value of Agricultural Buildings = 3,104

2017 Est. T.C.V. 009-004-004-39 = 158,730

Est. TCV/Total Floor Area = 46.88

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
79,900	79,900	79,900	60,021	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-500	0	0	540	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
79,400	79,400	79,400	60,561	60,561	35,731	

009-004-004-40 2017 Est. T.C.V. WILDER CHARLES
 Property Class: 402 W ANDERSON TRL
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SALES & 2013 EQ RATE			6.630	Acres	2,700	100		17,901
		6.63	Total Acres		Total Est.		Land Value =	17,901

2017 Est. T.C.V. 009-004-004-40 = 17,901

Est. TCV/Total Floor Area = 5.29

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
9,000	9,000	9,000	2,706	0.90

2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	0	0	0	24	0

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
9,000	9,000	9,000	2,730	2,730	0

009-004-004-45 2017 Est. T.C.V. BREWSTER CAROL A
Property Class: 401 9870 W CROOKED LAKE PARK RD
Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
50/FF	200.00	799.76	1.0000	1.0000	50	100		10,000
200 Actual Front Feet, 3.67 Total Acres Total Est. Land Value =								10,000

Cost Est. for Res. Bldg: 1 Single Family MANU-BOCA/STATE Cls CD Blt 1994

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1088 SF Floor Area = 1088 SF.
Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost
1 Story Siding Piers 58.40 -12.43 0.00 1088 50,015

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance 1415.00 1 1,415

(17) Garages

Class:CD Exterior: Pole Foundation: 42 Inch (Unfinished)
Base Cost 12.02 768 9,231
Mechanical Doors 350.00 1 350

County Multiplier = 1.38 => Cost New = 95,305

Notes: DUTCH #5748Y

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 76,244

Separately Depreciated Items:

(16) Deck/Balcony

Treated Wood,Standard 6.51 260 1,693
County Multiplier = 1.38 => Cost New = 2,336
Phy/Ab.Phy/Func/Econ/Comb.%Good= 88/100/100/100/88.0, Depr.Cost = 2,055

Total Depreciated Cost = 78,300

ECF (424 - JENNINGS RESIDENTIAL) 0.550 => TCV of Bldg: 1 = 43,065

Cost Est. for Res. Bldg: 2 Single Family GRG Cls C Blt 2010

(11) Heating System: No Heating/Cooling

Ground Area = Size for Rates = 0 SF Floor Area = 0 SF.
Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

3 Fixture Bath 2400.00 -1 -2,400

(17) Garages

Class:C Exterior: Pole Foundation: 42 Inch (Unfinished)
Base Cost 10.91 2640 28,802
Automatic Doors 375.00 4 1,500

County Multiplier = 1.38 => Cost New = 38,505

Parcel Number: 009-004-004-45

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Phy/Ab.Phy/Func/Econ/Comb.%Good= 95/100/100/100/95.0, Depr.Cost = 36,580
ECF (424 - JENNINGS RESIDENTIAL) 0.600 => TCV of Bldg: 2 = 21,948

2017 Est. T.C.V. 009-004-004-45 = 75,013

Est. TCV/Total Floor Area = 68.95, Most recent sale 09/28/2009 for 65,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
36,200	36,200	36,200	36,200	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,300	0	0	325	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
37,500	37,500	37,500	36,525	36,525	0	

009-004-004-48 2017 Est. T.C.V. FULLER RAYMOND
 Property Class: 402 W CROOKED LAKE PARK RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A		\$5000			5000	100		5,000
199 Actual Front Feet, 0.79 Total Acres Total Est. Land Value =								5,000

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

(11) Heating System: No Heating/Cooling

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
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Other Additions/Adjustments	Rate	Size	Cost
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(17) Garages

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

Base Cost	11.76	606	7,127
No Floor Deduction	-3.00	606	-1,818

County Multiplier = 1.38 => Cost New = 7,326

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 6,593
 ECF (424 - JENNINGS RESIDENTIAL) 0.600 => TCV of Bldg: 1 = 3,956

2017 Est. T.C.V. 009-004-004-48 = 8,956

Est. TCV/Total Floor Area = 0.00

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
4,600	4,600	4,600	1,521	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-100	0	13	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
4,500	4,500	4,500	1,534	1,534	0	

009-004-004-50 2017 Est. T.C.V. QUINT WILLIAM & ELEANOR
 Property Class: 402 W ANDERSON TRL
 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
Residentia 8 - 17 @\$1900			9.71 Acres		1900	100		18,449
			9.71 Total Acres				Total Est. Land Value =	18,449

2017 Est. T.C.V. 009-004-004-50 = 18,449

Est. TCV/Total Floor Area = 0.00, Most recent sale 12/01/2001 for 11,700

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
10,200	10,200	10,200	4,156	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-1,000	0	0	37	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
9,200	9,200	9,200	4,193	4,193	4,193	

009-004-004-58 2017 Est. T.C.V. NARVA GREGORY B
 Property Class: 401 9837 W CROOKED LAKE PARK RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A		\$5000			5000	100		5,000
199 Actual Front Feet, 0.80 Total Acres Total Est. Land Value =								5,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	10.27	1.00	96	50	493
Shed: Wood Frame	9.54	1.00	140	50	668
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	0.5	97	485
Total Estimated Land Improvements True Cash Value =					1,646

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

(11) Heating System: Forced Air w/ Ducts
 Ground Area = Size for Rates = 1456 SF Floor Area = 1456 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	55.50	-7.93	0.00	1456	69,262

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing			
Average Fixture(s)	630.00	1	630
3 Fixture Bath	1975.00	1	1,975

(14) Water/Sewer			
Well, 100 Feet	2550.00	1	2,550
1000 Gal Septic	2895.00	1	2,895

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

(16) Deck/Balcony			
Treated Wood,Standard	20.60	9	185
Treated Wood,Standard	15.72	21	330
Treated Wood w/Roof,Standard	23.55	80	1,884
Treated Wood,Standard	8.47	80	678

County Multiplier = 1.38 => Cost New = 112,890

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0, Depr.Cost = 95,956

Separately Depreciated Items:

(17) Garages			
Class:CD Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	16.02	768	12,303
County Multiplier = 1.38 =>			Cost New = 16,979
Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0,			Depr.Cost = 15,281

Total Depreciated Cost = 111,237
 ECF (424 - JENNINGS RESIDENTIAL) 0.600 => TCV of Bldg: 1 = 66,742

2017 Est. T.C.V. 009-004-004-58 = 73,388

Est. TCV/Total Floor Area = 50.40, Most recent sale 08/04/2015 for 53,000					
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
26,400	26,400	26,400	26,400	0.90	
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment
5,100	5,200	0	5,100	237	0

Parcel Number: 009-004-004-58

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2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
36,700	36,700	36,700	31,737	31,737	31,737

009-004-004-60 2017 Est. T.C.V. POSTEMA ROGER E SR TRUST
 Property Class: 402 W ANDERSON TRL
 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
Residentia 8 - 17 @\$1900			9.47 Acres		1900	100		17,993
			9.47 Total Acres				Total Est. Land Value =	17,993

2017 Est. T.C.V. 009-004-004-60 = 17,993

Est. TCV/Total Floor Area = 12.36

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
9,900	9,900	9,900	3,686	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-900	0	0	33	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
9,000	9,000	9,000	3,719	3,719	0	

009-004-004-68 2017 Est. T.C.V. NELSON JULIUS G & MARILYN R
 Property Class: 401 9799 W CROOKED LAKE PARK RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A		\$5000			5000	100		5,000
199 Actual Front Feet, 0.84 Total Acres Total Est. Land Value =								5,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Asphalt Paving	1.51	1.00	1500	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.0	97	970
Total Estimated Land Improvements True Cash Value =					970

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

(11) Heating System: Forced Air w/o Ducts

Ground Area = Size for Rates = 1352 SF Floor Area = 1352 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	56.18	-8.09	-0.71	1352	64,058

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

Treated Wood,Standard	6.59	240	1,582
Treated Wood,Standard	16.26	20	325
Treated Wood,Standard	16.26	20	325

(17) Garages

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

Base Cost	16.02	768	12,303
Automatic Doors	375.00	1	375

County Multiplier = 1.38 => Cost New = 122,038

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 109,834
 ECF (424 - JENNINGS RESIDENTIAL) 0.600 => TCV of Bldg: 1 = 65,900

2017 Est. T.C.V. 009-004-004-68 = 71,870

Est. TCV/Total Floor Area = 53.16, Most recent sale 09/01/2004 for 93,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
30,200	30,200	30,200	24,122	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	5,700	0	217	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
35,900	35,900	35,900	24,339	24,339	24,339	

009-004-004-70	2017 Est. T.C.V.	EDWARDS BENJAMIN I & JANE A
Property Class: 402		W CROOKED LAKE PARK RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$1900			9.48 Acres		1900	100		18,012
			9.48 Total Acres				Total Est. Land Value =	18,012

2017 Est. T.C.V. 009-004-004-70 = 18,012

Est. TCV/Total Floor Area = 13.32

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
10,000	10,000	10,000	4,097	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-1,000	0	0	36	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
9,000	9,000	9,000	4,133	4,133	4,133	

009-004-004-78 2017 Est. T.C.V. EDWARDS BENJAMIN I & JANE A
 Property Class: 402 W CROOKED LAKE PARK RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
40/FF	99.00	189.20	1.0000	1.0000	40	100		3,960
99 Actual Front Feet, 0.43 Total Acres Total Est. Land Value =								3,960

2017 Est. T.C.V. 009-004-004-78 = 3,960

Est. TCV/Total Floor Area = 2.93, Most recent sale 12/14/2001 for 11,500

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
2,000	2,000	2,000	868	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	7	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
2,000	2,000	2,000	875	875	875	

009-004-004-79	2017 Est. T.C.V.	EDWARDS BENJAMIN I & JANE A
Property Class: 402		W CROOKED LAKE PARK RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
40/FF	99.00	189.20	1.0000	1.0000	40	100		3,960
99 Actual Front Feet, 0.43	Total Acres		Total Est. Land Value =					3,960

2017 Est. T.C.V. 009-004-004-79 = 3,960

Est. TCV/Total Floor Area = 2.93

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
2,000	2,000	2,000	868	0.90

2017	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	0	0	7	0

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
2,000	2,000	2,000	875	875	875

009-004-005-00 2017 Est. T.C.V. INDIAN LAKES L C
 Property Class: 402 W POPLAR ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 1.CROOKED LAKE
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP C \$800	650.00	150.00	1.0000	1.0000	800	100		520,000
SALES & 2012 EQ RATE			6.390 Acres		2,269	100		14,500
650 Actual Front Feet, 8.63 Total Acres					Total Est.		Land Value =	534,500

2017 Est. T.C.V. 009-004-005-00 = 534,500

Est. TCV/Total Floor Area = 395.34

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
267,300	267,300	267,300	267,300	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
267,300	267,300	267,300	269,705	267,300	0	

009-004-006-00	2017 Est. T.C.V.	INDIAN LAKES L C
Property Class: 402		S CARPO ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 1.CROOKED LAKE
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP C \$800	1320.00	200.00	1.0000	1.0000	800	100		1,056,000
SALES & 2012 EQ RATE			26.930 Acres		1,900	100		51,167
1320 Actual Front Feet, 32.99			Total Acres		Total Est.		Land Value =	1,107,167

2017 Est. T.C.V. 009-004-006-00 = 1,107,167

Est. TCV/Total Floor Area = 818.91

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
553,600	553,600	553,600	405,753	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	3,651	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
553,600	553,600	553,600	409,404	409,404	0	

009-005-001-00 2017 Est. T.C.V. BAIRD BONNIE
 Property Class: 402 W POPLAR ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
JENNINGS B TYPE	258.00	165.00	1.0000	1.0000	20	100		5,160
258 Actual Front Feet, 0.98 Total Acres							Total Est. Land Value =	5,160

2017 Est. T.C.V. 009-005-001-00 = 5,160

Est. TCV/Total Floor Area = 3.82, Most recent sale 01/09/2015 for 5,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
2,600	2,600	2,600	2,600	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
2,600	2,600	2,600	2,623	2,600	0	

009-005-002-00	2017 Est. T.C.V.	VANUSKIRK JOHN & JOY
Property Class: 402		W POPLAR ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
JENNINGS	50.00	165.00	1.0000	1.0000	40	100		2,000
50 Actual Front Feet, 0.19 Total Acres					Total Est. Land Value =			2,000

2017 Est. T.C.V. 009-005-002-00 = 2,000

Est. TCV/Total Floor Area = 1.48

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
1,000	1,000	1,000	959	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	8	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
1,000	1,000	1,000	967	967	0	

009-005-003-00 2017 Est. T.C.V. INDIAN LAKES L C
 Property Class: 402 OLD RR RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia LTDACCESS@\$1200	164.28	164.28	Acres		1200	100		197,136
	164.28	Total Acres			Total Est.		Land Value =	197,136

2017 Est. T.C.V. 009-005-003-00 = 197,136

Est. TCV/Total Floor Area = 145.81

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
82,100	82,100	82,100	47,846	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	16,500	0	0	430	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
98,600	98,600	98,600	48,276	48,276	0	

009-005-004-00 2017 Est. T.C.V. INDIAN LAKES L C
 Property Class: 402 S LA CHANCE RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia LTDACCESS@\$1200	126.12	126.12	Acres	1200	100			151,344
	126.12	Total Acres					Total Est. Land Value =	151,344

2017 Est. T.C.V. 009-005-004-00 = 151,344

Est. TCV/Total Floor Area = 111.94

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
63,100	63,100	63,100	44,501	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	12,600	0	0	400	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
75,700	75,700	75,700	44,901	44,901	0	

009-005-005-00 2017 Est. T.C.V. INDIAN LAKES L C
 Property Class: 402 OLD RR RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia LTDACCESS@\$1200	160.00	160.00	Acres	1200	100			192,000
	160.00	Total Acres					Total Est. Land Value =	192,000

2017 Est. T.C.V. 009-005-005-00 = 192,000

Est. TCV/Total Floor Area = 142.01

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
80,000	80,000	80,000	50,432	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	16,000	0	0	453	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
96,000	96,000	96,000	50,885	50,885	0	

009-005-006-00 2017 Est. T.C.V. ROSTED DOUGLAS R
 Property Class: 401 137 S CRAPO ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
66 Actual Front Feet, 0.16 Total Acres							Total Est. Land Value =	1,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

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

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 0

(11) Heating System: Space Heater

Ground Area = Size for Rates = 1152 SF Floor Area = 1152 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	47.07	-8.11	-1.89	768	28,470
1	Story Siding	Basement	47.07	0.00	-1.89	384	17,349

Other Additions/Adjustments	Rate	Size	Cost
No Concrete Floor Deduction	-2.34	384	-899

(13) Plumbing

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

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1235.00	1	1,235
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(16) Porches

WCP (1 Story), Standard	22.42	144	3,228
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(17) Garages

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

Base Cost	14.60	720	10,512
Mechanical Doors	325.00	1	325
No Floor Deduction	-3.00	720	-2,160

County Multiplier = 1.38 => Cost New = 87,949

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 57,167
 ECF (424 - JENNINGS RESIDENTIAL) 0.500 => TCV of Bldg: 1 = 28,583

2017 Est. T.C.V. 009-005-006-00 = 30,058

Est. TCV/Total Floor Area = 26.09

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
19,300	19,300	19,300	9,903	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-4,300	0	89	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
15,000	15,000	15,000	9,992	9,992	9,992	

02:13 PM

009-005-007-00	2017 Est. T.C.V.	TRIBLEY ANTHONY JAMES & JANELLE RAE
Property Class: 401		119 S CRAPO ST
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	7000				7000	100		7,000
132 Actual Front Feet,	0.40	Total Acres			Total Est. Land Value =			7,000

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.44	1.00	264	71	645
Total Estimated Land Improvements True Cash Value =					645

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 = 1242 SF Floor Area = 1242 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Block	Crawl Space	66.22	-9.23	0.00	1242	70,782

Other Additions/Adjustments Rate Size Cost

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

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

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

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

(17) Garages
Class:C Exterior: Siding Foundation: 18 Inch (Unfinished)
Base Cost 17.55 576 10,109
Mechanical Doors 350.00 2 700

County Multiplier = 1.42 => Cost New = 134,903

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 87,687
ECF (424 - JENNINGS RESIDENTIAL) 0.500 => TCV of Bldg: 1 = 43,844

2017 Est. T.C.V. 009-005-007-00 = 51,489

Est. TCV/Total Floor Area = 41.46, Most recent sale 05/23/2000 for 0

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
30,400	30,400	30,400	23,029	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-4,700	0	207	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
25,700	25,700	25,700	23,236	23,236	23,236

009-005-008-00	2017 Est. T.C.V.	INDIAN LAKES L C
Property Class: 402		S ASPEN ST
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
Residentia LTDACCESS@	\$1200	77.97	Acres	1200	100			93,564
		77.97	Total Acres				Total Est. Land Value =	93,564

2017 Est. T.C.V. 009-005-008-00 = 93,564

Est. TCV/Total Floor Area = 75.33

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
39,000	39,000	39,000	27,479	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	7,800	0	247	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
46,800	46,800	46,800	27,726	27,726	0

009-005-009-00 2017 Est. T.C.V. INDIAN LAKES L C
 Property Class: 402 S CRAPO ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$1900		11.09	Acres	1900	100			21,071
		11.09	Total Acres				Total Est. Land Value =	21,071

2017 Est. T.C.V. 009-005-009-00 = 21,071

Est. TCV/Total Floor Area = 16.97

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
11,600	11,600	11,600	7,169	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-1,100	0	0	64	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
10,500	10,500	10,500	7,233	7,233	0	

009-006-001-00	2017 Est. T.C.V.	STATE OF MICHIGAN
Property Class: 700		OLD RR RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 121 - 300@\$2200		165.44	Acres		2200	100		363,968
		165.44	Total Acres				Total Est. Land Value =	363,968

2017 Est. T.C.V. 009-006-001-00 = 0

Est. TCV/Total Floor Area = 0.00

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
0	0	0	0	0.90

2017	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	0	0	0	0

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
0	0	0	0	0	0

009-006-002-00 2017 Est. T.C.V. STATE OF MICHIGAN
 Property Class: 700 X W ROUND LAKE RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 121 - 300@\$2200		260.21	Acres		2200	100		572,462
		260.21	Total Acres				Total Est. Land Value =	572,462

2017 Est. T.C.V. 009-006-002-00 = 0

Est. TCV/Total Floor Area = 0.00

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
0	0	0	0	0.90

2017	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	0	0

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
0	0	0	0	0	0

009-006-003-00	2017 Est. T.C.V.	JEWELL HAROLD B REV LIVING TRUST
Property Class: 402		W ROUND LAKE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia LTDACCESS@\$1200	80.00	Acres	1200	100				96,000
	80.00	Total Acres					Total Est. Land Value =	96,000

2017 Est. T.C.V. 009-006-003-00 = 96,000

Est. TCV/Total Floor Area = 77.29

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
40,000	40,000	40,000	25,356	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	8,000	0	0	228	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
48,000	48,000	48,000	25,584	25,584	25,584	

009-006-004-00	2017 Est. T.C.V.	STATE OF MICHIGAN
Property Class: 700		
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
Residentia 121 - 300@\$2200		80.00	Acres		2200	100		176,000
		80.00	Total Acres				Total Est. Land Value =	176,000

2017 Est. T.C.V. 009-006-004-00 = 0

Est. TCV/Total Floor Area = 0.00

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
0	0	0	0	0.90

2017	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	0	0

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
0	0	0	0	0	0

009-006-005-00	2017 Est. T.C.V.	PINGEL KELLY A
Property Class: 401		W ROUND LAKE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia LTDACCESS@	\$1200	73.94	Acres	1200	100			88,728
		73.94	Total Acres				Total Est. Land Value =	88,728

< Cost Estimates for Res. Building: 1 Mobile Home Class: Low Quality >
(11) Heating System: Forced Warm Air

Unit	Exterior	Roof	Rate	Heat/Roof	Ext.(%)	Size	Cost
BaseUnit	Ribbed	Metal	38.35	0.00	0	720	27,612

Other Additions/Adjustments	Rate	Size	Cost
Expando	21.00	72	1,512

(2) Skirting				
Metal Enamel	5.43	144	782	

(9) Foundation				
Foundation Wall: Concrete	7.13	0	0	

(13) Plumbing				
Average Fixture(s)	405.00	1	405	

(14) Water/Sewer				
Well, 100 Feet	2425.00	1	2,425	
1000 Gal Septic	2720.00	1	2,720	

(15) Built-Ins & Fireplaces				
Appliance Allowance	1235.00	1	1,235	

(16) Deck/Balcony				
Pine,Standard	6.61	72	476	
Pine,Standard	13.83	16	221	

County Multiplier = 1.38 => Cost New = 51,596

Phy/Ab.Phy/Func/Econ/Comb.%Good= 35/100/100/100/35.0, Depr.Cost = 18,058

Separately Depreciated Items:

Unit-in-Place Cost Items:

TRAVEL TRAILER	1.00	2000	2,000
County Multiplier = 1.38 =>		Cost New =	2,760
Phy/Ab.Phy/Func/Econ/Comb.%Good= 95/100/100/100/95.0,		Depr.Cost =	2,622

Total Depreciated Cost = 20,680

ECF (RESIDENTIAL RURAL/ NON SUB) 0.500 => TCV of Bldg: 1 = 10,340

2017 Est. T.C.V. 009-006-005-00 = 99,068

Est. TCV/Total Floor Area = 137.59, Most recent sale 06/28/1991 for 31,600

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
42,600	42,600	42,600	34,830	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	6,900	0	0	313	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
49,500	49,500	49,500	35,143	35,143	0	

009-007-001-00	2017 Est. T.C.V.	CALVERT TODD R
Property Class: 401		11745 W ROUND LAKE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 7. ROUND LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 280/FF	149.00	0.00	1.0000	1.0000	280	100		41,720
2008-11 SALES & 11EQ			10.100 Acres		2,100	100		21,210
149 Actual Front Feet, 10.10 Total Acres								Total Est. Land Value =
								62,930

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 C Blt 1995

(11) Heating System: Forced Air w/ Ducts
 Ground Area = Size for Rates = 1176 SF Floor Area = 1176 SF.
 Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost
 1 Story Siding Basement 65.26 0.00 0.00 1176 76,746

Other Additions/Adjustments Rate Size Cost

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

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

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

(16) Deck/Balcony
 Pine w/Roof, Standard 20.80 100 2,080
 Treated Wood, Standard 6.40 448 2,867

(17) Garages
 Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)
 Base Cost 17.84 672 11,988
 Common Wall: 1 Wall -1300.00 1 -1,300
 Automatic Doors 375.00 1 375

County Multiplier = 1.38 => Cost New = 141,542

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0, Depr.Cost = 120,310
 ECF (408 - ROUND LAKE RESIDENTIAL) 1.250 => TCV of Bldg: 1 = 150,388

2017 Est. T.C.V. 009-007-001-00 = 215,693

Est. TCV/Total Floor Area = 183.41, Most recent sale 04/24/2015 for 224,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
105,800	105,800	105,800	105,800	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	2,000	0	0	952	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
107,800	107,800	107,800	106,752	106,752	0

009-007-001-40 2017 Est. T.C.V. BEILHARZ DOUGLAS & EDWARD
 Property Class: 401 11725 W ROUND LAKE RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 7. ROUND LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 280/FF	149.00	0.00	1.0000	1.0000	280	100	LOCATION	41,720
RES 7 RATE 2200/A			10.14 Acres		2200	100		22,308
149 Actual Front Feet, 10.14 Total Acres Total Est. Land Value =								64,028

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Ren. Conc.	5.31	1.00	605	94	3,020
Shed: Wood Frame	13.98	1.00	127	94	1,669
Total Estimated Land Improvements True Cash Value =					4,689

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

Unit	Exterior	Roof	Rate	Heat/Roof	Ext.(%)	Size	Cost
BaseUnit	Hardboard	Comp.Shingle	53.72	0.00	0	374	20,091

Other Additions/Adjustments Rate Size Cost

(2) Skirting							
Sim.Stone/Brick			9.54			92	878

(9) Foundation							
Foundation Wall: Concrete			7.38			0	0

(13) Plumbing							
Average Fixture(s)			645.00			1	645

(14) Water/Sewer							
Well, 50 Feet			1575.00			1	1,575
1000 Gal Septic			2720.00			1	2,720

(15) Built-Ins & Fireplaces							
Appliance Allowance			1235.00			1	1,235

(16) Porches							
WCP (1 Story), Standard			24.44			118	2,884

(16) Deck/Balcony							
Treated Wood,Standard			15.57			20	311
Treated Wood,Standard			8.78			63	553

County Multiplier = 1.38 => Cost New = 42,632

Phy/Ab.Phy/Func/Econ/Comb.%Good= 87/100/100/100/87.0, Depr.Cost = 37,089
 ECF (408 - ROUND LAKE RESIDENTIAL) 0.600 => TCV of Bldg: 1 = 22,254

2017 Est. T.C.V. 009-007-001-40 = 90,971

Est. TCV/Total Floor Area = 243.24

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
46,900	46,900	46,900	37,339	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-1,400	0	336	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
45,500	45,500	45,500	37,675	37,675	0	

009-007-001-60 2017 Est. T.C.V. HAMMACK EDWARD C & ALICE J
 Property Class: 401 11749 W ROUND LAKE RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 7. ROUND LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 280/FF	149.00	0.00	1.0000	1.0000	280	100		41,720
RES 7 RATE 1900/A		10.10	Acres		1900	100		19,190
149 Actual Front Feet, 10.10 Total Acres Total Est. Land Value =								60,910

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	320	94	1,266
Shed: Wood Frame	11.06	1.00	120	94	1,247
Shed: Wood Frame	9.83	1.00	192	94	1,774
Total Estimated Land Improvements True Cash Value =					4,287

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C+10 Blt 2007

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1120 SF Floor Area = 1680 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Pine Logs	Basement	96.02	0.00	0.00	1120	107,542

Other Additions/Adjustments	Rate	Size	Cost
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(1) Exterior

Stone Veneer	10.25	210	2,153
Walk out Basement Door(s)	775.00	2	1,550

(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
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(16) Porches

WCP (1 Story), Standard	18.75	320	6,000
CPP, Standard	15.73	96	1,510
WCP (1 Story), Standard	25.55	128	3,270

County Multiplier = 1.38 => Cost New = 183,382

Phy/Ab.Phy/Func/Econ/Comb.%Good= 92/100/100/100/92.0, Depr.Cost = 168,711

Separately Depreciated Items:

(9) Basement Finish

Basement Recreation Finish	11.45	1120	12,824
County Multiplier = 1.38 =>		Cost New =	17,697
Phy/Ab.Phy/Func/Econ/Comb.%Good= 50/100/100/100/50.0,		Depr.Cost =	8,849

Total Depreciated Cost = 177,560

ECF (408 - ROUND LAKE RESIDENTIAL) 1.200 => TCV of Bldg: 1 = 213,072

2017 Est. T.C.V. 009-007-001-60 = 278,269

Est. TCV/Total Floor Area = 165.64

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
134,000	134,000	134,000	92,353	0.90	
2017	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses

Parcel Number: 009-007-001-60

Page: 2

0	5,100	0	0	831	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
139,100	139,100	139,100	93,184	93,184	0

009-007-001-80 2017 Est. T.C.V. DOWLER DANNY L & ANNA M TRUST
 Property Class: 401 11701 W ROUND LAKE RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 7. ROUND LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 280/FF	155.00	0.00	1.0000	1.0000	280	100		43,400
RES 7 RATE 2200/A			10.11 Acres		2200	100		22,242
155 Actual Front Feet, 10.11 Total Acres Total Est. Land Value =								65,642

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	224	0	0
Fencing: Wd, Split, 2 Rail	7.50	1.00	50	0	0
Shed: Wood Frame	10.75	1.00	80	97	834

Residential Local Cost Land Improvements

Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 2500	2500.00	1.00	1.0	97	2,425
Total Estimated Land Improvements True Cash Value =					3,259

Cost Est. for Res. Bldg: 1 Single Family MANU-BOCA/STATE Cls C Blt 1986

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1472 SF Floor Area = 1472 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	62.96	-8.82	0.00	1232	66,700
1	Story Siding	Crawl Space	62.96	-8.82	0.00	240	12,994

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

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

(15) Built-Ins & Fireplaces

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

(16) Porches

CCP (1 Story), Standard	25.51	140	3,571
CCP (1 Story), Standard	25.51	140	3,571
WGEP (1 Story), Standard	30.68	224	6,872
WPP, Standard	33.70	16	539

(16) Deck/Balcony

Composite, Standard	7.06	278	1,963
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(17) Garages

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

Base Cost	18.78	864	16,226
Automatic Doors	375.00	2	750

County Multiplier = 1.38 => Cost New = 169,529

Notes: DOUBLE WIDE

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 110,194
 ECF (408 - ROUND LAKE RESIDENTIAL) 0.850 => TCV of Bldg: 1 = 93,665

Cost Est. for Res. Bldg: 2 Single Family 1S Cls CD Blt 0

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 440 SF Floor Area = 440 SF.

Parcel Number: 009-007-001-80 Page: 2

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	73.69	-12.78	0.00	440	26,800
Other Additions/Adjustments			Rate			Size	Cost
(13) Plumbing							
	Average Fixture(s)		630.00			1	630
(15) Built-Ins & Fireplaces							
	Appliance Allowance		1415.00			1	1,415
County Multiplier = 1.38 =>				Cost New =			39,807
Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0,				Depr.Cost =			23,884
ECF (408 - ROUND LAKE RESIDENTIAL) 1.200 => TCV of Bldg: 2 =							28,661

2017 Est. T.C.V. 009-007-001-80						=	191,227
Est. TCV/Total Floor Area = 100.01							
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
95,500	95,500	95,500	64,293	0.90			
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	100	0	0	578	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
95,600	95,600	95,600	64,871	64,871	64,871		

009-007-002-00 2017 Est. T.C.V. AKR LLC
 Property Class: 402 W ROUND LAKE RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 30 - 65	\$2000	33.11	Acres	2000	100			66,220
33.11 Total Acres Total Est. Land Value =								66,220

2017 Est. T.C.V. 009-007-002-00 = 66,220

Est. TCV/Total Floor Area = 34.63

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
29,800	29,800	29,800	26,579	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,300	0	0	239	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
33,100	33,100	33,100	26,818	26,818	0	

009-007-002-40 2017 Est. T.C.V. BEILHARZ DOUGLAS & EDWARD
 Property Class: 402 W ROUND LAKE RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 18	-29	@\$2000	18.62	Acres	2000	100		37,240
18.62 Total Acres Total Est. Land Value =								37,240

2017 Est. T.C.V. 009-007-002-40 = 37,240

Est. TCV/Total Floor Area = 19.48

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
18,600	18,600	18,600	7,698	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	69	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
18,600	18,600	18,600	7,767	7,767	0	

009-007-002-55	2017 Est. T.C.V.	JEWELL HAROLD B REV LIVING TRUST
Property Class: 401		11722 W ROUND LAKE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SALES & 2013 EQ RATE			20.000	Acres	2,100	100		42,000
		20.00	Total Acres		Total Est.		Land Value =	42,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	10.02	1.00	64	94	603
Total Estimated Land Improvements True Cash Value =					603

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 1980

(11) Heating System: Space Heater

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	57.79	-11.12	-1.89	520	23,286

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

Well, 50 Feet	1575.00	1	1,575
1000 Gal Septic	2720.00	1	2,720

(15) Built-Ins & Fireplaces

Appliance Allowance	1235.00	1	1,235
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(16) Porches

CGEP (1 Story), Standard	44.85	80	3,588
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County Multiplier = 1.38 => Cost New = 45,441

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 31,809

Separately Depreciated Items:

(16) Deck/Balcony

Treated Wood,Standard	6.92	144	996
County Multiplier = 1.38 =>		Cost New =	1,375
Phy/Ab.Phy/Func/Econ/Comb.%Good= 45/100/100/100/45.0,		Depr.Cost =	619

(17) Garages

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

Base Cost	9.61	960	9,226
No Floor Deduction	-3.00	960	-2,880
County Multiplier = 1.38 =>		Cost New =	8,757
Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0,		Depr.Cost =	7,443

	Total Depreciated Cost =	39,871
ECF (RESIDENTIAL RURAL/ NON SUB)	0.950 => TCV of Bldg: 1 =	37,878

2017 Est. T.C.V. 009-007-002-55 = 80,481

Est. TCV/Total Floor Area = 154.77					
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
39,100	39,100	39,100	22,878	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	1,100	0	0	205	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
40,200	40,200	40,200	23,083	23,083	23,083

009-007-002-65 2017 Est. T.C.V. WEBSTER BARRY
 Property Class: 401 W ROUND LAKE RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 7. ROUND LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 280/FF	225.00	0.00	1.0000	1.0000	280	100		63,000
RES 7 RATE 1900/A			11.19 Acres		1900	100		21,261
225 Actual Front Feet, 11.19 Total Acres Total Est. Land Value =								84,261

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	10.02	1.00	64	71	455
Total Estimated Land Improvements True Cash Value =					455

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 1937

(11) Heating System: Space Heater

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Pine Logs	Crawl Space	68.61	-9.28	-1.89	700	40,208

Other Additions/Adjustments Rate Size Cost

(13) Plumbing
 Average Fixture(s) 525.00 1 525

(14) Water/Sewer
 Well, 50 Feet 1575.00 1 1,575
 1000 Gal Septic 2720.00 1 2,720

(15) Built-Ins & Fireplaces
 Appliance Allowance 1235.00 1 1,235

(16) Porches
 CGEP (1 Story), Standard 28.90 224 6,474

County Multiplier = 1.38 => Cost New = 72,777

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, Depr.Cost = 40,027
 ECF (408 - ROUND LAKE RESIDENTIAL) 1.200 => TCV of Bldg: 1 = 48,032

2017 Est. T.C.V. 009-007-002-65 = 132,748

Est. TCV/Total Floor Area = 189.64

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
66,500	66,500	66,500	37,953	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-100	0	341	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
66,400	66,400	66,400	38,294	38,294	0	

009-007-002-85 2017 Est. T.C.V. FILE ROBERT S & VICKI S
 Property Class: 401 11871 W ROUND LAKE RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 7. ROUND LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 280/FF	210.00	0.00	1.0000	1.0000	280	100		58,800
RES 7 RATE 1900/A		10.01	Acres		1900	100		19,019
210 Actual Front Feet, 10.01 Total Acres Total Est. Land Value =								77,819

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	10.65	1.00	144	50	767
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 2500	2500.00	1.00	1.0	97	2,425
Total Estimated Land Improvements True Cash Value =					3,192

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C+10 Blt 1941

(11) Heating System: Space Heater

Ground Area = Size for Rates = 1430 SF Floor Area = 1430 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Pine Logs	Crawl Space	72.72	-9.78	0.00	1430	90,004

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
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(16) Porches

CCP (1 Story), Standard	20.41	272	5,552
CCP (1 Story), Standard	31.51	84	2,647

County Multiplier = 1.38 => Cost New = 147,194

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 95,676
 ECF (408 - ROUND LAKE RESIDENTIAL) 1.250 => TCV of Bldg: 1 = 119,595

2017 Est. T.C.V. 009-007-002-85 = 200,606

Est. TCV/Total Floor Area = 140.28, Most recent sale 08/03/2007 for 125,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
99,600	99,600	99,600	47,280	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	700	0	425	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
100,300	100,300	100,300	47,705	47,705	0

009-007-002-90 2017 Est. T.C.V. COX CHARLES T & ALICE TRUSTEES
 Property Class: 401 11817 W ROUND LAKE RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 7. ROUND LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 280/FF	210.00	0.00	1.0000	1.0000	280	100		58,800
RES 7 RATE 1900/A			10.01 Acres		1900	100		19,019
210 Actual Front Feet, 10.01 Total Acres Total Est. Land Value =								77,819

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	708	50	1,133
Shed: Wood Frame	9.48	1.00	144	50	683
Total Estimated Land Improvements True Cash Value =					1,816

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1939

(11) Heating System: Space Heater

Ground Area = Size for Rates = 594 SF Floor Area = 594 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Pine Logs	Crawl Space	71.22	-10.06	-2.85	594	34,636

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

Well, 50 Feet	1575.00	1	1,575
1000 Gal Septic	2895.00	1	2,895

(15) Built-Ins & Fireplaces

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

County Multiplier = 1.38 => Cost New = 61,550

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 49,240
 ECF (408 - ROUND LAKE RESIDENTIAL) 1.250 => TCV of Bldg: 1 = 61,550

2017 Est. T.C.V. 009-007-002-90 = 141,185

Est. TCV/Total Floor Area = 237.69

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
73,100	73,100	73,100	39,640	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-2,500	0	0	356	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
70,600	70,600	70,600	39,996	39,996	0	

009-007-003-00	2017 Est. T.C.V.	BURNS THOMAS & EVELYN L
Property Class: 401		11903 W ROUND LAKE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 7. ROUND LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 280/FF	200.00	0.00	1.0000	1.0000	280	100		56,000
RES 7 RATE 1900/A		10.01 Acres			1900	100		19,019
200 Actual Front Feet, 10.01 Total Acres Total Est. Land Value =								75,019

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	260	0	0
Shed: Wood Frame	11.40	1.00	100	95	1,083

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 =					2,033

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 1943

(11) Heating System: Space Heater

Ground Area = Size for Rates = 1446 SF Floor Area = 1446 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Pine Logs	Piers	65.95	-12.86	0.00	631	33,500
1	Story Siding	Crawl Space	63.13	-8.87	0.00	815	44,222

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
Fireplace: Wood Stove	1350.00	1	1,350

(16) Porches

WCP (1 Story), Standard	32.91	69	2,271
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(16) Deck/Balcony

Treated Wood, Standard	6.45	400	2,580
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County Multiplier = 1.38 => Cost New = 125,935

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 81,858
 ECF (408 - ROUND LAKE RESIDENTIAL) 1.250 => TCV of Bldg: 1 = 102,322

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 2006

Costs are taken from the Shed, Equipment, 4 Wall cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: D,Pole Quality: Average Percent Adj: +0

Base Rate for Upper Floors = 14.75

(10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 0.00 100%
 Adjusted Square Foot Cost for Upper Floors = 14.75

1 Stories	Number of Stories Multiplier: 1.000
Average Height per Story: 12	Height per Story Multiplier: 1.040
Ave. Floor Area: 1,536	Perimeter: 160 Perim. Multiplier: 1.051

Parcel Number: 009-007-003-00 Page: 2

Refined Square Foot Cost for Upper Floors: 16.12

County Multiplier: 1.38, Final Square Foot Cost for Upper Floors = 22.249

Total Floor Area: 1,536	Base Cost New of Upper Floors =	34,174
	Reproduction/Replacement Cost =	34,174
Eff. Age: 5 Phy. %Good/Abnr. Phy./Func./Econ./Overall %Good: 82 /100/100/100/82.0	Total Depreciated Cost =	28,023
ECF (408 - ROUND LAKE RESIDENTIAL)	1.000 => TCV of Bldg: 1 =	28,023
Replacement Cost/Floor Area= 22.25	Est. TCV/Floor Area= 18.24	

Total Estimated True Cash Value of Commercial/Industrial Buildings = 28,023

2017 Est. T.C.V. 009-007-003-00 = 207,397

Est. TCV/Total Floor Area = 69.55

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
103,200	103,200	103,200	55,711	0.90		
2017	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	500	0	0	501	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
103,700	103,700	103,700	56,212	56,212	0	

009-007-003-50	2017 Est. T.C.V.	SCOTT BARRY & BETH MILLARD
Property Class: 401		11939 W ROUND LAKE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 7. ROUND LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 280/FF	200.00	0.00	1.0000	1.0000	280	100		56,000
RES 7 RATE 1900/A		10.01	Acres		1900	100		19,019
200 Actual Front Feet, 10.01 Total Acres Total Est. Land Value =								75,019

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

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

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

(11) Heating System: Space Heater

Ground Area = Size for Rates = 660 SF Floor Area = 660 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	65.25	-11.58	-2.85	660	33,541

Other Additions/Adjustments	Rate	Size	Cost
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(16) Deck/Balcony

Treated Wood, Standard	7.27	144	1,047
Roof Cover Only, Standard	17.30	45	779

County Multiplier = 1.38 => Cost New = 48,806

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0, Depr.Cost = 36,604
 ECF (408 - ROUND LAKE RESIDENTIAL) 1.250 => TCV of Bldg: 1 = 45,756

Cost Est. for Res. Bldg: 2 Single Family 1S Cls C+10 Blt 2013

(11) Heating System: Forced Air w/ Ducts

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

Ground Area = Size for Rates = 1425 SF Floor Area = 1425 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	69.59	0.00	-4.35	1425	92,967

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

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
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(16) Porches

WPP, Standard	8.06	461	3,716
WCP (1 Story), Standard	16.79	471	7,908
WCP (1 Story), Standard	36.90	50	1,845

(17) Garages

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

Base Cost	10.13	1080	10,940
Mechanical Doors	350.00	2	700

Parcel Number: 009-007-003-50

Page: 2

County Multiplier = 1.38 =>
Notes: 2013

Cost New = 175,689

Phy/Ab.Phy/Func/Econ/Comb.%Good= 98/100/100/100/98.0, Depr.Cost = 172,176
ECF (408 - ROUND LAKE RESIDENTIAL) 1.200 => TCV of Bldg: 2 = 206,611

2017 Est. T.C.V. 009-007-003-50 = 327,861

Est. TCV/Total Floor Area = 157.25

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
156,500	156,500	156,500	120,248	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	7,400	0	0	1,082	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
163,900	163,900	163,900	121,330	121,330	121,330	

009-007-003-90	2017 Est. T.C.V.	HEATLIE CLAUDIA P & MIGDA CAROL P &
Property Class: 401		W ROUND LAKE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 7. ROUND LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 280/FF	200.00	0.00	1.0000	1.0000	280	100		56,000
RES 7 RATE 1900/A		10.01 Acres			1900	100		19,019
200 Actual Front Feet, 10.01 Total Acres Total Est. Land Value =								75,019

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	8.46	1.00	144	71	865
Total Estimated Land Improvements True Cash Value =					865

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 1939

(11) Heating System: Space Heater

Ground Area = Size for Rates = 594 SF Floor Area = 594 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Pine Logs	Slab	71.22	-10.76	-1.89	594	34,791

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing
Average Fixture(s) 525.00 1 525

(14) Water/Sewer
Well, 100 Feet 2425.00 1 2,425
1000 Gal Septic 2720.00 1 2,720

(15) Built-Ins & Fireplaces
Appliance Allowance 1235.00 1 1,235
Fireplace: Exterior 1 Story 3050.00 1 3,050

County Multiplier = 1.38 => Cost New = 61,749

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, Depr.Cost = 33,962
ECF (408 - ROUND LAKE RESIDENTIAL) 1.200 => TCV of Bldg: 1 = 40,754

2017 Est. T.C.V. 009-007-003-90 = 116,638

Est. TCV/Total Floor Area = 196.36

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
58,500	58,500	58,500	33,606	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-200	0	302	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
58,300	58,300	58,300	33,908	33,908	0	

009-007-003-95 2017 Est. T.C.V. PARFITT CHRIS & MIGDA C & PARFITT C
 Property Class: 401 W ROUND LAKE RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 7. ROUND LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 280/FF	200.00	0.00	1.0000	1.0000	280	100		56,000
RES 7 RATE 1500/A		10.15 Acres			1500	100		15,225
200 Actual Front Feet, 10.15 Total Acres Total Est. Land Value =								71,225

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	120	95	340
Total Estimated Land Improvements True Cash Value =					340

Cost Est. for Res. Bldg: 1 Single Family LOG Cls D Blt 1938

(11) Heating System: Space Heater

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Pine Logs	Slab	77.90	-11.86	-1.89	240	15,396

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

3 Fixture Bath	1650.00	-1	-1,650
No Plumbing	-2725.00	1	-2,725

(15) Built-Ins & Fireplaces

Appliance Allowance	1235.00	1	1,235
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County Multiplier = 1.38 => Cost New = 16,913

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, Depr.Cost = 9,302
 ECF (408 - ROUND LAKE RESIDENTIAL) 1.200 => TCV of Bldg: 1 = 11,163

2017 Est. T.C.V. 009-007-003-95 = 82,728

Est. TCV/Total Floor Area = 344.70, Most recent sale 01/29/2016 for 55,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
42,900	42,900	42,900	24,359	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-1,500	0	0	17,041	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
41,400	41,400	41,400	24,578	41,400	0

009-007-004-00 2017 Est. T.C.V. GUNNERSON GORDON TRUSTEE
 Property Class: 401 W ROUND LAKE RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 7. ROUND LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 280/FF	190.00	2310.97	1.0000	1.0000	280	100		53,200
190 Actual Front Feet, 10.08 Total Acres Total Est. Land Value =								53,200

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

(11) Heating System: Space Heater

Ground Area = Size for Rates = 660 SF Floor Area = 660 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	65.25	-9.78	-2.85	660	34,729

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

Well, 50 Feet	1575.00	1	1,575
1000 Gal Septic	2895.00	1	2,895

(15) Built-Ins & Fireplaces

Appliance Allowance	1415.00	1	1,415
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(16) Porches

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

County Multiplier = 1.38 => Cost New = 72,218

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 43,331
 ECF (408 - ROUND LAKE RESIDENTIAL) 1.200 => TCV of Bldg: 1 = 51,997

2017 Est. T.C.V. 009-007-004-00 = 105,197

Est. TCV/Total Floor Area = 159.39

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
47,000	47,000	47,000	23,125	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	5,600	0	0	208	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
52,600	52,600	52,600	23,333	23,333	0	

009-007-004-15	2017 Est. T.C.V.	AKR LLC
Property Class: 402		W ROUND LAKE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 7. ROUND LAKE
* Factors * 433' X APROX 1953'

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
RES 7 RATE 1900/A		19.42 Acres	1900	100				36,898
		19.42 Total Acres	Total Est. Land Value =					36,898

2017 Est. T.C.V. 009-007-004-15 = 36,898

Est. TCV/Total Floor Area = 55.91

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
21,700	21,700	21,700	21,700	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-3,300	0	-3,300	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
18,400	18,400	18,400	21,895	18,400	0	

009-007-004-30	2017 Est. T.C.V.	LOONEY SELWYN & DIANA
Property Class: 402		W ROUND LAKE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 7. ROUND LAKE
 * Factors * 559'X AVG 1027'

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
RES 7 RATE 3400/A		13.18 Acres	3400	100				44,812
		13.18 Total Acres	Total Est. Land Value =					44,812

2017 Est. T.C.V. 009-007-004-30 = 44,812

Est. TCV/Total Floor Area = 67.90, Most recent sale 06/01/1999 for 35,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
28,000	28,000	28,000	28,000	0.90

2017	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-5,600	0	0	-5,600	0

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
22,400	22,400	22,400	28,252	22,400	0

009-007-004-45 2017 Est. T.C.V. GUNNERSON GORDON C TRUST
 Property Class: 402 W ROUND LAKE RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 7. ROUND LAKE

			* Factors *			369' X 1032'		
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
RES 7 RATE 3400/A			8.75 Acres		3400	100		29,750
			8.75 Total Acres				Total Est. Land Value =	29,750

2017 Est. T.C.V. 009-007-004-45 = 29,750

Est. TCV/Total Floor Area = 45.08

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
18,500	18,500	18,500	18,500	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-3,600	0	0	-3,600	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
14,900	14,900	14,900	18,666	14,900	0	

009-007-004-60 2017 Est. T.C.V. GUNNERSON GORDON C TRUST
 Property Class: 402 W ROUND LAKE RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 7. ROUND LAKE

			* Factors *			363' X 971'		
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
RES 7 RATE 5K/A			8.10	Acres	5000	100		40,500
		8.10	Total Acres				Total Est. Land Value =	40,500

2017 Est. T.C.V. 009-007-004-60 = 40,500

Est. TCV/Total Floor Area = 61.36

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
23,000	23,000	23,000	20,565	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-2,700	0	0	-265	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
20,300	20,300	20,300	20,750	20,300	0

009-007-004-70	2017 Est. T.C.V.	FREEMAN JACK & LINDA FAMILY TRUST
Property Class: 401		11659 W ROUND LAKE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 7. ROUND LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 280/FF	150.00	0.00	1.0000	1.0000	280	100		42,000
RES 7 RATE 1000/A		10.20	Acres		1000	100		10,200
150 Actual Front Feet, 10.20 Total Acres							Total Est. Land Value =	52,200

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Patio Blocks	8.13	1.00	192	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.0	97	970
Total Estimated Land Improvements True Cash Value =					970

Cost Est. for Res. Bldg: 1 Single Family 1.75S Cls C-5 Blt 2004

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1248 SF Floor Area = 1716 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.75	Story Siding	Basement	89.13	0.00	3.20	624	57,614
1	Story Siding	Basement	61.40	0.00	1.82	624	39,449

Other Additions/Adjustments

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

(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
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(16) Porches

WSEP (1 Story), Standard	23.98	240	5,755
WPP, Standard	14.97	96	1,437

(17) Basement Garages

Basement Garage: 2 Car	2100.00	1	2,100
Automatic Doors	375.00	1	375

County Multiplier = 1.38 => Cost New = 166,656

Phy/Ab.Phy/Func/Econ/Comb.%Good= 88/100/100/100/88.0, Depr.Cost = 146,658

Separately Depreciated Items:

(9) Basement Finish

Basement Recreation Finish	11.45	624	7,145
County Multiplier = 1.38 =>		Cost New =	9,860
Phy/Ab.Phy/Func/Econ/Comb.%Good= 50/100/100/100/50.0,		Depr.Cost =	4,930

Total Depreciated Cost = 151,588

ECF (408 - ROUND LAKE RESIDENTIAL) 1.250 => TCV of Bldg: 1 = 189,484

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 2010

Costs are taken from the Shed, Utility, 4 Wall cost schedules.

Parcel Number: 009-007-004-70

Page: 2

<<<<< Calculator Cost Computations >>>>>

Class: D,Pole Quality: Low Cost Percent Adj: +0

Base Rate for Upper Floors = 8.25

Adjusted Square Foot Cost for Upper Floors = 8.25

1 Stories Number of Stories Multiplier: 1.000

Average Height per Story: 10 Height per Story Multiplier: 1.000

Ave. Floor Area: 1,200 Perimeter: 0 Perim. Multiplier: 1.000

Refined Square Foot Cost for Upper Floors: 8.25

County Multiplier: 1.38, Final Square Foot Cost for Upper Floors = 11.385

Total Floor Area: 1,200 Base Cost New of Upper Floors = 13,662

Reproduction/Replacement Cost = 13,662

Eff.Age:5 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 82 /100/100/100/82.0

Total Depreciated Cost = 11,203

ECF (408 - ROUND LAKE RESIDENTIAL) 1.000 => TCV of Bldg: 1 = 11,203

Replacement Cost/Floor Area= 11.39 Est. TCV/Floor Area= 9.34

Total Estimated True Cash Value of Commercial/Industrial Buildings = 11,203

2017 Est. T.C.V. 009-007-004-70 = 253,857

Est. TCV/Total Floor Area = 87.06, Most recent sale 03/01/1997 for 60,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
126,100	126,100	126,100	90,610	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	800	0	0	815	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
126,900	126,900	126,900	91,425	91,425	91,425	

009-007-004-80 2017 Est. T.C.V. GUY THOMAS P & SALLY Y
 Property Class: 401 11665 W ROUND LAKE RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 7. ROUND LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 280/FF	149.00	0.00	1.0000	1.0000	280	100		41,720
2008-11 SALES & 11EQ			10.100	Acres	2,100	100		21,210
149 Actual Front Feet,	10.10	Total Acres			Total Est.		Land Value =	62,930

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 1993

(11) Heating System: Forced Heat & Cool

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	47.00	-8.09	2.59	720	29,880
1	Story Siding	Crawl Space	47.00	-8.09	2.59	440	18,260

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing
 Average Fixture(s) 525.00 1 525

(14) Water/Sewer
 Well, 100 Feet 2425.00 1 2,425
 1000 Gal Septic 2720.00 1 2,720

(15) Built-Ins & Fireplaces
 Appliance Allowance 1235.00 1 1,235

County Multiplier = 1.38 => Cost New = 75,962

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 60,770

Separately Depreciated Items:

Square footage # 2 is depreciated at 94 %Good... Base Cost Was = 18,260
 County Multiplier = 1.38 => Cost New = 25,199
 Phy/Ab.+hy/Func/Econ/Comb.%Good= 14/100/100/100/14.0, Depr.Cost = 3,528

(16) Porches
 WGEP (1 Story), Standard 35.48 128 4,541
 County Multiplier = 1.38 => Cost New = 6,267
 Phy/Ab.Phy/Func/Econ/Comb.%Good= 94/100/100/100/94.0, Depr.Cost = 5,891

(17) Garages
 Class:CD Exterior: Siding Foundation: 42 Inch (Unfinished)
 Base Cost 16.77 704 11,806
 Common Wall: 1/2 Wall -625.00 1 -625
 County Multiplier = 1.38 => Cost New = 15,430
 Phy/Ab.Phy/Func/Econ/Comb.%Good= 94/100/100/100/94.0, Depr.Cost = 14,504

Total Depreciated Cost = 84,693
 ECF (408 - ROUND LAKE RESIDENTIAL) 1.250 => TCV of Bldg: 1 = 105,866

2017 Est. T.C.V. 009-007-004-80 = 168,796

Est. TCV/Total Floor Area = 145.51, Most recent sale 07/22/2016 for 166,500

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
84,900	84,900	84,900	55,586	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-500	0	0	28,814	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
84,400	84,400	84,400	56,086	84,400	0

009-007-007-00 2017 Est. T.C.V. CORRION JULIAN L & RITA F
 Property Class: 402 W ROUND LAKE RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 30 - 65	\$2000	78.00	Acres	2000	100			156,000
78.00 Total Acres Total Est. Land Value =								156,000

2017 Est. T.C.V. 009-007-007-00 = 156,000

Est. TCV/Total Floor Area = 134.48

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
70,200	70,200	70,200	27,913	0.90

2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	7,800	0	0	251	0

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
78,000	78,000	78,000	28,164	28,164	0

009-007-008-00 2017 Est. T.C.V. AKR LLC
 Property Class: 401 W ROUND LAKE RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia PARTOF>20@\$2000		32.22 Acres			2000	100		64,440
		32.22 Total Acres					Total Est. Land Value =	64,440

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 2000

(11) Heating System: Space Heater

Ground Area = Size for Rates = 1152 SF Floor Area = 1152 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	57.75	-10.11	-2.85	1152	51,598

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

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

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

(15) Built-Ins & Fireplaces

Appliance Allowance		1415.00		1	1,415
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(16) Porches

CCP (1 Story), Standard		17.99		384	6,908
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County Multiplier = 1.38 => Cost New = 91,075

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 81,967
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 77,869

2017 Est. T.C.V. 009-007-008-00 = 142,309

Est. TCV/Total Floor Area = 123.53

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
70,400	70,400	70,400	56,322	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	800	0	0	506	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
71,200	71,200	71,200	56,828	56,828	0	

009-007-009-00	2017 Est. T.C.V.	POSHADLO ROBERT M & ALLISON F
Property Class: 401		11181 W ROUND LAKE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 66 - 120	\$2200	69.57	Acres	2200	100			153,054
69.57 Total Acres								Total Est. Land Value = 153,054

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	239	0	0
D/W/P: 4in Concrete	3.35	1.00	1335	0	0
D/W/P: 4in Concrete	3.35	1.00	107	0	0
D/W/P: 4in Concrete	3.35	1.00	620	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 MANU-BOCA/STATE Cls CD Blt 2013

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1992 SF Floor Area = 1992 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	52.97	-7.30	0.00	1848	84,398
1	Story Siding	Slab	52.97	-8.84	0.00	144	6,355

Other Additions/Adjustments

	Rate	Size	Cost
Wood Furnace Add-On	1375.00	1	1,375
Walk out Basement Door(s)	700.00	1	700

(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

	Rate	Size	Cost
Appliance Allowance	1415.00	1	1,415

(16) Porches

	Rate	Size	Cost
CSEP (1 Story), Standard	24.96	208	5,192

(16) Deck/Balcony

	Rate	Size	Cost
Treated Wood, Standard	12.51	32	400

(17) Garages

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

	Rate	Size	Cost
Base Cost	17.14	672	11,518
Common Wall: 1 Wall	-1225.00	1	-1,225
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 => Cost New = 163,569

Phy/Ab.Phy/Func/Econ/Comb.%Good= 98/100/100/100/98.0, Depr.Cost = 160,297

Separately Depreciated Items:

Local Cost Items:

	Rate	Size	Cost
GENERATOR	1500.00	1	1,500
Phy/Ab.Phy/Func/Econ/Comb.%Good= 95/100/100/100/95.0, Depr.Cost =			1,425

Parcel Number: 009-007-009-00 Page: 2

Total Depreciated Cost = 161,722
ECF (RESIDENTIAL RURAL/ NON SUB) 0.650 => TCV of Bldg: 1 = 105,119

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 2012

Costs are taken from the Shed, Utility, 4 Wall cost schedules.
<<<<< Calculator Cost Computations >>>>>
Class: D,Pole Quality: Average Percent Adj: +0

Base Rate for Upper Floors = 11.65
Adjusted Square Foot Cost for Upper Floors = 11.65

1 Stories Number of Stories Multiplier: 1.000
Average Height per Story: 16 Height per Story Multiplier: 1.120
Ave. Floor Area: 2,410 Perimeter: 0 Perim. Multiplier: 1.000
Refined Square Foot Cost for Upper Floors: 13.05

County Multiplier: 1.38, Final Square Foot Cost for Upper Floors = 18.006

Total Floor Area: 2,410 Base Cost New of Upper Floors = 43,395
Reproduction/Replacement Cost = 43,395
Eff.Age:1 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 96 /100/100/100/96.0
Total Depreciated Cost = 41,659

ECF (RESIDENTIAL RURAL/ NON SUB) 1.100 => TCV of Bldg: 1 = 45,825
Replacement Cost/Floor Area= 18.01 Est. TCV/Floor Area= 19.01

Total Estimated True Cash Value of Commercial/Industrial Buildings = 45,825

2017 Est. T.C.V. 009-007-009-00 = 308,748
Est. TCV/Total Floor Area = 70.14, Most recent sale 07/30/2012 for 115,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
126,500	126,500	126,500	107,073	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
7,100	20,800	0	7,100	963	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
154,400	154,400	154,400	115,136	115,136	0	

009-007-009-30 2017 Est. T.C.V. SCOTT ARTHUR W & SHANNON A
 Property Class: 401 11365 W ROUND LAKE RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
40/FF	313.69	277.73	1.0000	1.0000	40	100		12,548
314 Actual Front Feet, 2.00 Total Acres Total Est. Land Value =								12,548

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 MANU-BOCA/STATE Cls CD Blt 2013

(11) Heating System: Forced Heat & Cool
 Ground Area = Size for Rates = 1864 SF Floor Area = 1864 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	53.46	-7.43	1.87	1864	89,286

Other Additions/Adjustments	Rate	Size	Cost
(13) Plumbing			
Average Fixture(s)	630.00	1	630
(14) Water/Sewer			
Well, 100 Feet	2550.00	1	2,550
1000 Gal Septic	2895.00	1	2,895
(15) Built-Ins & Fireplaces			
Appliance Allowance	1415.00	1	1,415
(16) Porches			
CCP (1 Story), Standard	21.20	209	4,431
(17) Garages			
Class:CD Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	17.01	683	11,618
Common Wall: 1 Wall	-1225.00	1	-1,225
Automatic Doors	375.00	1	375

County Multiplier = 1.38 => Cost New = 154,524

Phy/Ab.Phy/Func/Econ/Comb.%Good= 98/100/100/100/98.0, Depr.Cost = 151,434
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.650 => TCV of Bldg: 1 = 98,432

2017 Est. T.C.V. 009-007-009-30 = 111,455
 Est. TCV/Total Floor Area = 59.79

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
48,300	48,300	48,300	48,300	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	7,400	0	0	434	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
55,700	55,700	55,700	48,734	48,734	48,734	

009-007-009-35 2017 Est. T.C.V. THOMAS BERNARD JR & ELAINE
 Property Class: 401 11095 W ROUND LAKE RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$1900		10.12 Acres			1900	100		19,228
		10.12 Total Acres					Total Est. Land Value =	19,228

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls D Blt 2000

(11) Heating System: Space Heater

Ground Area = Size for Rates = 512 SF Floor Area = 768 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Basement	74.06	0.00	-2.83	512	36,470

Other Additions/Adjustments	Rate	Size	Cost
Walk out Basement Door(s)	625.00	1	625

(13) Plumbing

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

1000 Gal Septic	2720.00	1	2,720
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(15) Built-Ins & Fireplaces

Appliance Allowance	1235.00	1	1,235
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County Multiplier = 1.38 => Cost New = 57,373

Phy/Ab.Phy/Func/Econ/Comb.%Good= 84/100/100/100/84.0, Depr.Cost = 48,193

Separately Depreciated Items:

(16) Deck/Balcony

Treated Wood,Standard	8.73	64	559
County Multiplier = 1.38 =>		Cost New =	771
Phy/Ab.Phy/Func/Econ/Comb.%Good= 98/100/100/100/98.0,		Depr.Cost =	756

Local Cost Items:

GENERATOR	1500.00	1	1,500
Phy/Ab.Phy/Func/Econ/Comb.%Good= 95/100/100/100/95.0,		Depr.Cost =	1,425

Total Depreciated Cost = 50,374
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 47,855

2017 Est. T.C.V. 009-007-009-35 = 67,083

Est. TCV/Total Floor Area = 87.35, Most recent sale 06/01/1999 for 81,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
36,400	36,400	36,400	27,575	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-2,900	0	0	248	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
33,500	33,500	33,500	27,823	27,823	0

009-007-009-42 2017 Est. T.C.V. THOMAS BERNARD JR & ELAINE
 Property Class: 402 W ROUND LAKE RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$1900		10.80	Acres	1900	100			20,520
		10.80	Total Acres				Total Est. Land Value =	20,520

2017 Est. T.C.V. 009-007-009-42 = 20,520

Est. TCV/Total Floor Area = 26.72

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
11,300	11,300	11,300	8,849	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-1,000	0	0	79	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
10,300	10,300	10,300	8,928	8,928	0	

009-007-009-50 2017 Est. T.C.V. CARLSTROM KEREY &
 Property Class: 402 W ROUND LAKE RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 66 - 120	\$2200	80.00	Acres	2200	100			176,000
80.00 Total Acres Total Est. Land Value =								176,000

2017 Est. T.C.V. 009-007-009-50 = 176,000

Est. TCV/Total Floor Area = 229.17

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
72,000	72,000	72,000	23,995	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	16,000	0	0	215	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
88,000	88,000	88,000	24,210	24,210	0	

009-007-010-00 2017 Est. T.C.V. TARCHALA JOHN & LINDA TRUST
 Property Class: 402 S SEELEY RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 7. ROUND LAKE

Description	Frontage	Depth	* Factors *		EASEMENT DIVIDES		Value
			Front	Depth	Rate	%Adj.	
MINOR RD TYPE	35.00	487.70	0.9417	1.0000	40	100	1,318
MINOR RD TYPE	100.00	434.73	0.9417	1.0000	40	100	3,767
135 Actual Front Feet, 1.39 Total Acres Total Est. Land Value =							5,085

2017 Est. T.C.V. 009-007-010-00							=	5,085
Est. TCV/Total Floor Area = 6.62, Most recent sale 11/04/2005 for 25,000								
2016 Assessed	MBOR	S.E.V.	Base for Cap		C.P.I.			
7,300	7,300	7,300	4,663		0.90			
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses		
	0	-4,800	0	0	-2,163	0		
2017 Assessed	MBOR	S.E.V.	Capped		->Taxable<-		PRE/MBT	
2,500	2,500	2,500	4,704		2,500		2,500	

009-007-010-35	2017 Est. T.C.V.	TARCHALA JOHN & LINDA TRUST
Property Class: 402		S SEELEY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 7. ROUND LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP C	152.00	363.95	1.0000	1.0000	100	100		15,200
152 Actual Front Feet, 1.27 Total Acres							Total Est. Land Value =	15,200

2017 Est. T.C.V. 009-007-010-35 = 15,200

Est. TCV/Total Floor Area = 19.79

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
9,500	9,500	9,500	9,360	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-1,900	0	0	-1,760	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
7,600	7,600	7,600	9,444	7,600	7,600	

009-007-010-70 2017 Est. T.C.V. TARCHALA JOHN & LINDA TRUST
 Property Class: 401 1991 S SEELEY RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 7. ROUND LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP C	156.00	295.31	1.0000	1.0000	100	100		15,600
ROW \$0/FF	801.00	97.45	1.0000	1.0000	0	100		0
957 Actual Front Feet, 2.85 Total Acres Total Est. Land Value =								15,600

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Ren. Conc.	4.21	1.00	480	0	0
Fencing: Wd, Split, 2 Rail	8.01	1.00	50	0	0

Residential Local Cost Land Improvements

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

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C+5 Blt 2004

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1616 SF Floor Area = 1616 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	65.17	0.00	0.00	1616	105,315

Other Additions/Adjustments Rate Size Cost

(9) Basement Finish

Basement Living Finish	17.25	342	5,900
Walk out Basement Door(s)	775.00	1	775

(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
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(16) Porches

WPP, Standard	7.10	737	5,233
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(17) Garages

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

Base Cost	19.17	816	15,643
Common Wall: 1 Wall	-1300.00	1	-1,300
Automatic Doors	375.00	1	375

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

Base Cost	15.68	480	7,526
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 => Cost New = 207,933

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0, Depr.Cost = 176,743

ECF (408 - ROUND LAKE RESIDENTIAL) 1.250 => TCV of Bldg: 1 = 220,929

2017 Est. T.C.V. 009-007-010-70 = 237,004

Est. TCV/Total Floor Area = 146.66, Most recent sale 04/16/2004 for 118,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
137,400	137,400	137,400	95,891	0.90	
2017	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses

Parcel Number: 009-007-010-70

Page: 2

0	-18,900	0	0	863	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
118,500	118,500	118,500	96,754	96,754	96,754

009-007-010-80	2017 Est. T.C.V.	BURNS ROBERT L & JUDITH M
Property Class: 401		1933 S SEELEY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 7. ROUND LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 280/FF	179.00	272.55	1.0000	1.0000	280	100		50,120
179 Actual Front Feet, 1.12 Total Acres								Total Est. Land Value = 50,120

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Ren. Conc.	4.21	1.00	480	0	0
D/W/P: Crushed Rock	1.24	1.00	1500	0	0
Fencing: Wire Mesh, #9	1.90	1.00	2400	0	0
Shed: Metal Prefab	8.69	1.00	120	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 2003

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1360 SF Floor Area = 1360 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	70.13	0.00	0.00	1360	95,377

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

Basement Recreation Finish	11.45	680	7,786
Walk out Basement Door(s)	775.00	1	775

(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
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(16) Porches

WPP, Standard	11.50	168	1,932
WPP, Standard	24.75	32	792

(17) Garages

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

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

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

Base Cost	11.14	768	8,556
Mechanical Doors	350.00	2	700

County Multiplier = 1.38 => Cost New = 190,220

Phy/Ab.Phy/Func/Econ/Comb.%Good= 86/100/100/100/86.0, Depr.Cost = 163,589
 ECF (408 - ROUND LAKE RESIDENTIAL) 1.250 => TCV of Bldg: 1 = 204,487

2017 Est. T.C.V. 009-007-010-80 = 256,982

Est. TCV/Total Floor Area = 188.96

2016 Assessed MBOR S.E.V. Base for Cap C.P.I.

Parcel Number: 009-007-010-80

Page: 2

	118,600	118,600	118,600	49,053	0.90	
2017	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	9,900	0	0	441	0
2017	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	128,500	128,500	128,500	49,494	49,494	49,494

009-007-010-90 2017 Est. T.C.V. HOUGHTON CARL O & SANDY
Property Class: 401 1883 S SEELEY RD
Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 7. ROUND LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A SITE 45					45000	100		45,000
204 Actual Front Feet, 0.49 Total Acres	Total Acres				Total Est. Land Value =			45,000

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	10.65	1.00	144	50	767
Shed: Wood Frame	12.61	1.00	64	50	404
Total Estimated Land Improvements True Cash Value =					1,170

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C Blt 1996

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 960 SF Floor Area = 1200 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25	Story Siding	Crawl Space	77.94	-9.88	0.00	960	65,338

Other Additions/Adjustments Rate Size Cost

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

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

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

(16) Porches
WPP, Standard 9.00 331 2,979
WPP, Standard 16.87 68 1,147

(17) Garages
Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)
Base Cost 19.37 566 10,963
Automatic Doors 375.00 1 375

County Multiplier = 1.38 => Cost New = 123,182

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 98,545
ECF (408 - ROUND LAKE RESIDENTIAL) 1.250 => TCV of Bldg: 1 = 123,182

2017 Est. T.C.V. 009-007-010-90 = 169,352

Est. TCV/Total Floor Area = 141.13

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
81,800	81,800	81,800	43,985	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	2,900	0	0	395	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
84,700	84,700	84,700	44,380	44,380	44,380

009-007-011-00 2017 Est. T.C.V. VANDYKE JAMES A ETAL
Property Class: 401 S SEELEY RD
Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 7. ROUND LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B	227.00	352.41	1.0000	1.0000	125	100		28,375
227 Actual Front Feet, 1.84 Total Acres Total Est. Land Value =								28,375

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

(11) Heating System: Space Heater

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

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

Other Additions/Adjustments	Rate	Size	Cost

County Multiplier = 1.38 => Cost New = 0

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, Depr.Cost = 0
ECF (408 - ROUND LAKE RESIDENTIAL) 1.200 => TCV of Bldg: 1 = 0

2017 Est. T.C.V. 009-007-011-00 = 28,375

Est. TCV/Total Floor Area = 0.00

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
12,000	12,000	12,000	11,935	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,200	0	0	107	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
14,200	14,200	14,200	12,042	12,042	0	

009-008-001-00	2017 Est. T.C.V.	HELMER BRIAN &
Property Class: 401		1394 S LA CHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 66 - 120	\$2200	75.00	Acres	2200	100			165,000
		75.00	Total Acres				Total Est. Land Value =	165,000

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	0	0
Shed: Wood Frame	6.93	1.00	320	50	1,109
Shed: Wood Frame	6.93	1.00	320	50	1,109

Residential Local Cost Land Improvements

Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 5000	5000.00	1.00	1.0	95	4,750
					Total Estimated Land Improvements True Cash Value = 6,968

< Cost Estimates for Res. Building: 1 Mobile Home Class: Low Quality >
 (11) Heating System: Forced Warm Air

Unit	Exterior	Roof	Rate	Heat/Roof	Ext.(%)	Size	Cost
BaseUnit	Ribbed	Metal	28.21	0.00	0	910	25,671

Other Additions/Adjustments	Rate	Size	Cost
Addition/Crawl	30.25	500	15,125
Free Standing Roof	4.15	1960	8,134

(9) Foundation

Foundation Wall: Block	6.84	144	986
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(13) Plumbing

Average Fixture(s)	405.00	1	405
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(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1235.00	1	1,235
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(17) Garages

Class:D Exterior: Pole Foundation: 42 Inch (Unfinished)			
Base Cost	12.98	600	7,788
Mechanical Doors	325.00	1	325

County Multiplier = 1.38 => Cost New = 89,443

Phy/Ab.Phy/Func/Econ/Comb.%Good= 35/100/100/100/35.0, Depr.Cost = 31,305
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.500 => TCV of Bldg: 1 = 15,653

2017 Est. T.C.V. 009-008-001-00 = 187,621

Est. TCV/Total Floor Area = 133.06

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
67,400	67,400	67,400	45,038	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	26,400	0	405	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
93,800	93,800	93,800	45,443	45,443	45,443	

009-008-002-00	2017 Est. T.C.V.	GALLOUP LORI ANN
Property Class: 401		1270 S LA CHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
40/FF	417.50	417.50	1.0000	1.0000	40	100		16,700
418 Actual Front Feet, 4.00 Total Acres Total Est. Land Value =								16,700

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	9.48	1.00	144	50	683
Total Estimated Land Improvements True Cash Value =					683

Cost Est. for Res. Bldg: 1 Single Family MANU-BOCA/STATE Cls CD Blt 1993

(11) Heating System: Forced Air w/ Ducts

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Piers	58.89	-12.57	0.00	1040	48,173

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

Treated Wood,Standard	8.05	96	773
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(17) Garages

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

Base Cost	18.45	576	10,627
Common Wall: 1/2 Wall	-625.00	1	-625
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 => Cost New = 93,996

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 75,197
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.650 => TCV of Bldg: 1 = 48,878

< Cost Estimates for Res. Building: 2 Mobile Home Class: Low Quality >

(11) Heating System: Wall Furnace

Unit	Exterior	Roof	Rate	Heat/Roof	Ext.(%)	Size	Cost
BaseUnit	Ribbed	Comp.Shingle	32.20	0.41	0	600	19,566

Other Additions/Adjustments	Rate	Size	Cost
Addition/Slab	28.45	600	17,070

(2) Skirting

Metal Enamel	5.43	74	402
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(9) Foundation

Foundation Wall: Concrete	7.13	0	0
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(13) Plumbing

Average Fixture(s)	405.00	1	405
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Parcel Number: 009-008-002-00

Page: 2

(14) Water/Sewer
Well, 50 Feet 1575.00 1 1,575
1000 Gal Septic 2720.00 1 2,720

(15) Built-Ins & Fireplaces
Appliance Allowance 1235.00 1 1,235

(17) Garages
Class:D Exterior: Siding Foundation: 18 Inch (Unfinished)
Base Cost 18.85 400 7,540
Mechanical Doors 325.00 1 325

County Multiplier = 1.38 => Cost New = 70,156
Notes: 1270 S LA CHANCE RD

Phy/Ab.Phy/Func/Econ/Comb.%Good= 35/100/100/100/35.0, Depr.Cost = 24,555
ECF (RESIDENTIAL RURAL/ NON SUB) 0.500 => TCV of Bldg: 2 = 12,277

2017 Est. T.C.V. 009-008-002-00 = 78,538

Est. TCV/Total Floor Area = 35.06

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
35,900	35,900	35,900	35,900	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,400	0	0	323	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
39,300	39,300	39,300	36,223	36,223	28,254	

009-008-003-00 2017 Est. T.C.V. HELMER BRIAN & CALVIN
 Property Class: 401 1468 S LA CHANCE RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
40/FF	264.00	165.00	1.0000	1.0000	40	100		10,560
264 Actual Front Feet, 1.00 Total Acres Total Est. Land Value =								10,560

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	480	0	0
Shed: Metal Prefab	8.66	1.00	70	45	273

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 =					748

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

Unit	Exterior	Roof	Rate	Heat/Roof	Ext.(%)	Size	Cost
BaseUnit	Ribbed	Metal	34.52	-0.79	-5	720	23,043

Other Additions/Adjustments	Rate	Size	Cost
Free Standing Roof	4.35	1472	6,403

(9) Foundation

Foundation Wall: Block	6.92	144	996
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(13) Plumbing

Average Fixture(s)	465.00	1	465
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(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1235.00	1	1,235
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(16) Porches

CSEP (1 Story), Standard	26.44	160	4,230
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(17) Garages

Class:CD	Exterior: Siding	Foundation: 18 Inch (Unfinished)	Base Cost	Size	Cost
			16.20	624	10,109
			350.00	2	700

County Multiplier = 1.38 => Cost New = 72,210

Phy/Ab.Phy/Func/Econ/Comb.%Good= 35/100/100/100/35.0, Depr.Cost = 25,274
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.500 => TCV of Bldg: 1 = 12,637

2017 Est. T.C.V. 009-008-003-00 = 23,945

Est. TCV/Total Floor Area = 33.26

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
12,600	12,600	12,600	11,233	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-600	0	0	101	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
12,000	12,000	12,000	11,334	11,334	11,334	

009-008-004-00 2017 Est. T.C.V. MAHON JASON M & JENIFER M
 Property Class: 401 1204 S LA CHANCE RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 18	-29	@\$2000	26.67	Acres	2000	100		53,340
26.67 Total Acres Total Est. Land Value =								53,340

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

(11) Heating System: Forced Air w/ Ducts

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Block	Slab	46.46	-8.90	0.66	1272	48,616

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1235.00	1	1,235
Fireplace: Interior 1 Story	2600.00	1	2,600

(16) Porches

CCP (1 Story), Standard	31.88	64	2,040
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(17) Garages

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

Base Cost	22.27	378	8,418
Common Wall: 1 Wall	-1372.00	1	-1,372
Mechanical Doors	325.00	1	325

County Multiplier = 1.42 => Cost New = 95,896

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, Depr.Cost = 52,743
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.900 => TCV of Bldg: 1 = 47,468

2017 Est. T.C.V. 009-008-004-00 = 100,808

Est. TCV/Total Floor Area = 79.25, Most recent sale 11/26/2012 for 30,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
50,100	50,100	50,100	39,963	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	300	0	0	359	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
50,400	50,400	50,400	40,322	40,322	0	

009-008-004-35 2017 Est. T.C.V. MAHON JASON M & JENNIFER
 Property Class: 402 S LA CHANCE RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS
 * Factors * 439 X 2649

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 18	-29	@\$2000	26.70	Acres	2000	100		53,400
26.70 Total Acres Total Est. Land Value =								53,400

2017 Est. T.C.V. 009-008-004-35 = 53,400
 Est. TCV/Total Floor Area = 41.98, Most recent sale 02/11/2011 for 50,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
26,700	26,700	26,700	20,706	0.90		
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	0	186	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
26,700	26,700	26,700	20,892	20,892		0

009-008-004-70 2017 Est. T.C.V. MAHON JASON M & JENNIFER
 Property Class: 402 S LA CHANCE RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 18	-29	@\$2000	26.67	Acres	2000	100		53,340
26.67 Total Acres Total Est. Land Value =								53,340

2017 Est. T.C.V. 009-008-004-70 = 53,340

Est. TCV/Total Floor Area = 41.93, Most recent sale 08/19/2005 for 8,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
26,700	26,700	26,700	20,706	0.90

2017	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	0	0	0	186	0

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
26,700	26,700	26,700	20,892	20,892	0

009-008-006-00 2017 Est. T.C.V. CORRION ROBERT R & RHEA B
 Property Class: 402 W ROUND LAKE RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 66 - 120	\$2200	80.00	Acres	2200	100			176,000
		80.00	Total Acres				Total Est. Land Value =	176,000

2017 Est. T.C.V. 009-008-006-00 = 176,000

Est. TCV/Total Floor Area = 120.88

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
72,000	72,000	72,000	22,625	0.90

2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	16,000	0	0	203	0

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
88,000	88,000	88,000	22,828	22,828	0

009-008-007-00 2017 Est. T.C.V. MAHON JEROME P & ALICE F
 Property Class: 402 W ROUND LAKE RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 66 - 120	\$2200	80.00	Acres	2200	100			176,000
		80.00	Total Acres				Total Est. Land Value =	176,000

2017 Est. T.C.V. 009-008-007-00 = 176,000

Est. TCV/Total Floor Area = 120.88

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
72,000	72,000	72,000	22,625	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	16,000	0	0	203	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
88,000	88,000	88,000	22,828	22,828	0	

009-008-008-50 2017 Est. T.C.V. THOMPSON MICHAEL J
 Property Class: 401 S LA CHANCE RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 30 - 65	\$2000		45.65 Acres		2000	100		91,300
45.65 Total Acres Total Est. Land Value =								91,300

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

(11) Heating System: Wall/Floor Furnace

Ground Area = Size for Rates = 0 SF Floor Area = 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: 42 Inch (Finished)

Base Cost	20.80	576	11,981
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County Multiplier = 1.38 => Cost New = 16,534

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0, Depr.Cost = 14,053
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 13,351

2017 Est. T.C.V. 009-008-008-50 = 104,651

Est. TCV/Total Floor Area = 0.00, Most recent sale 07/01/1999 for 46,500

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
40,600	40,600	40,600	28,816	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	11,700	0	0	259	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
52,300	52,300	52,300	29,075	29,075	0

009-008-009-00 2017 Est. T.C.V. BLOOM CHAWNELL
 Property Class: 401 1754 S LA CHANCE RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia PARTOF>10@\$2000	20.00	Acres	2000	100				40,000
	20.00	Total Acres			Total Est.		Land Value =	40,000

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 572 SF Floor Area = 572 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1+	Story Block	Slab	59.28	-10.86	0.66	572	28,074

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

Well, 50 Feet	1575.00	1	1,575
1000 Gal Septic	2720.00	1	2,720

(15) Built-Ins & Fireplaces

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

(17) Garages

Class:D Exterior: Block Foundation: 42 Inch (Unfinished)			
Base Cost	22.66	364	8,248
Common Wall: 1 Wall	-1372.00	1	-1,372
Mechanical Doors	325.00	1	325
Storage area over garage	3.75	500	1,875
Class:D Exterior: Block Foundation: 18 Inch (Unfinished)			
Base Cost	12.70	1152	14,630
Mechanical Doors	325.00	1	325

County Multiplier = 1.42 => Cost New = 86,919

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, Depr.Cost = 47,805
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.900 => TCV of Bldg: 1 = 43,025

2017 Est. T.C.V. 009-008-009-00 = 83,025

Est. TCV/Total Floor Area = 145.15, Most recent sale 04/29/2014 for 77,500

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
42,200	42,200	42,200	39,819	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-700	0	0	358	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
41,500	41,500	41,500	40,177	40,177	40,177	

Parcel Number: 009-008-009-40

Page: 2

Total Estimated True Cash Value of Commercial/Industrial Buildings = 1,358,365

2017 Est. T.C.V. 009-008-009-40 = 1,445,795

Est. TCV/Total Floor Area = 140.78, Most recent sale 02/02/2009 for 49,500

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
729,100	729,100	729,100	653,410	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-6,200	0	0	5,880	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
722,900	722,900	722,900	659,290	659,290	0	

009-008-009-50 2017 Est. T.C.V. ODREN RONALD G ETAL
 Property Class: 401 1990 S LA CHANCE RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 30 - 65	\$2000	40.00	Acres	2000	100			80,000
40.00 Total Acres Total Est. Land Value =								80,000

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

(11) Heating System: No Heating/Cooling

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
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Other Additions/Adjustments	Rate	Size	Cost
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(17) Garages

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

Base Cost	9.71	2400	23,304
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County Multiplier = 1.38 => Cost New = 32,160

Phy/Ab.Phy/Func/Econ/Comb.%Good= 99/100/100/100/99.0, Depr.Cost = 31,838
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 30,246

2017 Est. T.C.V. 009-008-009-50 = 110,246

Est. TCV/Total Floor Area = 0.00

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
50,200	50,200	50,200	41,102	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	4,900	0	0	369	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
55,100	55,100	55,100	41,471	41,471	0	

009-008-010-05 2017 Est. T.C.V. BAILEY DENNIS L
 Property Class: 401 10300 W ROUND LAKE RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
40/FF	316.00	232.96	1.0000	1.0000	40	100		12,640
316 Actual Front Feet, 1.69 Total Acres Total Est. Land Value =								12,640

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Concrete	3.12	1.00	790	0	0
Shed: Wood Frame	9.59	1.00	80	50	384
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.0	95	950
Total Estimated Land Improvements True Cash Value =					1,334

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

(11) Heating System: Forced Hot Water
 Ground Area = Size for Rates = 1792 SF Floor Area = 1792 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	43.51	-7.19	1.51	1792	67,791

Other Additions/Adjustments	Rate	Size	Cost
(13) Plumbing			
Average Fixture(s)	525.00	1	525
3 Fixture Bath	1650.00	1	1,650
(14) Water/Sewer			
Well, 100 Feet	2425.00	1	2,425
1000 Gal Septic	2720.00	1	2,720
(15) Built-Ins & Fireplaces			
Appliance Allowance	1235.00	1	1,235
(16) Porches			
WPP, Standard	8.10	351	2,843
(16) Breezeways			
Frame Wall,Finished	26.75	105	2,809
(17) Garages			
Class:D Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	17.65	576	10,166
Automatic Doors	350.00	1	350

County Multiplier = 1.38 => Cost New = 127,670
 Notes: DOUBLE WIDE

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0, Depr.Cost = 95,753
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.650 => TCV of Bldg: 1 = 62,239

2017 Est. T.C.V. 009-008-010-05	=	76,213				
Est. TCV/Total Floor Area = 42.53, Most recent sale 06/01/2000 for 7,400						
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
33,900	33,900	33,900	33,900	0.90		
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	4,200	0	0	0	305	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
38,100	38,100	38,100	34,205	34,205	34,205	

009-008-010-15 2017 Est. T.C.V. CORSON PATRICIA
 Property Class: 401 10265 W ROUND LAKE RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C>	.50	-1.0	AC	M/L	8000	100		8,000
209 Actual Front Feet, 1.00 Total Acres Total Est. Land Value =								8,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Ren. Conc.	3.78	1.00	351	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 MANU-NATIONAL Cls CD Blt 1997

(11) Heating System: Forced Air w/ Ducts

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	55.80	-8.01	0.00	1404	67,097

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1415.00	1	1,415
Fireplace: Direct-Vented Gas	925.00	1	925

(17) Garages

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

Base Cost	10.81	960	10,378
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 => Cost New = 121,736

Notes: 2015-02587 AFFMAN CROWN REGIS 1997 USED, S/N Y9744993ABW HUD LABEL RAD972457 RAD972458

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 109,563
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.550 => TCV of Bldg: 1 = 60,260

2017 Est. T.C.V. 009-008-010-15 = 68,735

Est. TCV/Total Floor Area = 48.96, Most recent sale 07/29/2015 for 63,750

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
28,900	28,900	28,900	28,900	0.90		
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	5,500		0	0	260	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
34,400	34,400	34,400	29,160	29,160	29,160	

009-008-010-20 2017 Est. T.C.V. SCARBROUGH TODD M
 Property Class: 401 10441 W ROUND LAKE RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C>	.50	-1.0	AC	M/L	8000	100		8,000
400 Actual Front Feet, 3.92 Total Acres Total Est. Land Value =								8,000

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1992

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1608 SF Floor Area = 2088 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	54.60	0.00	0.00	1128	61,589
2	Story Siding	Crawl Space	85.62	-7.73	0.00	480	37,387

Other Additions/Adjustments Rate Size Cost

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

(14) Water/Sewer
 Well, 100 Feet 2550.00 1 2,550
 1000 Gal Septic 2895.00 1 2,895

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

(17) Garages
 Class:CD Exterior: Siding Foundation: 42 Inch (Unfinished)
 Base Cost 24.38 320 7,802
 Common Wall: 1 Wall -1225.00 1 -1,225
 Mechanical Doors 350.00 1 350

County Multiplier = 1.38 => Cost New = 156,482

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 125,185
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 118,926

2017 Est. T.C.V. 009-008-010-20 = 126,926
 Est. TCV/Total Floor Area = 60.79

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
67,000	67,000	67,000	54,917	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-3,500	0	0	494	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
63,500	63,500	63,500	55,411	55,411	55,411	

009-008-010-30	2017 Est. T.C.V.	HALL ANGEL M
Property Class: 401		10252 W ROUND LAKE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> SITE 7000					7000	100		7,000
200 Actual Front Feet, 1.07 Total Acres							Total Est. Land Value =	7,000

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	10.15	1.00	100	75	761
	Total Estimated Land Improvements True Cash Value =				761

< Cost Estimates for Res. Building: 1 Mobile Home Class: Fair Quality >
(11) Heating System: Forced Warm Air

Unit	Exterior	Roof	Rate	Heat/Roof	Ext.(%)	Size	Cost
BaseUnit	Ribbed	Metal	28.32	0.00	-5	1280	34,437

Other Additions/Adjustments

	Rate	Size	Cost
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(2) Skirting			
Metal Enamel	5.60	196	1,098

(9) Foundation			
Foundation Wall: Concrete	7.28	0	0

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

(14) Water/Sewer			
Well, 100 Feet	2425.00	1	2,425
1000 Gal Septic	2720.00	1	2,720

(15) Built-Ins & Fireplaces			
Appliance Allowance	1235.00	1	1,235

County Multiplier = 1.38 => Cost New = 58,484
Phy/Ab.Phy/Func/Econ/Comb.%Good= 35/100/100/100/35.0, Depr.Cost = 20,469

Separately Depreciated Items:

(16) Deck/Balcony			
Treated Wood w/Roof,Standard	17.90	160	2,864
County Multiplier = 1.38 => Cost New =			3,952
Phy/Ab.Phy/Func/Econ/Comb.%Good= 62/100/100/100/62.0, Depr.Cost =			2,450

Total Depreciated Cost = 22,920
ECF (RESIDENTIAL RURAL/ NON SUB) 0.500 => TCV of Bldg: 1 = 11,460

2017 Est. T.C.V. 009-008-010-30 = 19,221
Est. TCV/Total Floor Area = 15.02, Most recent sale 05/19/2011 for 23,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
10,800	10,800	10,800	10,531	0.90		
2017 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	-1,200	0	0	-931	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
9,600	9,600	9,600	10,625	9,600	9,600	

009-008-010-40	2017 Est. T.C.V.	HELMER MARION
Property Class: 401		10370 W ROUND LAKE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> SITE	7000				7000	100		7,000
140 Actual Front Feet,	0.75	Total Acres			Total Est.		Land Value =	7,000

< Cost Estimates for Res. Building: 1 Mobile Home Class: Low Quality >
(11) Heating System: Forced Warm Air

Unit	Exterior	Roof	Rate	Heat/Roof	Ext.(%)	Size	Cost
BaseUnit	Ribbed	Metal	31.26	0.00	0	560	17,506

Other Additions/Adjustments	Rate	Size	Cost
Addition/Slab	28.45	408	11,608
Free Standing Roof	4.15	1040	4,316

(9) Foundation

Foundation Wall: Block	6.84	560	3,833
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(13) Plumbing

Average Fixture(s)	405.00	1	405
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(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1235.00	1	1,235
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(17) Garages

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

Base Cost	17.40	480	8,352
Mechanical Doors	325.00	1	325

County Multiplier = 1.38 => Cost New = 72,760

Phy/Ab.Phy/Func/Econ/Comb.%Good= 35/100/100/100/35.0, Depr.Cost = 25,466
ECF (RESIDENTIAL RURAL/ NON SUB) 0.500 => TCV of Bldg: 1 = 12,733

2017 Est. T.C.V. 009-008-010-40 = 19,733

Est. TCV/Total Floor Area = 20.39

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
9,800	9,800	9,800	8,425	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	100	0	0	75	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
9,900	9,900	9,900	8,500	8,500	8,500	

009-008-010-50	2017 Est. T.C.V.	KING LARRY WELLS
Property Class: 402		W ROUND LAKE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$1900		16.42	Acres	1900	100			31,198
		16.42	Total Acres				Total Est. Land Value =	31,198

2017 Est. T.C.V. 009-008-010-50 = 31,198

Est. TCV/Total Floor Area = 43.33, Most recent sale 09/01/1998 for 6,900

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
17,200	17,200	17,200	8,230	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-1,600	0	0	74	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
15,600	15,600	15,600	8,304	8,304	0	

009-008-010-57	2017 Est. T.C.V.	RONGEY JUDY
Property Class: 402		W ROUND LAKE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> SITE	7000				7000	100		7,000
195 Actual Front Feet,	1.04	Total Acres			Total Est.		Land Value =	7,000

2017 Est. T.C.V. 009-008-010-57 = 7,000

Est. TCV/Total Floor Area = 9.72, Most recent sale 03/21/2005 for 23,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
3,900	3,900	3,900	3,155	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-400	0	0	28	0	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
3,500	3,500	3,500	3,183	3,183	0	

009-008-010-58 2017 Est. T.C.V. RONGEY JUDY
 Property Class: 402 W ROUND LAKE RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> SITE	7000				7000	100		7,000
196 Actual Front Feet, 1.05 Total Acres							Total Est. Land Value =	7,000

2017 Est. T.C.V. 009-008-010-58 = 7,000

Est. TCV/Total Floor Area = 9.72

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
3,900	3,900	3,900	3,155	0.90

2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-400	0	0	28	0

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
3,500	3,500	3,500	3,183	3,183	0

009-008-010-59 2017 Est. T.C.V. FREDELL CHARLES
 Property Class: 401 W ROUND LAKE RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> SITE	7000				7000	100		7,000
196 Actual Front Feet,	1.05	Total Acres			Total Est.		Land Value =	7,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

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

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

(11) Heating System: No Heating/Cooling

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

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

Other Additions/Adjustments	Rate	Size	Cost

(17) Garages

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

Base Cost	11.14	840	9,358
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 => Cost New = 13,396

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 12,057
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 11,454

2017 Est. T.C.V. 009-008-010-59 = 20,829

Est. TCV/Total Floor Area = 0.00

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
10,500	10,500	10,500	2,543	0.90		
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-100	0	0	0	22	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
10,400	10,400	10,400	2,565	2,565	2,565	

009-008-010-60 2017 Est. T.C.V. GEERS DEAN & JAN
 Property Class: 401 W ROUND LAKE RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A		\$5000			5000	100		5,000
200 Actual Front Feet, 1.07		Total Acres			Total Est.		Land Value =	5,000

2017 Est. T.C.V. 009-008-010-60 = 5,000

Est. TCV/Total Floor Area = 0.00

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
4,000	4,000	4,000	4,000	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-1,500	0	0	-1,500	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
2,500	2,500	2,500	4,036	2,500	0	

009-008-010-70 2017 Est. T.C.V. GEERS DEAN & JAN
 Property Class: 401 10464 W ROUND LAKE RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A		\$5000			5000	100		5,000
200 Actual Front Feet, 1.07 Total Acres Total Est. Land Value =								5,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

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

Cost Est. for Res. Bldg: 1 Single Family MANU-NATIONAL Cls D Blt 2002

(11) Heating System: Forced Air w/o Ducts

Ground Area = Size for Rates = 1064 SF Floor Area = 1064 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Piers	47.85	-12.01	0.00	1064	38,134

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1235.00	1	1,235
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(16) Porches

WGEP (1 Story), Shallow	33.26	112	3,725
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(16) Deck/Balcony

Treated Wood, Standard	8.73	64	559
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County Multiplier = 1.38 => Cost New = 70,342

Notes: HUD

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 56,274
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.550 => TCV of Bldg: 1 = 30,951

2017 Est. T.C.V. 009-008-010-70 = 36,426
 Est. TCV/Total Floor Area = 34.23, Most recent sale 06/15/2016 for 29,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
16,600	16,600	16,600	14,844	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	1,600	0	0	3,356	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
18,200	18,200	18,200	14,977	18,200	0

009-008-010-80 2017 Est. T.C.V. HALL KELLY JO
 Property Class: 401 10390 W ROUND LAKE RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> SITE 7000					7000	100		7,000
200 Actual Front Feet, 1.07 Total Acres Total Est. Land Value =								7,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Ren. Conc.	4.21	1.00	536	0	0
D/W/P: 3.5 Concrete	3.44	1.00	225	0	0
Shed: Wood Frame	12.14	1.00	78	50	473
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.0	95	950
Total Estimated Land Improvements True Cash Value =					1,423

Cost Est. for Res. Bldg: 1 Single Family MANU-NATIONAL Cls C-5 Blt 2003

(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 Crawl Space 61.00 -8.67 0.00 1296 67,820

Other Additions/Adjustments Rate Size Cost

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

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

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

(16) Deck/Balcony
 Treated Wood w/Roof,Standard 19.50 144 2,808

(17) Garages
 Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)
 Base Cost 19.20 576 11,059
 Automatic Doors 375.00 2 750

County Multiplier = 1.38 => Cost New = 130,406

Notes: MANUFACTURED NATIONAL STANDARDS - HUD

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0, Depr.Cost = 110,845
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.550 => TCV of Bldg: 1 = 60,965

2017 Est. T.C.V. 009-008-010-80 = 69,388
 Est. TCV/Total Floor Area = 53.54, Most recent sale 09/24/2015 for 63,900

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
30,300	30,300	30,300	30,300	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	4,400	0	0	272	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
34,700	34,700	34,700	30,572	30,572	30,572

02:13 PM

009-008-010-90 2017 Est. T.C.V. FREDELL CHARLES
 Property Class: 401 10110 W ROUND LAKE RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
40/FF	100.00	200.00	1.0000	1.0000	40	100		4,000
100 Actual Front Feet, 0.46 Total Acres Total Est. Land Value =								4,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	6.45	1.00	800	50	2,580
Total Estimated Land Improvements True Cash Value =					2,580

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1592 SF Floor Area = 1592 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	44.34	-7.42	0.66	1592	59,827

Other Additions/Adjustments Rate Size Cost

(13) Plumbing
 Average Fixture(s) 525.00 1 525

(14) Water/Sewer
 Well, 100 Feet 2425.00 1 2,425
 1000 Gal Septic 2720.00 1 2,720

(15) Built-Ins & Fireplaces
 Appliance Allowance 1235.00 1 1,235

(16) Porches
 WCP (1 Story), Standard 45.46 30 1,364
 WPP, Standard 9.44 222 2,096

(16) Deck/Balcony
 Treated Wood,Standard 10.82 40 433

(17) Garages
 Class:D Exterior: Pole Foundation: 18 Inch (Unfinished)
 Base Cost 11.48 640 7,347

County Multiplier = 1.38 => Cost New = 107,601

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 69,941
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 66,444

2017 Est. T.C.V. 009-008-010-90 = 73,024

Est. TCV/Total Floor Area = 45.87

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
34,600	34,600	34,600	23,847	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,900	0	0	214	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
36,500	36,500	36,500	24,061	24,061	24,061	

009-008-011-00 2017 Est. T.C.V. RYAN KATHRYN E
 Property Class: 401 1680 S LA CHANCE RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 30 - 65	\$2000	33.94	Acres	2000	100			67,878
33.94 Total Acres Total Est. Land Value =								67,878

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

(11) Heating System: Forced Air w/ Ducts

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	50.45	0.00	0.66	600	30,666
1	Story Siding	Slab	50.45	-9.87	0.66	240	9,898

Other Additions/Adjustments Rate Size Cost

(13) Plumbing
 Average Fixture(s) 525.00 1 525

(14) Water/Sewer
 Well, 100 Feet 2425.00 1 2,425
 1000 Gal Septic 2720.00 1 2,720

(15) Built-Ins & Fireplaces
 Appliance Allowance 1235.00 1 1,235

(16) Porches
 CCP (1 Story), Standard 20.50 200 4,100

(17) Garages
 Class:D Exterior: Siding Foundation: 18 Inch (Unfinished)
 Base Cost 17.40 480 8,352
 Mechanical Doors 325.00 1 325

County Multiplier = 1.38 => Cost New = 83,139

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, Depr.Cost = 45,726
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.900 => TCV of Bldg: 1 = 41,154

2017 Est. T.C.V. 009-008-011-00 = 109,032

Est. TCV/Total Floor Area = 129.80

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
56,400	56,400	56,400	43,263	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,700	3,600	0	-4,243	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
54,500	54,500	54,500	43,652	43,652	43,652	

009-008-011-90	2017 Est. T.C.V.	SCARBROUGH TODD M & ELLEN R
Property Class: 402		1680 S LA CHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia LTDACCESS@\$1200		6.06 Acres	1200		100			7,273
		6.06 Total Acres					Total Est. Land Value =	7,273

2017 Est. T.C.V. 009-008-011-90 = 7,273

Est. TCV/Total Floor Area = 8.66, Most recent sale 11/08/2016 for 7,500

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
0	0	0	4,632	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
3,600	0	0	3,600	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
3,600	3,600	3,600	4,673	3,600	3,600	

009-009-001-00	2017 Est. T.C.V.	O'HARA VERA ETAL
Property Class: 401		1169 S LA CHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 66 - 120	\$2200	75.99	Acres	2200	100			167,178
		75.99	Total Acres				Total Est. Land Value =	167,178

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

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

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

(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	Basement	52.54	0.00	0.66	720	38,304

Other Additions/Adjustments	Rate	Size	Cost
Walk out Basement Door(s)	625.00	1	625

(13) Plumbing			
Average Fixture(s)	525.00	1	525

(14) Water/Sewer			
Well, 100 Feet	2425.00	1	2,425
1000 Gal Septic	2720.00	1	2,720

(15) Built-Ins & Fireplaces			
Appliance Allowance	1235.00	1	1,235

(16) Porches			
WGEP (1 Story), Standard	32.39	160	5,182
WSEP (1 Story), Standard	42.60	48	2,045

(17) Garages			
Class:D Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	22.22	280	6,222
Mechanical Doors	325.00	1	325

County Multiplier = 1.38 => Cost New = 82,259

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 49,355

Separately Depreciated Items:

Unit-in-Place Cost Items:			
BARN	1.00	1700	1,700
County Multiplier = 1.38 =>		Cost New =	2,346
Phy/Ab.Phy/Func/Econ/Comb.%Good= 71/100/100/100/71.0,		Depr.Cost =	1,666

Total Depreciated Cost = 51,021

ECF (RESIDENTIAL RURAL/ NON SUB) 0.900 => TCV of Bldg: 1 = 45,919

2017 Est. T.C.V. 009-009-001-00 = 213,572

Est. TCV/Total Floor Area = 296.63

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
91,400	91,400	91,400	66,986	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	15,400	0	0	602	0	

Parcel Number: 009-009-001-00

Page: 2

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
106,800	106,800	106,800	67,588	67,588	67,588

009-009-002-00	2017 Est. T.C.V.	ROHLINGER CAROL G LE
Property Class: 401		1181 S LA CHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 3 - 7 @\$3000			3.01 Acres		3000	100		9,033
		3.01	Total Acres				Total Est. Land Value =	9,033

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

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

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1280 SF Floor Area = 1280 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Block	Slab	46.40	-8.89	0.66	1280	48,858

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1235.00	1	1,235
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(16) Porches

CCP (1 Story), Standard	27.35	100	2,735
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(16) Deck/Balcony

Roof Cover Only, Standard	8.95	288	2,578
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(17) Garages

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

Base Cost	12.04	576	6,935
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County Multiplier = 1.42 => Cost New = 96,575

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 57,945
ECF (RESIDENTIAL RURAL/ NON SUB) 0.900 => TCV of Bldg: 1 = 52,150

2017 Est. T.C.V. 009-009-002-00 = 61,658

Est. TCV/Total Floor Area = 48.17

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
30,500	30,500	30,500	24,660	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	300	0	221	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
30,800	30,800	30,800	24,881	24,881	24,881	

009-009-003-00 2017 Est. T.C.V. GALLOUP GAIL
 Property Class: 401 1305 S LA CHANCE RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 30 - 65	\$2000	39.50	Acres	2000	100			79,000
39.50 Total Acres Total Est. Land Value =								79,000

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	672	71	1,641
Total Estimated Land Improvements True Cash Value =					1,641

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

(11) Heating System: Forced Hot Water

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	59.92	0.00	1.05	1456	88,772

Other Additions/Adjustments Rate Size Cost

(9) Basement Finish

Basement Recreation Finish	11.45	700	8,015
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Porches

CSEP (1 Story), Standard	23.65	280	6,622
CCP (1 Story), Standard	29.31	104	3,048

(17) Garages

Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)							
Base Cost	17.19	728	12,514				
Common Wall: 1 Wall	-1300.00	1	-1,300				
Mechanical Doors	350.00	1	350				
Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)							
Base Cost	14.65	1008	14,767				
Mechanical Doors	350.00	1	350				

County Multiplier = 1.38 => Cost New = 203,204

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 132,082
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 125,478

2017 Est. T.C.V. 009-009-003-00 = 206,119
 Est. TCV/Total Floor Area = 141.57

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
95,400	95,400	95,400	74,114	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	7,700	0	667	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
103,100	103,100	103,100	74,781	74,781	74,781

009-009-004-00 2017 Est. T.C.V. HANSON BRADLEY E & APRIL J
 Property Class: 401 1381 S LA CHANCE RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C>	.50	-1.0	AC	M/L	8000	100		8,000
100 Actual Front Feet, 0.57 Total Acres Total Est. Land Value =								8,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	10.75	1.00	80	71	611
Total Estimated Land Improvements True Cash Value =					611

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

(11) Heating System: Forced Air w/ Ducts

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

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

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1415.00	1	1,415
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(16) Porches

CCP (1 Story), Standard	37.36	48	1,793
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(17) Garages

Class:CD	Exterior:	Pole	Foundation:	18 Inch (Unfinished)	Base Cost	Size	Cost
					10.74	832	8,936

County Multiplier = 1.38 => Cost New = 101,327

Phy/Ab.Phy/Func/Econ/Comb.%Good= 68/100/100/100/68.0, Depr.Cost = 68,902
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 65,457

2017 Est. T.C.V. 009-009-004-00 = 74,068

Est. TCV/Total Floor Area = 68.58

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
34,800	34,800	34,800	30,024	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	2,200	0	0	270	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
37,000	37,000	37,000	30,294	30,294	30,294

009-009-005-00	2017 Est. T.C.V.	WARREN ROBERT E
Property Class: 401		1407 S LA CHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 18	-29	@\$2000	19.43	Acres	2000	100		38,860
19.43 Total Acres								Total Est. Land Value = 38,860

Land Improvement Cost Estimates
Land Improvment Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.20	1.00	48	71	109
Shed: Wood Frame	10.75	1.00	80	61	525
Total Estimated Land Improvements True Cash Value =					634

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1152 SF Floor Area = 1152 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	57.75	-10.11	0.00	1152	54,881

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

(14) Water/Sewer
Well, 100 Feet 2550.00 1 2,550
1000 Gal Septic 2895.00 1 2,895

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

(16) Porches
CSEP (1 Story), Standard 45.27 48 2,173

(17) Garages
Class:D Exterior: Siding Foundation: 42 Inch (Unfinished)
Base Cost 14.72 832 12,247

County Multiplier = 1.38 => Cost New = 105,972

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 68,882
ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 65,438

2017 Est. T.C.V. 009-009-005-00 = 104,932

Est. TCV/Total Floor Area = 91.09

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
50,500	50,500	50,500	37,877	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,000	0	340	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
52,500	52,500	52,500	38,217	38,217	38,217

009-009-006-00 2017 Est. T.C.V. WARREN ROBERT E
 Property Class: 401 1407 S LA CHANCE RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP I 100/FF	82.00	2656.10	1.0000	1.0000	100	100		8,200
82 Actual Front Feet, 5.00 Total Acres Total Est. Land Value =								8,200

Cost Est. for Res. Bldg: 1 Single Family 1+S Cls D Blt 0

(11) Heating System: No Heating/Cooling

Ground Area = Size for Rates = 448 SF Floor Area = 448 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Pine Logs	Piers	75.93	-15.20	-2.49	448	26,092

Other Additions/Adjustments Rate Size Cost

County Multiplier = 1.38 => Cost New = 36,006

Notes: CABIN?

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, Depr.Cost = 19,803
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.900 => TCV of Bldg: 1 = 17,823

2017 Est. T.C.V. 009-009-006-00 = 26,023

Est. TCV/Total Floor Area = 58.09

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
12,900	12,900	12,900	8,334	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	100	0	0	75	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
13,000	13,000	13,000	8,409	8,409	8,409	

009-009-008-00 2017 Est. T.C.V. WALDRON RANDAL E & TERESA E
 Property Class: 401 S LA CHANCE RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS
 * Factors * FF IS 1/32 OF THE DEPTH

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP I 100/FF	82.50	2640.00	1.0000	1.0000	100	100		8,250
83 Actual Front Feet, 5.00 Total Acres Total Est. Land Value =								8,250

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

(11) Heating System: Forced Air w/ Ducts
 Ground Area = Size for Rates = 0 SF Floor Area = 0 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
Other Additions/Adjustments							
			Rate			Size	Cost
County Multiplier = 1.38 =>					Cost New =	0	
Notes: TRAILER							

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, Depr.Cost = 0

Separately Depreciated Items:

Unit-in-Place Cost Items:

TRAVEL TRAILER	1.00	1	1
County Multiplier = 1.38 => Cost New = 1			
Phy/Ab.Phy/Func/Econ/Comb.%Good= 95/100/100/100/95.0, Depr.Cost = 1			
Total Depreciated Cost =			1
ECF (RESIDENTIAL RURAL/ NON SUB) 0.900 => TCV of Bldg: 1 =			1

2017 Est. T.C.V. 009-009-008-00 = 8,251
 Est. TCV/Total Floor Area = 0.00, Most recent sale 08/13/2014 for 11,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
4,100	4,100	4,100	4,100	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
4,100	4,100	4,100	4,136	4,100	0

009-009-009-00 2017 Est. T.C.V. RICHARDS BRIAN
 Property Class: 401 1471 S LA CHANCE RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
40/FF	165.00	400.00	1.0000	1.0000	40	100		6,600
165 Actual Front Feet, 1.51 Total Acres Total Est. Land Value =								6,600

< Cost Estimates for Res. Building: 1 Mobile Home Class: Fair Quality >
 (11) Heating System: Forced Warm Air

Unit	Exterior	Roof	Rate	Heat/Roof	Ext.(%)	Size	Cost
BaseUnit	Ribbed	Metal	33.99	0.00	-5	780	25,187
Other Additions/Adjustments			Rate			Size	Cost
Free Standing Roof			4.35			938	4,080
(2) Skirting			5.60			154	862
Metal Enamel							
(9) Foundation			7.28			0	0
Foundation Wall: Concrete							
(13) Plumbing			465.00			1	465
Average Fixture(s)							
(14) Water/Sewer			2425.00			1	2,425
Well, 100 Feet			2720.00			1	2,720
1000 Gal Septic							
(15) Built-Ins & Fireplaces			1235.00			1	1,235
Appliance Allowance							
(16) Porches			62.50			40	2,500
WGEP (1 Story), Standard							
(17) Garages			11.14			768	8,556
Class:CD Exterior: Pole Foundation: 18 Inch (Unfinished)							
Base Cost			350.00			2	700
Mechanical Doors							

County Multiplier = 1.38 => Cost New = 67,247
 Notes: 1974 SKYLINE

Phy/Ab.Phy/Func/Econ/Comb.%Good= 35/100/100/100/35.0, Depr.Cost = 23,536
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.500 => TCV of Bldg: 1 = 11,768

2017 Est. T.C.V. 009-009-009-00					=	18,368
Est. TCV/Total Floor Area = 23.55, Most recent sale 04/18/2013 for 18,000						
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
9,700	9,700	9,700	8,525	0.90		
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-500		0	0	76	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
9,200	9,200	9,200	8,601	8,601	0	

009-009-009-20 2017 Est. T.C.V. BALDWIN DANIEL ETAL
 Property Class: 401 1465 S LA CHANCE RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
40/FF	165.00	1240.00	1.0000	1.0000	40	100		6,600
40/FF	165.00	998.72	1.0000	1.0000	40	100		6,600
330 Actual Front Feet, 8.48 Total Acres Total Est. Land Value =								13,200

Cost Est. for Res. Bldg: 1 Single Family MANU-BOCA/STATE Cls D+10 Blt 1990

(11) Heating System: Forced Air w/ Ducts

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	51.70	-8.90	0.72	1160	50,483

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

Average Fixture(s)	525.00	1	525
2 Fixture Bath	1100.00	1	1,100

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

Treated Wood,Standard	12.81	26	333
Treated Wood,Standard	11.39	36	410

County Multiplier = 1.38 => Cost New = 81,739

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 65,391
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.650 => TCV of Bldg: 1 = 42,504

2017 Est. T.C.V. 009-009-009-20 = 55,704

Est. TCV/Total Floor Area = 48.02, Most recent sale 10/01/1998 for 7,500

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
24,500	24,500	24,500	24,500	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,400	0	0	220	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
27,900	27,900	27,900	24,720	24,720	24,720	

009-009-010-00 2017 Est. T.C.V. HAYNES STEVEN A & CHARLOTTE J
 Property Class: 401 1675 S LA CHANCE RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$1900		11.58 Acres	1900		100			22,002
		11.58 Total Acres					Total Est. Land Value =	22,002

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

(11) Heating System: Forced Air w/ Ducts
 Ground Area = Size for Rates = 832 SF Floor Area = 1040 SF.
 Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost
 1.25 Story Pine Logs Basement 77.96 0.00 0.00 832 64,863

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

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

(14) Water/Sewer
 Well, 50 Feet 1575.00 1 1,575
 1000 Gal Septic 2895.00 1 2,895

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

County Multiplier = 1.38 => Cost New = 99,467

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 89,521
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 85,045

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

(11) Heating System: Space Heater
 Ground Area = Size for Rates = 320 SF Floor Area = 320 SF.
 Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost
 1 Story Pine Logs Piers 77.90 -16.20 -2.85 320 18,832

Other Additions/Adjustments Rate Size Cost

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

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

County Multiplier = 1.38 => Cost New = 28,810

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 25,929
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 2 = 24,633

2017 Est. T.C.V. 009-009-010-00 = 131,680
 Est. TCV/Total Floor Area = 96.82, Most recent sale 01/01/1999 for 35,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
83,200	83,200	83,200	48,698	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	2,602	20,002	0	-14,975	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
65,800	65,800	65,800	49,136	49,136	41,766	

009-009-010-80 2017 Est. T.C.V. SOLTOW JACK D TRUST
 Property Class: 401 S LA CHANCE RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
40/FF	508.00	858.00	1.0000	0.0000	40	100*		0
Residentia 8 - 17 @\$1900		10.00 Acres			1900	100		19,000
* denotes lines that do not contribute to the total acreage calculation.								
508 Actual Front Feet, 10.00 Total Acres Total Est. Land Value =								19,000

Cost Est. for Res. Bldg: 1 Single Family GRG CIs CD Blt 2010

(11) Heating System: No Heating/Cooling
 Ground Area = Size for Rates = 0 SF Floor Area = 0 SF.
 Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost

Other Additions/Adjustments Rate Size Cost

(13) Plumbing
 3 Fixture Bath 1975.00 -1 -1,975

(16) Deck/Balcony
 Roof Cover Only,Standard 8.00 571 4,568

(17) Garages
 Class:CD Exterior: Pole Foundation: 18 Inch (Unfinished)
 Base Cost 9.71 1362 13,225
 Mechanical Doors 350.00 1 350

County Multiplier = 1.38 => Cost New = 22,312

Phy/Ab.Phy/Func/Econ/Comb.%Good= 94/100/100/100/94.0, Depr.Cost = 20,973
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 19,924

2017 Est. T.C.V. 009-009-010-80 = 38,924

Est. TCV/Total Floor Area = 0.00, Most recent sale 06/22/2010 for 22,500

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
19,900	19,900	19,900	14,531	0.90		
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-400	0	0	130	0	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
19,500	19,500	19,500	14,661	14,661	0	

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009-009-010-90	2017 Est. T.C.V.	FAIRBROTHER JAMES P & KAREN TRUST
Property Class: 401		1691 S LA CHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$1900		10.00	Acres		1900	100		19,000
		10.00	Total Acres				Total Est. Land Value =	19,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Ren. Conc.	3.78	1.00	1200	0	0
Shed: Wood Frame	7.82	1.00	312	50	1,220
Shed: Wood Frame	8.51	1.00	216	50	919
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 =					3,089

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1984

(11) Heating System: Forced Air w/ Ducts
 Ground Area = Size for Rates = 1056 SF Floor Area = 1056 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	58.72	0.00	0.00	1056	62,008

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

(14) Water/Sewer
 Well, 100 Feet 2550.00 1 2,550
 1000 Gal Septic 2895.00 1 2,895

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

(16) Porches
 WGEF (1 Story), Standard 69.36 36 2,497
 WCP (1 Story), Standard 27.85 100 2,785

(16) Deck/Balcony
 Treated Wood,Standard 7.95 100 795

(17) Carports
 Comp.Shingle 7.75 312 2,418

(17) Garages
 Class:CD Exterior: Siding Foundation: 18 Inch (Unfinished)
 Base Cost 19.41 416 8,075
 Mechanical Doors 350.00 1 350

County Multiplier = 1.38 => Cost New = 119,257

Phy/Ab.Phy/Func/Econ/Comb.%Good= 74/100/100/100/74.0, Depr.Cost = 88,250
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 83,837

2017 Est. T.C.V. 009-009-010-90 = 105,926

Est. TCV/Total Floor Area = 100.31					
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
51,500	51,500	51,500	44,633	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	1,500	0	0	401	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT

Parcel Number: 009-009-010-90

Page: 2

53,000	53,000	53,000	45,034	45,034	45,034
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009-009-011-00 2017 Est. T.C.V. TINGAY LAURAN S
 Property Class: 401 1639 S LA CHANCE RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
40/FF	107.00	429.00	1.0000	1.0000	40	100		4,280
107 Actual Front Feet, 1.05 Total Acres Total Est. Land Value =								4,280

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

(11) Heating System: Forced Air w/ Ducts

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	59.23	0.00	0.00	1008	59,704

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(15) Built-Ins & Fireplaces

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

(16) Porches

WCP (1 Story), Standard	20.24	216	4,372
WCP (1 Story), Standard	23.76	140	3,326
WCP (1 Story), Standard	25.37	120	3,044

(16) Deck/Balcony

Treated Wood, Standard	7.27	144	1,047
Wood Balcony	15.00	144	2,160

(17) Garages

Class:CD Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	15.16	864	13,098
Automatic Doors	375.00	2	750
Storage area over garage	3.85	384	1,478
Class:CD Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	23.81	336	8,000
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 => Cost New = 141,416

Phy/Ab.Phy/Func/Econ/Comb.%Good= 88/100/100/100/88.0, Depr.Cost = 124,446
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 118,224

2017 Est. T.C.V. 009-009-011-00 = 122,504

Est. TCV/Total Floor Area = 121.53

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
55,300	55,300	55,300	43,587	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	6,000	0	0	392	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
61,300	61,300	61,300	43,979	43,979	0	

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009-009-012-00 2017 Est. T.C.V. BARNES ANDREW D
 Property Class: 401 1491 S LA CHANCE RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
40/FF	214.50	214.50	1.0000	1.0000	40	100		8,580
215 Actual Front Feet, 1.06 Total Acres Total Est. Land Value =								8,580

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Metal Prefab	8.49	1.00	80	40	272
Total Estimated Land Improvements True Cash Value =					272

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 828 SF Floor Area = 828 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	61.79	-10.95	0.00	828	42,096

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

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

(14) Water/Sewer

Well, 50 Feet	1575.00	1	1,575
1000 Gal Septic	2895.00	1	2,895

(15) Built-Ins & Fireplaces

Appliance Allowance	1415.00	1	1,415
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(16) Porches

CGEP (1 Story), Standard	56.10	50	2,805
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(16) Deck/Balcony

Treated Wood,Standard	7.32	140	1,025
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(17) Garages

Class:CD Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	19.84	396	7,857
Common Wall: 1 Wall	-1000.00	1	-1,000
Class:CD Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	23.02	360	8,287
Common Wall: 1 Wall	-1225.00	1	-1,225
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 => Cost New = 94,784

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 56,870
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.900 => TCV of Bldg: 1 = 51,183

2017 Est. T.C.V. 009-009-012-00 = 60,035

Est. TCV/Total Floor Area = 72.51, Most recent sale 03/14/2012 for 40,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
29,800	29,800	29,800	23,502	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	200	0	0	211	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
30,000	30,000	30,000	23,713	23,713	0

009-009-013-00 2017 Est. T.C.V. HUBBARD GEORGE TOM JR
 Property Class: 401 1563 S LA CHANCE RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
40/FF	214.50	214.50	1.0000	1.0000	40	100		8,580
215 Actual Front Feet, 1.06 Total Acres Total Est. Land Value =								8,580

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	9.59	1.00	80	71	545
Shed: Wood Frame	9.17	1.00	96	95	836
Total Estimated Land Improvements True Cash Value =					1,381

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

(11) Heating System: Space Heater

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	54.21	-10.56	-1.89	640	26,726

Other Additions/Adjustments Rate Size Cost

(13) Plumbing
 Average Fixture(s) 525.00 1 525

(14) Water/Sewer
 Well, 100 Feet 2425.00 1 2,425
 1000 Gal Septic 2720.00 1 2,720

(15) Built-Ins & Fireplaces
 Appliance Allowance 1235.00 1 1,235

(16) Porches
 CCP (1 Story), Standard 67.40 8 539

(16) Deck/Balcony
 Treated Wood,Standard 6.53 196 1,280

County Multiplier = 1.38 => Cost New = 48,922

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 31,799
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 30,209

2017 Est. T.C.V. 009-009-013-00 = 40,170

Est. TCV/Total Floor Area = 62.77, Most recent sale 09/29/2010 for 11,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
19,200	0	0	0	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
20,100	0	0	0	0	0

009-009-014-00	2017 Est. T.C.V.	GUNNERSON MATTHEW
Property Class: 401		1571 S LA CHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
40/FF	214.50	429.00	1.0000	1.0000	40	100		8,580
Residentia 3 - 7 @\$3000		2.11 Acres			3000	100		6,336
215 Actual Front Feet, 4.22 Total Acres							Total Est. Land Value =	14,916

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	3000	0	0

Residential Local Cost Land Improvements

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

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C Blt 1999

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1354 SF Floor Area = 2057 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Basement	81.26	0.00	0.00	1354	110,026
1	Story Siding	Overhang	37.06	0.00	0.00	26	964

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
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(16) Porches

WPP, Standard	13.86	112	1,552
WPP, Standard	11.17	180	2,011

(16) Breezeways

Frame Wall,Finished	27.75	48	1,332
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(17) Carports

Comp.Shingle	7.85	900	7,065
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(17) Garages

Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	19.20	576	11,059
Common Wall: 1 Wall	-1300.00	1	-1,300
Automatic Doors	375.00	1	375
Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	19.20	576	11,059
Mechanical Doors	350.00	1	350
Class:C Exterior: Pole Foundation: 18 Inch (Unfinished)			
Base Cost	10.13	2244	22,732
Mechanical Doors	350.00	2	700

County Multiplier = 1.38 => Cost New = 246,723

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0, Depr.Cost = 209,714
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 199,229

Parcel Number: 009-009-014-00

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2017 Est. T.C.V. 009-009-014-00 = 216,520
Est. TCV/Total Floor Area = 105.26, Most recent sale 07/12/2007 for 135,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
96,600	96,600	96,600	86,363	0.90	

2017	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	6,100	5,600	0	6,100	777	0

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
108,300	108,300	108,300	93,240	93,240	93,240

009-009-016-00 2017 Est. T.C.V. OUDMAN TRISHA L
 Property Class: 401 1771 S LA CHANCE RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
40/FF	299.80	646.57	1.0000	1.0000	40	100		11,992
300 Actual Front Feet, 4.45 Total Acres Total Est. Land Value =								11,992

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	139	95	448
Shed: Wood Frame	7.92	1.00	184	95	1,384
Total Estimated Land Improvements True Cash Value =					1,832

Cost Est. for Res. Bldg: 1 Single Family MANU-BOCA/STATE Cls D+5 Blt 1999

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1220 SF Floor Area = 1220 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	48.86	-8.38	0.69	884	36,394
1	Story Siding	Crawl Space	48.86	-8.38	0.69	336	13,833

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Porches

CCP (1 Story), Standard	24.34	126	3,067
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(16) Deck/Balcony

Treated Wood,Standard	7.84	90	706
Treated Wood,Standard	15.57	20	311
Treated Wood,Standard	15.57	20	311

(17) Garages

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

Base Cost	13.09	919	12,030
Mechanical Doors	325.00	1	325

County Multiplier = 1.38 => Cost New = 105,546
 Notes: HOLLY PARK # 1HP991079

Phy/Ab.Phy/Func/Econ/Comb.%Good= 89/100/100/100/89.0, Depr.Cost = 93,936
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.650 => TCV of Bldg: 1 = 61,058

2017 Est. T.C.V. 009-009-016-00					=	74,882
Est. TCV/Total Floor Area = 61.38, Most recent sale 03/29/2011 for 63,000						
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
32,600	32,600	32,600	32,600	0.90		
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	4,800		0	0	293	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
37,400	37,400	37,400	32,893	32,893	32,893	

009-009-016-20 2017 Est. T.C.V. OUDMAN TRISHA L
 Property Class: 401 S LA CHANCE RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
40/FF	90.00	218.00	1.0000	1.0000	40	100		3,600
90 Actual Front Feet, 0.45 Total Acres Total Est. Land Value =								3,600

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	10.02	1.00	64	66	423
Total Estimated Land Improvements True Cash Value =					423

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

(11) Heating System: No Heating/Cooling

Ground Area = Size for Rates = 512 SF Floor Area = 512 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	58.08	-10.11	-2.49	512	23,286

Other Additions/Adjustments Rate Size Cost

(14) Water/Sewer
 1000 Gal Septic 2720.00 1 2,720

County Multiplier = 1.38 => Cost New = 35,888

Notes: GUEST COTTAGE

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, Depr.Cost = 19,738
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.900 => TCV of Bldg: 1 = 17,765

2017 Est. T.C.V. 009-009-016-20 = 21,788
 Est. TCV/Total Floor Area = 42.55

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
10,800	10,800	10,800	4,345	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	100	0	39	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
10,900	10,900	10,900	4,384	4,384	0	

009-009-016-25 2017 Est. T.C.V. GUBBINS GENE & ELLEN & GUBBINS S JT
 Property Class: 402 S LA CHANCE RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
40/FF	299.80	741.01	1.0000	1.0000	40	100		11,992
300 Actual Front Feet, 5.10 Total Acres Total Est. Land Value =								11,992

2017 Est. T.C.V. 009-009-016-25 = 11,992

Est. TCV/Total Floor Area = 23.42, Most recent sale 07/12/2013 for 13,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
6,000	6,000	6,000	6,000	0.90

2017	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	0	0	0	0	0

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
6,000	6,000	6,000	6,054	6,000	6,000

009-009-016-50 2017 Est. T.C.V. POLLOCK VERN
 Property Class: 401 1845 S LA CHANCE RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SALES & 2013 EQ RATE			10.000	Acres	2,100	100		21,000
		10.00	Total	Acres	Total	Est.	Land Value =	21,000

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

(11) Heating System: Forced Air w/ Ducts

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	59.23	-8.74	0.00	1008	50,894

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

Average Fixture(s) 630.00 1 630

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Deck/Balcony

Treated Wood,Standard 17.35 18 312

(17) Garages

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

Base Cost 10.04 960 9,638
 Mechanical Doors 350.00 1 350

County Multiplier = 1.38 => Cost New = 96,337

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0, Depr.Cost = 81,887
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 77,792

2017 Est. T.C.V. 009-009-016-50 = 98,792

Est. TCV/Total Floor Area = 98.01, Most recent sale 05/02/2012 for 52,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
47,100	47,100	47,100	41,309	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,300	0	0	371	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
49,400	49,400	49,400	41,680	41,680	0	

009-009-017-00	2017 Est. T.C.V.	GUBBINS GENE D III & ELLEN L
Property Class: 401		9820 W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
40/FF	330.00	658.25	1.0000	1.0000	40	100		13,200
330 Actual Front Feet, 4.99 Total Acres Total Est. Land Value =								13,200

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Asphalt Paving	1.61	1.00	4500	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 2500	2500.00	1.00	1.0	95	2,375
Total Estimated Land Improvements True Cash Value =					2,375

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C+10 Blt 1988

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1456 SF Floor Area = 1872 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Crawl Space	88.36	-9.74	0.00	832	65,412
1	Story Siding	Crawl Space	69.38	-9.74	0.00	624	37,215

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Deck/Balcony

Pine w/Roof, Standard	15.60	256	3,994
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(17) Garages

Class:C Exterior: Pole Foundation: 18 Inch (Unfinished)			
Base Cost	10.46	960	10,042
Mechanical Doors	350.00	2	700
No Floor Deduction	-3.15	960	-3,024
Class:CD Exterior: Pole Foundation: 18 Inch (Unfinished)			
Base Cost	9.71	1600	15,536
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 => Cost New = 198,940

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0, Depr.Cost = 149,205

Separately Depreciated Items:

Square footage # 2 is depreciated at 92 %Good... Base Cost Was = 37,215
 County Multiplier = 1.38 => Cost New = 51,357
 Phy/Ab.+hy/Func/Econ/Comb.%Good= 17/100/100/100/17.0, Depr.Cost = 8,731

(16) Porches

WGEP (1 Story), Standard	38.66	128	4,948
County Multiplier = 1.38 =>			Cost New = 6,829
Phy/Ab.Phy/Func/Econ/Comb.%Good= 92/100/100/100/92.0,			Depr.Cost = 6,283

Parcel Number: 009-009-017-00

Page: 2

(16) Deck/Balcony
 Treated Wood, Standard 6.78 256 1,736
 County Multiplier = 1.38 => Cost New = 2,395
 Phy/Ab.Phy/Func/Econ/Comb.%Good= 92/100/100/100/92.0, Depr.Cost = 2,204

Total Depreciated Cost = 166,422
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 158,101

2017 Est. T.C.V. 009-009-017-00 = 173,676

Est. TCV/Total Floor Area = 92.78

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
82,100	82,100	82,100	70,403	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	4,700	0	0	633	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
86,800	86,800	86,800	71,036	71,036	71,036	

009-009-017-30 2017 Est. T.C.V. SILVERS JOSEPH P
 Property Class: 401 9900 W JENNINGS RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SALES & 2013 EQ RATE			10.000	Acres	2,100	100		21,000
		10.00	Total Acres		Total Est.		Land Value =	21,000

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	900	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.0	95	950
Total Estimated Land Improvements True Cash Value =					950

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls D Blt 1984

(11) Heating System: Forced Air w/ Ducts
 Ground Area = Size for Rates = 1120 SF Floor Area = 1400 SF.
 Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost
 1.25 Story Siding Crawl Space 54.84 -8.17 0.83 1120 53,200

Other Additions/Adjustments Rate Size Cost

(13) Plumbing
 Average Fixture(s) 525.00 1 525

(14) Water/Sewer
 Well, 100 Feet 2425.00 1 2,425
 1000 Gal Septic 2720.00 1 2,720

(15) Built-Ins & Fireplaces
 Appliance Allowance 1235.00 1 1,235

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

(16) Deck/Balcony
 Treated Wood,Standard 6.73 170 1,144

(16) Breezeways
 Frame Wall,Finished 26.75 240 6,420

(17) Garages
 Class:D Exterior: Siding Foundation: 42 Inch (Unfinished)
 Base Cost 17.65 576 10,166
 Mechanical Doors 325.00 1 325
 No Floor Deduction -3.00 720 -2,160
 Class:D Exterior: Pole Foundation: 18 Inch (Unfinished)
 Base Cost 10.95 720 7,884
 Mechanical Doors 325.00 1 325

County Multiplier = 1.38 => Cost New = 124,489

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0, Depr.Cost = 93,367
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 88,698

2017 Est. T.C.V. 009-009-017-30					=	110,648
Est. TCV/Total Floor Area = 79.03, Most recent sale 10/01/1995 for 52,000						
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
52,700	52,700	52,700	30,911	0.90		
2017	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	2,600	0	278	0	

Parcel Number: 009-009-017-30

Page: 2

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
55,300	55,300	55,300	31,189	31,189	31,189

009-009-018-00 2017 Est. T.C.V. PANASIEWICZ WILLIAM & KAREN TRUST
 Property Class: 401 9780 W JENNINGS RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
40/FF	330.00	658.00	1.0000	1.0000	40	100		13,200
330 Actual Front Feet, 4.99 Total Acres Total Est. Land Value =								13,200

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Asphalt Paving	1.61	1.00	672	0	0
D/W/P: 3.5 Concrete	3.44	1.00	65	0	0

Residential Local Cost Land Improvements

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

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

(11) Heating System: Forced Air w/ Ducts
 Ground Area = Size for Rates = 1152 SF Floor Area = 1152 SF.
 Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost
 1 Story Siding Basement 62.23 0.00 0.00 1152 71,689

Other Additions/Adjustments Rate Size Cost

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

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

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

(16) Deck/Balcony
 Treated Wood,Standard 6.78 256 1,736

(17) Garages
 Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)
 Base Cost 19.20 576 11,059
 Common Wall: 1 Wall -1300.00 1 -1,300
 Mechanical Doors 350.00 2 700
 Class:CD Exterior: Pole Foundation: 18 Inch (Unfinished)
 Base Cost 9.71 1120 10,875
 Mechanical Doors 350.00 1 350

County Multiplier = 1.38 => Cost New = 145,133

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 94,337
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 89,620

2017 Est. T.C.V. 009-009-018-00 = 105,195
 Est. TCV/Total Floor Area = 91.32, Most recent sale 11/01/1995 for 77,500

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
49,900	49,900	49,900	43,716	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	2,700	0	0	393	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
52,600	52,600	52,600	44,109	44,109	0

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009-009-019-00 2017 Est. T.C.V. WARD RICHARD V & ARDELL M TRUST
 Property Class: 401 9710 W JENNINGS RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
40/FF	330.00	659.34	1.0000	1.0000	40	100		13,200
330 Actual Front Feet, 5.00 Total Acres Total Est. Land Value =								13,200

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	168	74	398
Total Estimated Land Improvements True Cash Value =					398

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

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1464 SF Floor Area = 1464 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	55.45	0.00	1.87	1464	83,916

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1415.00	1	1,415
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(16) Porches

CCP (1 Story), Standard	22.45	180	4,041
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(16) Deck/Balcony

Treated Wood,Standard	7.59	120	911
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(17) Garages

Class:CD Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	18.45	576	10,627
Common Wall: 1 Wall	-1225.00	1	-1,225
Mechanical Doors	350.00	2	700
Class:CD Exterior: Pole Foundation: 42 Inch (Unfinished)			
Base Cost	10.81	960	10,378
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 => Cost New = 164,445

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0, Depr.Cost = 123,334
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 117,167

2017 Est. T.C.V. 009-009-019-00 = 130,765
 Est. TCV/Total Floor Area = 89.32, Most recent sale 06/13/2007 for 125,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
61,900	61,900	61,900	53,216	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	3,500	0	0	478	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
65,400	65,400	65,400	53,694	53,694	53,694

009-009-019-25 2017 Est. T.C.V. FARRIS PATRICK & MINA
 Property Class: 402 W JENNINGS RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SALES & 2013 EQ RATE			9.980	Acres	2,103	100		20,986
		9.98	Total Acres		Total Est.		Land Value =	20,986

2017 Est. T.C.V. 009-009-019-25 = 20,986
 Est. TCV/Total Floor Area = 15.61, Most recent sale 07/31/2009 for 25,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
10,500	10,500	10,500	10,500	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
10,500	10,500	10,500	10,594	10,500	0

009-009-019-50 2017 Est. T.C.V. SPRIK RYDDER L & BRENDA
 Property Class: 402 W JENNINGS RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$1900		9.72 Acres	1900		100			18,468
Residentia ROAD @ ZERO		0.25 Acres	0		100			0
		9.97 Total Acres					Total Est. Land Value =	18,468

2017 Est. T.C.V. 009-009-019-50 = 18,468

Est. TCV/Total Floor Area = 13.74, Most recent sale 12/31/2015 for 15,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
10,200	10,200	10,200	10,200	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-1,000	0	-1,000	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
9,200	9,200	9,200	10,291	9,200	0

009-009-019-75	2017 Est. T.C.V.	SHETENHELM LARRY E & KATHLEEN R
Property Class: 402		W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$1900		9.73 Acres	1900		100			18,487
Residentia ROAD @ ZERO		0.25 Acres	0		100			0
		9.98 Total Acres					Total Est. Land Value =	18,487

2017 Est. T.C.V. 009-009-019-75	=	18,487			
Est. TCV/Total Floor Area = 13.76, Most recent sale 11/20/2009 for 22,000					
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
10,200	10,200	10,200	10,200	0.90	
2017	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-1,000	0	0	-1,000	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
9,200	9,200	9,200	10,291	9,200	0

009-009-020-00 2017 Est. T.C.V. WHITAKER BOBBY
 Property Class: 401 9440 W JENNINGS RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 30 - 65	\$2000	30.00	Acres	2000	100			60,000
30.00 Total Acres Total Est. Land Value =								60,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	9.85	1.00	120	50	591
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.0	95	950
Total Estimated Land Improvements True Cash Value =					1,541

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

(11) Heating System: Forced Air w/ Ducts

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Crawl Space	77.41	-9.02	0.00	896	61,277

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

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1415.00	1	1,415
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(16) Porches

WCP (1 Story), Standard	17.24	384	6,620
WCP (1 Story), Standard	16.43	448	7,361
WPP, Standard	7.47	492	3,675

(17) Garages

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

Base Cost	9.71	1440	13,982
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 => Cost New = 140,009

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 126,008
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 119,708

Cost Est. for Res. Bldg: 2 Single Family GRG Cls CD Blt 1995

(11) Heating System: Space Heater

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

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

Other Additions/Adjustments	Rate	Size	Cost

(15) Built-Ins & Fireplaces

Fireplace: Wood Stove	1125.00	1	1,125
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(16) Porches

CCP (1 Story), Standard	42.21	40	1,688
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Parcel Number: 009-009-020-00

Page: 2

(17) Garages

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

Base Cost 15.90 576 9,158

County Multiplier = 1.38 => Cost New = 16,521

Notes: GRG WORKSHOP

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0, Depr.Cost = 14,043

ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 2 = 13,341

2017 Est. T.C.V. 009-009-020-00 = 194,590

Est. TCV/Total Floor Area = 144.78

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
90,300	90,300	90,300	73,911	0.90		
2017 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	7,000	0	0	665	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
97,300	97,300	97,300	74,576	74,576	74,576	

009-009-020-35	2017 Est. T.C.V.	CHASE MICHAEL P & DENISE R
Property Class: 402		
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
Residentia PARTOF>20@\$2000	10.00	10.00	Acres	2000	100			20,000
	10.00	Total Acres			Total Est.	Land Value =		20,000

2017 Est. T.C.V. 009-009-020-35	=	20,000			
Est. TCV/Total Floor Area = 14.88, Most recent sale 05/02/2006 for 20,000					
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
10,500	10,500	10,500	4,803	0.90	
2017	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-500	0	43	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
10,000	10,000	10,000	4,846	4,846	0

009-009-020-70	2017 Est. T.C.V.	ODREN BRYAN L & NANCY J
Property Class: 401		9428 W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$1900		10.00	Acres		1900	100		19,000
		10.00	Total Acres				Total Est. Land Value =	19,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	7.50	1.00	360	50	1,350
Shed: Wood Frame	8.75	1.00	192	50	840

Residential Local Cost Land Improvements

Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 2500	2500.00	1.00	1.0	95	2,375
					Total Estimated Land Improvements True Cash Value = 4,565

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1980

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1612 SF Floor Area = 1612 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	54.58	-7.73	0.00	832	38,979
1	Story Siding	Basement	54.58	0.00	0.00	780	42,572

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Deck/Balcony

Treated Wood,Standard	7.46	128	955
Roof Cover Only,Standard	11.00	180	1,980

(17) Basement Garages

Basement Garage: 2 Car	2075.00	1	2,075
Mechanical Doors	350.00	2	700

County Multiplier = 1.38 => Cost New = 137,485

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 96,239
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 91,427

2017 Est. T.C.V. 009-009-020-70 = 114,992

Est. TCV/Total Floor Area = 71.33

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
55,800	55,800	55,800	46,693	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	1,700	0	420	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
57,500	57,500	57,500	47,113	47,113	47,113	

009-009-022-00 2017 Est. T.C.V. DADO ANDREW W & JOAN L
 Property Class: 401 9410 W JENNINGS RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP I 100/FF	94.25	264.00	1.0000	1.0000	100	100		9,425
94 Actual Front Feet, 0.57 Total Acres Total Est. Land Value =								9,425

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Metal Prefab	8.16	1.00	100	95	775
Total Estimated Land Improvements True Cash Value =					775

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

(11) Heating System: Forced Air w/ Ducts

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	60.71	0.00	0.00	896	54,396

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1415.00	1	1,415
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(17) Garages

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

Base Cost	18.45	576	10,627
Common Wall: 1 Wall	-1225.00	1	-1,225
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 => Cost New = 98,861

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 59,317
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.900 => TCV of Bldg: 1 = 53,385

2017 Est. T.C.V. 009-009-022-00 = 63,585

Est. TCV/Total Floor Area = 70.97

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
31,600	31,600	31,600	25,170	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	200	0	0	226	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
31,800	31,800	31,800	25,396	25,396	25,396	

009-009-023-00 2017 Est. T.C.V. WATSON JUSTIN
 Property Class: 401 9400 W JENNINGS RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP I 100/FF	74.00	264.00	1.0000	1.0000	100	100		7,400
74 Actual Front Feet, 0.45 Total Acres Total Est. Land Value =								7,400

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C Blt 1974

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 816 SF Floor Area = 984 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25	Story Siding	Basement	80.62	0.00	2.42	672	55,803
1	Story Siding	Crawl Space	70.11	-10.32	1.92	144	8,886

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

Average Fixture(s) 760.00 1 760

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance 1915.00 1 1,915

(16) Deck/Balcony

Treated Wood,Standard 13.06 32 418

(17) Garages

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

Base Cost 11.60 768 8,909
 Mechanical Doors 350.00 2 700

County Multiplier = 1.38 => Cost New = 114,783

Notes: 2014 MLS WHO DOESN'T LOVE NEW? THAT'S EXACTLY WHAT YOU'LL GET WITH THIS RECENTLY REMODELED HOME. , THIS P

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 80,348
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 76,330

2017 Est. T.C.V. 009-009-023-00 = 83,730

Est. TCV/Total Floor Area = 85.09, Most recent sale 11/14/2014 for 89,900

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
39,600	39,600	39,600	37,211	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	2,300	0	334	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
41,900	41,900	41,900	37,545	37,545	37,545	

009-009-024-00	2017 Est. T.C.V.	BURCH PHILIP & SHELLY
Property Class: 401		9450 W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
40/FF	663.00	530.21	1.0000	1.0000	40	100		26,520
663 Actual Front Feet, 8.07 Total Acres Total Est. Land Value =								26,520

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

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

Cost Est. for Res. Bldg: 1 Single Family MANU-BOCA/STATE Cls C Blt 1973

(11) Heating System: Forced Air w/ Ducts

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	66.55	0.00	0.00	1056	70,277

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
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(16) Porches

CPP, Standard	27.80	25	695
CPP, Standard	24.21	36	872

(17) Garages

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

Base Cost	11.60	768	8,909
Mechanical Doors	350.00	1	350
No Floor Deduction	-3.15	768	-2,419

County Multiplier = 1.38 => Cost New = 120,257

Notes: MODULAR

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 84,180
ECF (RESIDENTIAL RURAL/ NON SUB) 0.650 => TCV of Bldg: 1 = 54,717

2017 Est. T.C.V. 009-009-024-00 = 82,177

Est. TCV/Total Floor Area = 77.82, Most recent sale 07/28/2009 for 98,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
36,700	36,700	36,700	36,700	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	4,400	0	330	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
41,100	41,100	41,100	37,030	37,030	37,030

009-009-026-00 2017 Est. T.C.V. MASON BRADLEY D & ADELYNE L
 Property Class: 401 9332 W JENNINGS RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP H \$75/FF	158.00	230.00	1.0000	1.0000	75	100		11,850
158 Actual Front Feet, 0.83 Total Acres Total Est. Land Value =								11,850

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	10.45	1.00	48	95	476
Total Estimated Land Improvements True Cash Value =					476

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

(11) Heating System: Forced Air w/ Ducts

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Block	Slab	51.18	-9.90	0.69	1008	42,306

Other Additions/Adjustments Rate Size Cost

(13) Plumbing
 Average Fixture(s) 525.00 1 525

(14) Water/Sewer
 Well, 100 Feet 2425.00 1 2,425
 1000 Gal Septic 2720.00 1 2,720

(15) Built-Ins & Fireplaces
 Appliance Allowance 1235.00 1 1,235
 Fireplace: Exterior 1 Story 3050.00 1 3,050

(16) Porches
 CGEP (1 Story), Standard 28.16 240 6,758

(16) Breezeways
 Frame Wall,Finished 26.75 96 2,568

(17) Garages
 Class:D Exterior: Block Foundation: 42 Inch (Unfinished)
 Base Cost 19.80 480 9,504
 Mechanical Doors 325.00 2 650
 Class:CD Exterior: Pole Foundation: 18 Inch (Unfinished)
 Base Cost 12.60 576 7,258
 Mechanical Doors 350.00 2 700

County Multiplier = 1.42 => Cost New = 113,172

Phy/Ab.Phy/Func/Econ/Comb.%Good= 64/100/100/100/64.0, Depr.Cost = 72,430
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 68,809

2017 Est. T.C.V. 009-009-026-00 = 81,135

Est. TCV/Total Floor Area = 80.49, Most recent sale 05/01/1995 for 45,900

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
38,300	38,300	38,300	33,606	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,300	0	0	302	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
40,600	40,600	40,600	33,908	33,908	33,908	

02:14 PM

009-009-027-00 2017 Est. T.C.V. LIZOTTE ROBERT GILLES
 Property Class: 401 9366 W JENNINGS RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP H \$75/FF	158.00	264.00	1.0000	1.0000	75	100		11,850
158 Actual Front Feet, 0.96 Total Acres Total Est. Land Value =								11,850

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	7.66	1.00	336	95	2,445
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 2500	2500.00	1.00	1.0	100	2,500
Total Estimated Land Improvements True Cash Value =					4,945

Cost Est. for Res. Bldg: 1 Single Family MANU-BOCA/STATE Cls CD Blt 1983

(11) Heating System: Forced Heat & Cool

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	58.48	-8.59	1.87	1080	55,901

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

Treated Wood,Standard	6.49	264	1,713
Treated Wood,Standard	8.47	80	678

(17) Garages

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

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

County Multiplier = 1.38 => Cost New = 104,988

Notes: REDMAN

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 73,492
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.650 => TCV of Bldg: 1 = 47,770

2017 Est. T.C.V. 009-009-027-00 = 64,565

Est. TCV/Total Floor Area = 59.78, Most recent sale 10/21/2005 for 84,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
28,500	28,500	28,500	18,969	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	3,800	0	170	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
32,300	32,300	32,300	19,139	19,139	19,139	

009-009-028-00 2017 Est. T.C.V. RUPPEL DANNY R
 Property Class: 401 9350 W JENNINGS RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$1900		10.00	Acres		1900	100		19,000
		10.00	Total Acres				Total Est. Land Value =	19,000

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	576	0	0
D/W/P: Asphalt Paving	1.51	1.00	900	0	0
Shed: Wood Frame	9.24	1.00	160	50	739
Shed: Wood Frame	8.54	1.00	212	50	905

Residential Local Cost Land Improvements

Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 2500	2500.00	1.00	1.0	95	2,375
Total Estimated Land Improvements True Cash Value =					4,020

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

(11) Heating System: Forced Air w/ Ducts
 Ground Area = Size for Rates = 1200 SF Floor Area = 1395 SF.
 Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost
 1.25 Story Siding Basement 66.47 0.00 0.00 780 51,847
 1 Story Siding Crawl Space 57.31 -8.35 0.00 420 20,563

Other Additions/Adjustments Rate Size Cost
 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
 Well, 100 Feet 2550.00 1 2,550
 1000 Gal Septic 2895.00 1 2,895

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

(16) Porches
 WGEP (1 Story), Standard 31.31 192 6,012
 WGEP (1 Story), Standard 42.75 100 4,275

(16) Deck/Balcony
 Treated Wood,Standard 7.02 168 1,179
 Treated Wood,Standard 5.97 516 3,081

(17) Garages
 Class:CD Exterior: Pole Foundation: 18 Inch (Unfinished)
 Base Cost 9.71 1152 11,186
 Mechanical Doors 350.00 2 700
 Class:CD Exterior: Siding Foundation: 18 Inch (Unfinished)
 Base Cost 16.80 576 9,677
 Common Wall: 1 Wall -1000.00 1 -1,000
 Mechanical Doors 350.00 1 350
 Class:CD Exterior: Siding Foundation: 42 Inch (Unfinished)
 Base Cost 18.70 560 10,472
 Mechanical Doors 350.00 1 350

County Multiplier = 1.38 => Cost New = 176,924

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 123,847

Parcel Number: 009-009-028-00

Page: 2

ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 117,655

2017 Est. T.C.V. 009-009-028-00 = 140,675

Est. TCV/Total Floor Area = 100.84

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
67,800	67,800	67,800	56,840	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,500	0	0	511	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
70,300	70,300	70,300	57,351	57,351	57,351	

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009-009-029-00	2017 Est. T.C.V.	WHITMOYER DANIEL & CORRINA
Property Class: 401		W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$1900		10.00	Acres		1900	100		19,000
		10.00	Total Acres				Total Est. Land Value =	19,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	8.73	1.00	124	50	541
Shed: Wood Frame	10.66	1.00	16	50	85
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.0	95	950
Total Estimated Land Improvements True Cash Value =					1,577

Cost Est. for Res. Bldg: 1 Single Family GRG Cls D Blt 1994

(11) Heating System: No Heating/Cooling

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

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

(13) Plumbing

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

Well, 50 Feet	1575.00	1	1,575
1000 Gal Septic	2720.00	1	2,720

(15) Built-Ins & Fireplaces

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

(17) Garages

Class:D Exterior: Pole Foundation: 42 Inch (Finished)

Base Cost	16.39	576	9,441
Mechanical Doors	325.00	1	325

County Multiplier = 1.38 => Cost New = 23,143

Notes: USED AS DWELLING - NO EGRESS. (FRONT DOOR ONLY)

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0, Depr.Cost = 19,672
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 18,688

2017 Est. T.C.V. 009-009-029-00 = 39,265

Est. TCV/Total Floor Area = 0.00, Most recent sale 07/06/2015 for 42,500

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
20,100	20,100	20,100	20,100	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-500	0	0	-500	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
19,600	19,600	19,600	20,280	19,600	0

009-009-030-00	2017 Est. T.C.V.	CHASE MICHAEL P & DENISE R
Property Class: 402		
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
Residentia PARTOF>20@\$2000	10.00	10.00	Acres	2000	100			20,000
	10.00	Total Acres					Total Est. Land Value =	20,000

2017 Est. T.C.V. 009-009-030-00 = 20,000

Est. TCV/Total Floor Area = 0.00, Most recent sale 05/02/2006 for 20,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
10,500	10,500	10,500	5,129	0.90

2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-500	0	0	46	0

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
10,000	10,000	10,000	5,175	5,175	0

009-009-031-00 2017 Est. T.C.V. EISING TERRY V JR
 Property Class: 401 9310 W JENNINGS RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
40/FF	346.60	538.92	1.0000	1.0000	40	100		13,864
40/FF	317.00	538.92	1.0000	1.0000	40	100		12,680
664 Actual Front Feet, 8.21 Total Acres Total Est. Land Value =								26,544

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Metal Prefab	7.23	1.00	135	45	439
Total Estimated Land Improvements True Cash Value =					439

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C-5 Blt 1977

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1004 SF Floor Area = 1394 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Basement	81.21	0.00	0.00	780	63,344
1	Story Siding	Crawl Space	63.79	-9.28	0.00	224	12,210

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Porches

WCP (1 Story), Standard	45.75	36	1,647
WSEP (1 Story), Standard	23.36	260	6,074

(16) Deck/Balcony

Treated Wood, Standard	14.72	24	353
Treated Wood, Standard	10.56	48	507
Roof Cover Only, Standard	11.50	180	2,070

(17) Garages

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

Base Cost	10.74	910	9,773
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 => Cost New = 152,163

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 98,906
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 93,961

2017 Est. T.C.V. 009-009-031-00 = 120,944
 Est. TCv/Total Floor Area = 86.76, Most recent sale 02/21/2014 for 102,500

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
57,700	57,700	57,700	54,763	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,800	0	492	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
60,500	60,500	60,500	55,255	55,255	55,255

009-009-032-00 2017 Est. T.C.V. INDIAN LAKES L C
 Property Class: 402 W JENNINGS RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SALES & 2013 EQ RATE			40.000		Acres	1,600	100	64,000
		40.00	Total Acres			Total Est.	Land Value =	64,000

2017 Est. T.C.V. 009-009-032-00 = 64,000

Est. TCV/Total Floor Area = 45.91

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
32,000	32,000	32,000	16,389	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	147	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
32,000	32,000	32,000	16,536	16,536	0	

009-009-033-00 2017 Est. T.C.V. INDIAN LAKES L C
 Property Class: 402 OAK LN
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
40/FF	1335.00	985.86	1.0000	0.0000	40	100*		0
Residentia 1 -	2.99 @\$5500	30.09 Acres			5500	100		165,495
* denotes lines that do not contribute to the total acreage calculation.								
1335 Actual Front Feet,	30.09	Total Acres			Total Est. Land Value =			165,495

2017 Est. T.C.V. 009-009-033-00 = 165,495
 Est. TCV/Total Floor Area = 118.72

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
82,700	82,700	82,700	38,456	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	346	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
82,700	82,700	82,700	38,802	38,802	0	

009-009-033-27 2017 Est. T.C.V. TOASO RICK & DONNA
 Property Class: 402 W OAK LN
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

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

2017 Est. T.C.V. 009-009-033-27 = 6,000

Est. TCV/Total Floor Area = 4.30, Most recent sale 07/09/2014 for 6,600

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
3,000	3,000	3,000	3,000	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
3,000	3,000	3,000	3,027	3,000	0	

009-009-033-28 2017 Est. T.C.V. SIETSEMA MARK EDWARD & DEBRA LYNN
 Property Class: 402 W OAK LN
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE

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
100 Actual Front Feet, 0.23 Total Acres							Total Est. Land Value =	12,000

2017 Est. T.C.V. 009-009-033-28 = 12,000

Est. TCV/Total Floor Area = 8.61, Most recent sale 11/19/2010 for 12,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
6,000	6,000	6,000	3,808	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	34	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
6,000	6,000	6,000	3,842	3,842	0	

009-009-033-29 2017 Est. T.C.V. CLOUSTON WILLIAM A & ELENA L
 Property Class: 402 W OAK LN
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE

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
100 Actual Front Feet, 0.23 Total Acres							Total Est. Land Value =	12,000

2017 Est. T.C.V. 009-009-033-29	=	12,000			
Est. TCV/Total Floor Area = 8.61, Most recent sale 10/22/2010 for 14,000					
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
6,000	6,000	6,000	3,808	0.90	
2017 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses
0	0	0	0	34	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
6,000	6,000	6,000	3,842	3,842	0

009-009-033-30	2017 Est. T.C.V.	KOETJE IVAN
Property Class: 401		1265 S HUNTERS RIDGE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
NON SUB LK FRNT	165.00	2824.80	1.0000	1.0000	900	100		148,500
165 Actual Front Feet, 10.70 Total Acres Total Est. Land Value =								148,500

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Ren. Conc.	5.31	1.00	884	0	0
D/W/P: Asphalt Paving	1.86	1.00	161	0	0

Residential Local Cost Land Improvements

Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 5000	5000.00	1.00	1.5	97	7,275
Total Estimated Land Improvements True Cash Value =					7,275

Cost Est. for Res. Bldg: 1 Single Family 1S Cls BC Blt 1988

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1702 SF Floor Area = 1702 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	74.53	0.00	0.00	1702	126,850

Other Additions/Adjustments	Rate	Size	Cost
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(1) Exterior			
Brick Veneer	8.80	952	8,378

(9) Basement Finish			
Basement Living Finish	19.75	816	16,116
Walk out Basement Door(s)	1025.00	3	3,075

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

(14) Water/Sewer			
Well, 100 Feet	3050.00	1	3,050
1000 Gal Septic	3550.00	1	3,550

(15) Built-Ins & Fireplaces			
Appliance Allowance	2610.00	1	2,610
Fireplace: Interior 1 Story	4100.00	1	4,100

(16) Porches			
CCP (1 Story), Standard	75.37	15	1,131

(16) Deck/Balcony			
Treated Wood,Standard	7.68	256	1,966
Treated Wood,Standard	10.23	72	737

(17) Garages			
Class:BC Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	23.44	784	18,377
Common Wall: 1 Wall	-1425.00	1	-1,425
Automatic Doors	425.00	1	425
Class:BC Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	20.95	1344	28,157
Automatic Doors	425.00	2	850

County Multiplier = 1.38 => Cost New = 312,040

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0, Depr.Cost = 265,234

Parcel Number: 009-009-033-30 Page: 2

ECF (410- SAPPHERE LAKE AREA) 1.300 => TCV of Bldg: 1 = 344,804

2017 Est. T.C.V. 009-009-033-30 = 500,579

Est. TCV/Total Floor Area = 294.11

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
242,500	242,500	242,500	178,210	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	7,800	0	0	1,603	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
250,300	250,300	250,300	179,813	179,813	0	

009-009-033-80 2017 Est. T.C.V. ICK PROPERTIES LLC
 Property Class: 402 S BAYBERRY LN
 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
GROUP I 100/FF	1288.00	113.00	1.0000	0.0000	100	100*		0
Residentia 3 - 7 @\$3000		84.13 Acres			3000	100		252,390
* denotes lines that do not contribute to the total acreage calculation.								
1288 Actual Front Feet,	84.13	Total Acres			Total Est. Land Value =			252,390

2017 Est. T.C.V. 009-009-033-80 = 252,390

Est. TCV/Total Floor Area = 148.29, Most recent sale 05/01/1996 for 10,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
126,200	126,200	126,200	70,271	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	632	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
126,200	126,200	126,200	70,903	70,903		0

009-009-033-85	2017 Est. T.C.V.	KOETJE PROPERTIES PARTNERSHIP LLC
Property Class: 402		S BAYBERRY LN
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> Back Lots	600				6000	100		6,000
274 Actual Front Feet, 1.34 Total Acres							Total Est. Land Value =	6,000

2017 Est. T.C.V. 009-009-033-85 = 6,000

Est. TCV/Total Floor Area = 3.53, Most recent sale 10/13/2015 for 1,500

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
3,000	3,000	3,000	3,000	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
3,000	3,000	3,000	3,027	3,000	0	

009-009-033-90 2017 Est. T.C.V. KOETJE PROPERTIES PARTNERSHIP
 Property Class: 401 1277 S HUNTERS RIDGE
 Map #: LAKE TOWNSHIP Lake City, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
NON SUB LK FRNT	100.00	4399.56	1.0000	1.0000	900	100		90,000
100 Actual Front Feet, 10.10	Total Acres			Total Est. Land Value =				90,000

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	94	2,350
Total Estimated Land Improvements True Cash Value =					2,350

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C+10 Blt 1990

(11) Heating System: Forced Air w/ Ducts

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Pine Logs	Basement	94.27	0.00	0.00	1232	116,141

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

(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Porches

CSEP (1 Story), Standard	26.83	192	5,151
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(16) Deck/Balcony

Pine w/Roof, Standard	16.50	200	3,300
Treated Wood, Standard	7.34	168	1,233
Wood Balcony	17.50	32	560

(17) Basement Garages

Basement Garage: 1 Car	1550.00	1	1,550
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County Multiplier = 1.38 => Cost New = 197,954

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 158,363
 ECF (410- SAPPHIRE LAKE AREA) 1.300 => TCV of Bldg: 1 = 205,872

2017 Est. T.C.V. 009-009-033-90 = 298,222

Est. TCV/Total Floor Area = 161.38, Most recent sale 10/28/2009 for 0

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
144,400	144,400	144,400	118,041	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	4,700	0	0	1,062	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
149,100	149,100	149,100	119,103	119,103	0