

009-016-001-00	2017 Est. T.C.V.	PITZ AMY
Property Class: 401		9231 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	200.67	498.10	1.0000	1.0000	40	100		8,027
201 Actual Front Feet, 2.30 Total Acres Total Est. Land Value =								8,027

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	11.23	1.00	64	25	180
Total Estimated Land Improvements True Cash Value =					180

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 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
Walk out Basement Door(s)	700.00	1	700

(13) Plumbing

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

(14) Water/Sewer

Well, 50 Feet	1575.00	1	1,575
1000 Gal Septic	2895.00	1	2,895

(15) Built-Ins & Fireplaces

Appliance Allowance	1415.00	1	1,415
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(16) Porches

CPP, Standard	33.05	16	529
CPP, Standard	33.05	16	529

County Multiplier = 1.38 => Cost New = 96,533

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 62,746

Separately Depreciated Items:

(9) Basement Finish

Basement Recreation Finish	11.25	1008	11,340
County Multiplier = 1.38 =>			Cost New = 15,649
Phy/Ab.Phy/Func/Econ/Comb.%Good= 50/100/100/100/50.0,			Depr.Cost = 7,825

Total Depreciated Cost = 70,571

ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 67,042

2017 Est. T.C.V. 009-016-001-00 = 75,249

Est. TCV/Total Floor Area = 74.65, Most recent sale 07/23/2009 for 62,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
35,600	35,600	35,600	30,214	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,000	0	0	271	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
37,600	37,600	37,600	30,485	30,485	30,485	

009-016-002-00 2017 Est. T.C.V. DAHLQUIST BRENT & AUTUMN
 Property Class: 401 9119 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	193.87	519.30	1.0000	1.0000	40	100		7,755
194 Actual Front Feet, 2.31 Total Acres Total Est. Land Value =								7,755

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	162	46	238
Total Estimated Land Improvements True Cash Value =					238

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

(11) Heating System: Forced Air w/ Ducts

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	62.01	0.00	0.00	816	50,600

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, 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

WGEP (1 Story), Standard	57.31	48	2,751
WGEP (2 Story), Standard	74.31	78	5,796

(17) Garages

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

Base Cost	16.80	576	9,677
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 => Cost New = 107,245

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 69,709

Separately Depreciated Items:

(9) Basement Finish

Basement Recreation Finish	11.25	754	8,483
County Multiplier = 1.38 =>		Cost New =	11,706
Phy/Ab.Phy/Func/Econ/Comb.%Good= 50/100/100/100/50.0,		Depr.Cost =	5,853

ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 71,784

2017 Est. T.C.V. 009-016-002-00 = 79,777

Est. TCV/Total Floor Area = 97.77, Most recent sale 08/01/2002 for 75,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
37,800	37,800	37,800	32,404	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	2,100	0	0	291	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT

Parcel Number: 009-016-002-00

Page: 2

39,900	39,900	39,900	32,695	32,695	0
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009-016-003-00 2017 Est. T.C.V. SWINEHART TIM E
 Property Class: 401 9081 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			3.440	Acres	3,634	100		12,500
		3.44	Total	Acres			Total Est. Land Value =	12,500

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	2.98	1.00	40	60	72
	Total Estimated Land Improvements True Cash Value =				72

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

(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	Basement	46.12	0.00	0.66	1280	59,878

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

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

(14) Water/Sewer

Well, 50 Feet	1575.00	1	1,575
1000 Gal Septic	2720.00	1	2,720

(15) Built-Ins & Fireplaces

Appliance Allowance	1235.00	1	1,235
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County Multiplier = 1.38 => Cost New = 93,265

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 55,959

Separately Depreciated Items:

Square footage # 1 is depreciated at 71 %Good... Base Cost Was = 59,878
 County Multiplier = 1.38 => Cost New = 82,632
 Phy/Ab.+hy/Func/Econ/Comb.%Good= 11/100/100/100/11.0, Depr.Cost = 9,090

(17) Garages

Class:D Exterior: Pole Foundation: 18 Inch (Unfinished)
 Base Cost 10.10 864 8,726
 County Multiplier = 1.38 => Cost New = 12,042
 Phy/Ab.Phy/Func/Econ/Comb.%Good= 71/100/100/100/71.0, Depr.Cost = 8,550

Total Depreciated Cost = 73,599
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.900 => TCV of Bldg: 1 = 66,239

2017 Est. T.C.V. 009-016-003-00 = 78,811

Est. TCV/Total Floor Area = 61.57

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
39,200	39,200	39,200	31,059	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	200	0	279	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
39,400	39,400	39,400	31,338	31,338	31,338

009-016-004-00 2017 Est. T.C.V. TESSLER AUGUST
 Property Class: 401 9051 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	333.00	678.91	1.0000	1.0000	40	100		13,320
333 Actual Front Feet, 5.19 Total Acres Total Est. Land Value =								13,320

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

(11) Heating System: Space Heater

Ground Area = Size for Rates = 1415 SF Floor Area = 1415 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	45.26	-8.68	-1.89	1415	49,086

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

CSEP (1 Story), Standard	33.28	96	3,195
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(17) Garages

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

Base Cost	11.27	672	7,573
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County Multiplier = 1.38 => Cost New = 90,955

Phy/Ab.Phy/Func/Econ/Comb.%Good= 64/100/100/100/64.0, Depr.Cost = 58,211

Separately Depreciated Items:

(17) Garages

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

Base Cost	14.43	384	5,541
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County Multiplier = 1.38 => Cost New = 7,647

Phy/Ab.Phy/Func/Econ/Comb.%Good= 92/100/100/100/92.0, Depr.Cost = 7,035

Total Depreciated Cost = 65,246

ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 61,984

2017 Est. T.C.V. 009-016-004-00 = 75,304

Est. TCV/Total Floor Area = 53.22

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
35,800	35,800	35,800	31,369	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,900	0	0	282	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
37,700	37,700	37,700	31,651	31,651	31,651	

009-016-005-00 2017 Est. T.C.V. TEMPLEMAN ALEXANDER
 Property Class: 401 2150 S BLODGETT 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			7.000	Acres	2,700	100		18,900
		7.00	Total	Acres			Total Est. Land Value =	18,900

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	9.17	1.00	96	50	440
	Total Estimated Land Improvements True Cash Value =				440

Cost Est. for Res. Bldg: 1 Single Family MANU-NATIONAL Cls D+10 Blt 1998

(11) Heating System: Forced Air w/ Ducts

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	50.99	-8.72	0.72	1248	53,652

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
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County Multiplier = 1.38 => Cost New = 85,845

Phy/Ab.Phy/Func/Econ/Comb.%Good= 81/100/100/100/81.0, Depr.Cost = 69,534

Separately Depreciated Items:

(17) Garages

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

Base Cost	9.93	896	8,897
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County Multiplier = 1.38 => Cost New = 12,278

Phy/Ab.Phy/Func/Econ/Comb.%Good= 78/100/100/100/78.0, Depr.Cost = 9,577

Total Depreciated Cost = 79,111

ECF (RESIDENTIAL RURAL/ NON SUB) 0.550 => TCV of Bldg: 1 = 43,511

2017 Est. T.C.V. 009-016-005-00 = 62,851

Est. TCV/Total Floor Area = 50.36, Most recent sale 03/03/2017 for 70,500

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
32,700	32,700	32,700	32,700	0.90		
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-1,300		0	0	-1,300	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
31,400	31,400	31,400	32,994	31,400	31,400	31,400

009-016-006-00	2017 Est. T.C.V.	FARRIS TERRENCE & SANDRA
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
GROUP E 25/FF	123.33	830.00	1.0000	1.0000	25	100		3,083
123 Actual Front Feet, 2.35 Total Acres Total Est. Land Value =								3,083

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 0

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

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

Class: D Quality: Average Percent Adj: +0

Base Rate for Upper Floors = 16.85

(10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 0.00 100%
Adjusted Square Foot Cost for Upper Floors = 16.85

0 Stories Number of Stories Multiplier: 1.000
Average Height per Story: 0 Height per Story Multiplier: 0.960
Ave. Floor Area: 0 Perimeter: 0 Perim. Multiplier: 1.000
Refined Square Foot Cost for Upper Floors: 16.18

County Multiplier: 1.38, Final Square Foot Cost for Upper Floors = 22.323

Total Floor Area: 768 Base Cost New of Upper Floors = 17,144

Reproduction/Replacement Cost = 17,144

Eff.Age:25 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 36 /100/100/100/36.0
Total Depreciated Cost = 6,172

ECF (RESIDENTIAL RURAL/ NON SUB) 1.100 => TCV of Bldg: 1 = 6,789
Replacement Cost/Floor Area= 22.32 Est. TCV/Floor Area= 8.84

Total Estimated True Cash Value of Commercial/Industrial Buildings = 6,789

2017 Est. T.C.V. 009-016-006-00 = 9,872

Est. TCV/Total Floor Area = 12.85

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
4,900	4,900	4,900	1,269	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	11	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
4,900	4,900	4,900	1,280	1,280	0	

009-016-007-00 2017 Est. T.C.V. BEERENS KELLY W
 Property Class: 401 9131 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	269.00	508.80	1.0000	1.0000	40	100		10,760
269 Actual Front Feet, 3.14 Total Acres Total Est. Land Value =								10,760

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	440	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.0	94	940
Total Estimated Land Improvements True Cash Value =					940

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C+10 Blt 1969

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1278 SF Floor Area = 1478 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25	Story Siding	Crawl Space	81.43	-10.08	0.00	798	56,937
1	Story Siding	Basement	70.81	0.00	0.00	480	33,989

Other Additions/Adjustments Rate Size Cost

(9) Basement Finish

Basement Recreation Finish	11.45	405	4,637
Walk out Basement Door(s)	775.00	1	775

(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
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(17) Garages

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

Base Cost	24.55	480	11,784
Common Wall: 1 Wall	-1300.00	1	-1,300
Automatic Doors	375.00	1	375

County Multiplier = 1.38 => Cost New = 161,367

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0, Depr.Cost = 121,025
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 114,974

2017 Est. T.C.V. 009-016-007-00 = 126,674

Est. TCV/Total Floor Area = 85.71, Most recent sale 02/18/2015 for 128,500

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
59,900	59,900	59,900	59,900	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	3,400	0	0	539	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
63,300	63,300	63,300	60,439	60,439	60,439

009-016-008-00 2017 Est. T.C.V. CHASE MICHAEL P
Property Class: 401 2230 BLODGETT 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: 3.5 Concrete	3.20	1.00	480	71	1,091
Total Estimated Land Improvements True Cash Value =					1,091

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 = 1496 SF Floor Area = 1496 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	55.25	0.00	0.00	1496	82,654

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, 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: Interior 1 Story	2900.00	1	2,900

(16) Porches

CCP (1 Story), Standard	52.78	24	1,267
CCP (1 Story), Standard	26.13	120	3,136

(17) Garages

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

Base Cost	15.88	780	12,386
Common Wall: 1 Wall	-1225.00	1	-1,225
Automatic Doors	375.00	1	375

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 = 164,101

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 106,666
ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 101,333

2017 Est. T.C.V. 009-016-008-00 = 123,424
Est. TCV/Total Floor Area = 82.50

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
58,700	58,700	58,700	51,145	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	3,000	0	0	460	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
61,700	61,700	61,700	51,605	51,605	51,605

009-016-009-00 2017 Est. T.C.V. CHASE MIKE & DENISE
 Property Class: 401 2210 S BLODGETT 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			5.00	Acres	3000	100		15,000
			5.00	Total Acres			Total Est. Land Value =	15,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	8.79	1.00	120	25	264
	Total Estimated Land Improvements True Cash Value =				264

2017 Est. T.C.V. 009-016-009-00 = 15,264

Est. TCV/Total Floor Area = 10.20, Most recent sale 02/02/2015 for 14,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
7,600	7,600	7,600	7,600	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	
7,600	7,600	7,600	7,668	7,600	7,600	

009-016-010-00 2017 Est. T.C.V. SHERMAN DAVID PATRICK
 Property Class: 101 9491 W JENNINGS RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Ag 1 .A - Agriculture
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
AG SW 2014 66 - 120 Acres		40.00 Acres	3600	100				144,000
AG SW 2014 UNTILLABLE		39.00 Acres	1700	100				66,300
AG SW 2014 ROW		1.00 Acres	0	100				0
80.00 Total Acres Total Est. Land Value =								210,300

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	24	50	36
D/W/P: 3.5 Concrete	2.98	1.00	336	50	501
Total Estimated Land Improvements True Cash Value =					536

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 1952

(11) Heating System: Wall/Floor Furnace

Ground Area = Size for Rates = 951 SF Floor Area = 951 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	49.04	-9.57	-0.78	654	25,303
1	Story Siding	Crawl Space	49.04	-8.54	-0.78	297	11,797

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 26.65 284 7,569
 CGEP (1 Story), Standard 36.02 130 4,683

County Multiplier = 1.38 => Cost New = 76,461

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, Depr.Cost = 42,053
 ECF (101 AGRICULTURE) 0.900 => TCV of Bldg: 1 = 37,848

Ag. Bld 1 0, 4 Wall Barn, General Purpose Class:D,Frame Quality:Low Cost

Heating System:No Heating/Cooling Rate Adj.:0.00 Desc:

Rate	Height-%Adj	Perim.-%Adj	Heat-Adj	Size	CountyMult.	Cost New
12.20	1.077	1.090	0.00	1160	1.38	22,927

Phy/Ab.Phy/Func/Econ/Comb.%Good= 20/100/ 25/100/5.0, Depr.Cost = 1,146
 ECF (101 AGRICULTURE) 1.150 => TCV of Bldg: 1 = 1,318

Ag. Bld 2 0, Lean-To Utility Shed, Lean-To 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
3.15	1.000	1.259	0.00	240	1.38	1,311

Phy/Ab.Phy/Func/Econ/Comb.%Good= 20/100/100/100/20.0, Depr.Cost = 262
 ECF (101 AGRICULTURE) 1.150 => TCV of Bldg: 2 = 302

Ag. Bld 3 0, Lean-To Utility Shed, Lean-To 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
3.15	1.000	1.171	0.00	400	1.38	2,033

Phy/Ab.Phy/Func/Econ/Comb.%Good= 20/100/100/100/20.0, Depr.Cost = 407

Parcel Number: 009-016-010-00	Page: 2
ECF (101 AGRICULTURE)	1.150 => TCV of Bldg: 3 = 468
<hr/>	
Ag. Bld 4 0, Lean-To Loafing Shed	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
3.40 1.000 1.215 0.00 768	1.38 4,378
Phy/Ab.Phy/Func/Econ/Comb.%Good= 64/100/100/100/64.0, Depr.Cost = 2,802	
ECF (101 AGRICULTURE)	1.150 => TCV of Bldg: 4 = 3,222
<hr/>	
Ag. Bld 5 0, Lean-To Loafing Shed	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
3.40 1.000 1.397 0.00 288	1.38 1,888
Phy/Ab.Phy/Func/Econ/Comb.%Good= 64/100/100/100/64.0, Depr.Cost = 1,208	
ECF (101 AGRICULTURE)	1.150 => TCV of Bldg: 5 = 1,389
<hr/>	
Ag. Bld 6 2015, Lean-To Loafing Shed	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
3.40 1.000 1.371 0.00 336	1.38 2,161
Phy/Ab.Phy/Func/Econ/Comb.%Good= 96/100/100/100/96.0, Depr.Cost = 2,075	
ECF (101 AGRICULTURE)	1.150 => TCV of Bldg: 6 = 2,386
<hr/>	
Ag. Bld 7 0, Lean-To Loafing Shed	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
3.40 1.000 1.308 0.00 416	1.38 2,553
Phy/Ab.Phy/Func/Econ/Comb.%Good= 64/100/100/100/64.0, Depr.Cost = 1,634	
ECF (101 AGRICULTURE)	1.150 => TCV of Bldg: 7 = 1,879
<hr/>	
Ag. Bld 8 0, Lean-To Loafing Shed	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
3.40 1.000 1.174 0.00 900	1.38 4,958
Phy/Ab.Phy/Func/Econ/Comb.%Good= 64/100/100/100/64.0, Depr.Cost = 3,173	
ECF (101 AGRICULTURE)	1.150 => TCV of Bldg: 8 = 3,649
<hr/>	
Ag. Bld 9 2016, Lean-To Barn, General Purpose	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
8.58 1.000 1.324 0.00 384	1.38 6,023
Phy/Ab.Phy/Func/Econ/Comb.%Good= 98/100/100/100/98.0, Depr.Cost = 5,903	
ECF (101 AGRICULTURE)	1.150 => TCV of Bldg: 9 = 6,788
<hr/>	
Total Estimated True Cash Value of Agricultural Buildings	= 21,401
<hr/>	
2017 Est. T.C.V. 009-016-010-00	= 270,085
<hr/>	
Est. TCV/Total Floor Area = 284.00	
2016 Assessed MBOR S.E.V. Base for Cap C.P.I.	
133,400 88,400 88,400 39,316 0.90	
2017 New Eq. Adjustment Loss Additions Tax Adjustment Losses	
3,200 43,400 0 3,200 353 0	
2017 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT	
135,000 135,000 135,000 42,869 42,869 42,869	

009-016-011-00 2017 Est. T.C.V. CHASE MICHAEL P & DENISE K
 Property Class: 401 2266 S BLODGETT 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			9.000	Acres	2,256	100		20,300
		9.00	Total	Acres			Total Est. Land Value =	20,300

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Metal Prefab/Conc.	13.88	1.00	162	95	2,137
Shed: Wood Frame	14.20	1.00	117	95	1,578
Total Estimated Land Improvements True Cash Value =					3,715

< Cost Estimates for Res. Building: 1 Mobile Home Class: Good Quality >
 (11) Heating System: Forced Warm Air

Unit	Exterior	Roof	Rate	Heat/Roof	Ext.(%)	Size	Cost
BaseUnit	Ribbed	Metal	44.73	-1.21	-3	840	35,430

Other Additions/Adjustments	Rate	Size	Cost
Free Standing Roof	5.00	1024	5,120

(2) Skirting				
Metal Enamel		6.42	148	950

(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	2	3,150
1000 Gal Septic		2720.00	2	5,440

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

(17) Garages				
Class:CD Exterior: Siding Foundation: 42 Inch (Unfinished)				
Base Cost		21.97	396	8,700
Mechanical Doors		350.00	1	350

County Multiplier = 1.38 => Cost New = 84,207
 Notes: 1986 HOLLY PARK

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 54,735
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.500 => TCV of Bldg: 1 = 27,367

2017 Est. T.C.V. 009-016-011-00				=	51,382
Est. TCV/Total Floor Area = 61.17, Most recent sale 03/01/2004 for 59,000					
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
27,000	27,000	27,000	24,172	0.90	
2017	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-1,300	0	0	217	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
25,700	25,700	25,700	24,389	24,389	0

009-016-013-00 2017 Est. T.C.V. BOROWSKI ILENE
 Property Class: 401 2350 S BLODGETT 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

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D+10 Blt 1979

(11) Heating System: Space Heater

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	60.12	-11.69	-2.08	624	28,922

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

WGEP (1 Story), Standard	62.50	40	2,500
CGEP (1 Story), Standard	27.39	260	7,121

County Multiplier = 1.38 => Cost New = 61,546

Phy/Ab.Phy/Func/Econ/Comb.%Good= 71/100/100/100/71.0, Depr.Cost = 43,698

Separately Depreciated Items:

(17) Garages

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

Base Cost	10.64	768	8,172
County Multiplier = 1.38 =>		Cost New =	11,277
Phy/Ab.Phy/Func/Econ/Comb.%Good= 72/100/100/100/72.0,		Depr.Cost =	8,119

Total Depreciated Cost = 51,817

ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 49,226

2017 Est. T.C.V. 009-016-013-00 = 68,226

Est. TCV/Total Floor Area = 109.34

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
33,600	33,600	33,600	27,661	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	500	0	248	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
34,100	34,100	34,100	27,909	27,909	0	

009-016-014-00 2017 Est. T.C.V. NILES DAVID M
 Property Class: 401 2410 S BLODGETT 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
\$65 /FF	165.00	1325.50	1.0000	1.0000	65	100		10,725
165 Actual Front Feet, 5.02 Total Acres Total Est. Land Value =								10,725

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

(11) Heating System: Forced Air w/ Ducts

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	46.46	-7.96	0.66	1232	48,245

Other Additions/Adjustments Rate Size Cost

(1) Exterior
 Brick Veneer 7.85 56 440

(13) Plumbing
 Average Fixture(s) 525.00 1 525
 2 Fixture Bath 1100.00 1 1,100

(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
 CPP, Standard 18.60 48 893

(17) Garages
 Class:D Exterior: Siding Foundation: 18 Inch (Unfinished)
 Base Cost 13.00 932 12,116

County Multiplier = 1.38 => Cost New = 95,011

Phy/Ab.Phy/Func/Econ/Comb.%Good= 71/100/100/100/71.0, Depr.Cost = 67,458
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 64,085

2017 Est. T.C.V. 009-016-014-00 = 74,810

Est. TCV/Total Floor Area = 60.72

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
35,500	35,500	35,500	33,220	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,900	0	0	298	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
37,400	37,400	37,400	33,518	33,518	33,518	

009-016-015-00 2017 Est. T.C.V. MCEWEN DOUGLAS K
Property Class: 401 2430 S BLODGETT 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
\$65 /FF	165.00	1325.00	1.0000	1.0000	65	100		10,725
165 Actual Front Feet, 5.02 Total Acres Total Est. Land Value =								10,725

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

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

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

(11) Heating System: Forced Heat & Cool

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	55.16	-7.85	1.87	1512	74,360

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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(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 = 129,463

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 116,516
ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 110,691

2017 Est. T.C.V. 009-016-015-00 = 122,366

Est. TCV/Total Floor Area = 80.93

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
57,900	57,900	57,900	50,006	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	3,300	0	0	450	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
61,200	61,200	61,200	50,456	50,456	50,456	

009-016-016-00 2017 Est. T.C.V. KLINE DOROTHY LOUISE
 Property Class: 401 2450 S BLODGETT 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

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls CD Blt 1970

(11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 1120 SF Floor Area = 1680 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Crawl Space	73.96	-8.51	-0.32	1120	72,946

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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County Multiplier = 1.38 => Cost New = 109,656

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 71,276
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 67,712

2017 Est. T.C.V. 009-016-016-00 = 86,712

Est. TCV/Total Floor Area = 51.61, Most recent sale 06/08/2009 for 99

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
42,300	42,300	42,300	37,582	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,100	0	0	338	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
43,400	43,400	43,400	37,920	37,920	37,920	

Parcel Number: 009-016-017-00

Page: 2

ECF (201A GENERAL COMMERCIAL) 1.070 => TCV of Bldg: 1 = 66,687
Replacement Cost/Floor Area= 19.60 Est. TCV/Floor Area= 11.11

Cost Estimates for Commercial/Industrial Building/Section: 2 Built 1970

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

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

Class: S Quality: Average Percent Adj: +0

Base Rate for Upper Floors = 16.00

(10) Heating system: No Heating or Cooling Cost/SqFt: -1.60 100%
Adjusted Square Foot Cost for Upper Floors = 14.40

1 Stories Number of Stories Multiplier: 1.000
Average Height per Story: 14 Height per Story Multiplier: 1.080
Ave. Floor Area: 4,000 Perimeter: 0 Perim. Multiplier: 1.000
Refined Square Foot Cost for Upper Floors: 15.55

County Multiplier: 1.36, Final Square Foot Cost for Upper Floors = 21.151

Total Floor Area: 4,000 Base Cost New of Upper Floors = 84,603
Reproduction/Replacement Cost = 84,603
Eff.Age:25 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 53 /100/100/100/53.0
Total Depreciated Cost = 44,840

ECF (201A GENERAL COMMERCIAL) 1.070 => TCV of Bldg: 2 = 47,978
Replacement Cost/Floor Area= 21.15 Est. TCV/Floor Area= 11.99

Cost Estimates for Commercial/Industrial Building/Section: 3 Built 0

Description of Occupancy: WOOD STORAGE BETWEEN BLDGS

Costs are taken from the Shed, Utility, 3 Wall cost schedules.

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

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

Base Rate for Upper Floors = 8.95

Adjusted Square Foot Cost for Upper Floors = 8.95

1 Stories Number of Stories Multiplier: 1.000
Average Height per Story: 14 Height per Story Multiplier: 1.080
Ave. Floor Area: 960 Perimeter: 0 Perim. Multiplier: 1.000
Refined Square Foot Cost for Upper Floors: 9.67

County Multiplier: 1.38, Final Square Foot Cost for Upper Floors = 13.339

Total Floor Area: 960 Base Cost New of Upper Floors = 12,806
Reproduction/Replacement Cost = 12,806
Eff.Age:25 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 36 /100/100/100/36.0
Total Depreciated Cost = 4,610

ECF (201A GENERAL COMMERCIAL) 1.070 => TCV of Bldg: 3 = 4,933
Replacement Cost/Floor Area= 13.34 Est. TCV/Floor Area= 5.14

Cost Estimates for Commercial/Industrial Building/Section: 4 Built 0

Description of Occupancy: WEST SIDE OF BLDGS

Costs are taken from the Shed, Utility, 3 Wall cost schedules.

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

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

Parcel Number: 009-016-017-00

Page: 3

Base Rate for Upper Floors = 8.95

Adjusted Square Foot Cost for Upper Floors = 8.95

1 Stories	Number of Stories Multiplier: 1.000
Average Height per Story: 16	Height per Story Multiplier: 1.120
Ave. Floor Area: 840	Perimeter: 0
	Perim. Multiplier: 1.000

Refined Square Foot Cost for Upper Floors: 10.02

County Multiplier: 1.38, Final Square Foot Cost for Upper Floors = 13.833

Total Floor Area: 840	Base Cost New of Upper Floors =	11,620
	Reproduction/Replacement Cost =	11,620
Eff.Age:25	Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 36 /100/100/100/36.0	
	Total Depreciated Cost =	4,183

ECF (201A GENERAL COMMERCIAL)	1.070 => TCV of Bldg: 4 =	4,476
Replacement Cost/Floor Area= 13.83	Est. TCV/Floor Area= 5.33	

Total Estimated True Cash Value of Commercial/Industrial Buildings = 124,074

2017 Est. T.C.V. 009-016-017-00 = 218,811

Est. TCV/Total Floor Area = 17.23, Most recent sale 02/01/1999 for 18,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
89,700	89,700	89,700	42,331	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	19,700	0	0	380	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
109,400	109,400	109,400	42,711	42,711	0	

009-016-018-00	2017 Est. T.C.V.	GUNNERSON MATHEW &
Property Class: 201		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 PARTOF>40@\$2000		26.66 Acres		2000	100			53,320
		26.66 Total Acres					Total Est. Land Value =	53,320

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 0
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

0 Stories Number of Stories Multiplier: 1.000
Average Height per Story: 0 Height per Story Multiplier: 0.960
Ave. Floor Area: 0 Perimeter: 0 Perim. Multiplier: 1.000
Refined Square Foot Cost for Upper Floors: 7.92

County Multiplier: 1.38, Final Square Foot Cost for Upper Floors = 10.930

Total Floor Area: 4,400	Base Cost New of Upper Floors =	48,090
	Reproduction/Replacement Cost =	48,090
Eff.Age:40	Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 35 /100/100/100/35.0	
	Total Depreciated Cost =	16,832

ECF (201A GENERAL COMMERCIAL)	1.070 => TCV of Bldg: 1 =	18,010
Replacement Cost/Floor Area= 10.93	Est. TCV/Floor Area= 4.09	

Cost Estimates for Commercial/Industrial Building/Section: 2 Built 0
Description of Occupancy: SOUTH 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

0 Stories Number of Stories Multiplier: 1.000
Average Height per Story: 0 Height per Story Multiplier: 0.960
Ave. Floor Area: 0 Perimeter: 0 Perim. Multiplier: 1.000
Refined Square Foot Cost for Upper Floors: 7.92

County Multiplier: 1.38, Final Square Foot Cost for Upper Floors = 10.930

Total Floor Area: 2,800	Base Cost New of Upper Floors =	30,603
	Reproduction/Replacement Cost =	30,603
Eff.Age:40	Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 35 /100/100/100/35.0	
	Total Depreciated Cost =	10,711

ECF (201A GENERAL COMMERCIAL)	1.070 => TCV of Bldg: 2 =	11,461
Replacement Cost/Floor Area= 10.93	Est. TCV/Floor Area= 4.09	

Total Estimated True Cash Value of Commercial/Industrial Buildings = 29,471

2017 Est. T.C.V. 009-016-018-00 = 82,791

Parcel Number: 009-016-018-00

Page: 2

Est. TCV/Total Floor Area = 11.50, Most recent sale 02/19/2014 for 13,500

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
38,600	38,600	38,600	38,600	0.90		
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	2,800	0	0	347	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
41,400	41,400	41,400	38,947	38,947		0

009-016-019-00	2017 Est. T.C.V.	LEWIS CAROLYN & SIMPSON CHASE
Property Class: 401		9697 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	500.00	1.0000	1.0000	40	100		13,200
330 Actual Front Feet, 3.79 Total Acres Total Est. Land Value =								13,200

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Metal Prefab	7.49	1.00	100	58	434
Total Estimated Land Improvements True Cash Value =					434

Cost Est. for Res. Bldg: 1 Single Family MANU-NATIONAL Cls D Blt 1989

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 980 SF Floor Area = 980 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Piers	48.70	-12.28	0.66	980	36,338

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) Deck/Balcony

Treated Wood,Standard	11.39	36	410
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(17) Garages

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

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

County Multiplier = 1.38 => Cost New = 72,275
Notes: SINGLEWIDE

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0, Depr.Cost = 54,206
ECF (RESIDENTIAL RURAL/ NON SUB) 0.550 => TCV of Bldg: 1 = 29,813

2017 Est. T.C.V. 009-016-019-00 = 43,447

Est. TCV/Total Floor Area = 44.33, Most recent sale 09/16/2008 for 0

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
17,200	17,200	17,200	14,032	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	4,500	0	0	126	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
21,700	21,700	21,700	14,158	14,158	14,158	

009-016-019-25 2017 Est. T.C.V. COHOON AMANDA
 Property Class: 401 9733 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	110.00	500.00	1.0000	1.0000	40	100		4,400
110 Actual Front Feet, 1.26 Total Acres Total Est. Land Value =								4,400

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C-5 Blt 2000

(11) Heating System: Forced Air w/ Ducts

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	60.68	0.00	0.00	1344	81,554

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Porches

WCP (1 Story), Standard	26.40	120	3,168
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(16) Deck/Balcony

Treated Wood,Standard	6.78	256	1,736
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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

County Multiplier = 1.38 => Cost New = 149,939

Notes: 2011 PRIVATE REALTOR REMARKS HOME WAS ORIGINALLY BUILT BY DAVE'S HOMES AND WAS THE MODEL BEHIND ERA-CADIL

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0, Depr.Cost = 127,449
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 121,076

2017 Est. T.C.V. 009-016-019-25 = 125,476

Est. TCV/Total Floor Area = 93.36, Most recent sale 07/02/2014 for 120,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
62,500	62,500	62,500	58,474	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	200	0	526	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
62,700	62,700	62,700	59,000	59,000	59,000	

009-016-019-30 2017 Est. T.C.V. GUNNERSON MATTHEW & TRAVIS
 Property Class: 402 9697 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 PARTOF>20@\$2000		21.62	Acres		2000	100		43,234
		21.62	Total Acres				Total Est. Land Value =	43,234

2017 Est. T.C.V. 009-016-019-30 = 43,234

Est. TCV/Total Floor Area = 32.17, Most recent sale 06/04/2008 for 10,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
22,700	22,700	22,700	18,842	0.90		
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-1,100	0	0	169	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
21,600	21,600	21,600	19,011	19,011		0

009-016-020-00 2017 Est. T.C.V. GOES LLC
Property Class: 201 2353 S LA CHANCE RD
Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
COMMERCIAL 20A M/L	2700		18.93 Acres		2700	100		51,098
COMMERCIAL ROW			0.39 Acres		0	100		0
			19.31 Total Acres				Total Est. Land Value =	51,098

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Asphalt Paving	1.61	1.38	38250	75	63,738
4 SINGLE,2 DBL LIGHT	1.00	1.00	9750.0	75	7,313
			Total Estimated Land Improvements		True Cash Value = 71,051

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 2002

Description of Occupancy: CAL 150

Costs are taken from the Multiple Residence, Senior Citizen cost schedules.

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

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

Base Rate for Upper Floors = 55.80

Finished/Office Basement, Base Rate for Basement = 23.95

(10) Heating system: Package Heating & Cooling Cost/SqFt: -0.10 100%

Bsmnt Heating system: Ventilation only, Ducts/Blowers Cost/SqFt: 0.95

Adjusted Square Foot Cost for Upper Floors = 55.70

Adjusted Square Foot Cost for Basement = 24.90

2 Stories Number of Stories Multiplier: 1.000

Average Height per Story: 10 Height per Story Multiplier: 1.030

Total Floor Area: 31,856 # of Units: 34 Perim. Multiplier: 0.967

Basement Area: 5,181 Basement Perim. Multiplier: 1.000

Basement Height: 0 Basement Height Multiplier: 0.940

Refined Square Foot Cost for Upper Floors: 55.49

Refined Square Foot Cost for Basement: 23.41

County Multiplier: 1.38, Final Square Foot Cost for Upper Floors = 76.580
for Basement = 32.300

Total Floor Area: 31,856 Base Cost New of Upper Floors = 2,439,523

Basement Area: 5,181 Base Cost New of Basement = 167,348

47,784 Sq.Ft. of Sprinklers @ 1.80, County Mult.:1.38 Cost New = 118,695

Reproduction/Replacement Cost = 2,725,566

Eff.Age:5 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 90 /100/100/100/90.0

Total Depreciated Cost = 2,453,009

<<<<< Segregated Cost Computations >>>>>

Costs taken from Segregated Cost Section 2: Multiples & Motels

Item Description	Cost Col.	Rate	# or SqFt	Height Adj.	Storys Adj.	Base Cost
						0

Total Base Cost New = 0

County Multiplier: 1.38 Architectural Multiplier: 0.00 Combined: 0.000

Reproduction/Replacement Cost = 0

Eff.Age:5 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 90 /100/100/100/90.0

Total Depreciated Cost = 0

ECF (201A GENERAL COMMERCIAL) 1.070 => TCV of Bldg: 1 = 2,624,720

Replacement Cost/Floor Area= 85.56 Est. TCV/Floor Area= 82.39

Parcel Number: 009-016-020-00 Page: 2

Cost Estimates for Commercial/Industrial Building/Section: 2 Built 2012
Description of Occupancy: EAST WING 2012

Costs are taken from the Multiple Residence, Senior Citizen cost schedules.
<<<<< Calculator Cost Computations >>>>>
Class: D,Siding Quality: Low Cost Percent Adj: +0

Base Rate for Upper Floors = 42.20

(10) Heating system: Electric, Cable or Baseboard Cost/SqFt: 0.00 100%
Adjusted Square Foot Cost for Upper Floors = 42.20

2 Stories Number of Stories Multiplier: 1.000
Average Height per Story: 10 Height per Story Multiplier: 1.030
Total Floor Area: 8,976 # of Units: 0 Perim. Multiplier: 0.996
Refined Square Foot Cost for Upper Floors: 43.31

County Multiplier: 1.38, Final Square Foot Cost for Upper Floors = 59.768

Total Floor Area: 8,976 Base Cost New of Upper Floors = 536,475

Reproduction/Replacement Cost = 536,475
Eff.Age:3 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 94 /100/100/100/94.0
Total Depreciated Cost = 504,287

ECF (201A GENERAL COMMERCIAL) 1.070 => TCV of Bldg: 2 = 539,587
Replacement Cost/Floor Area= 59.77 Est. TCV/Floor Area= 60.11

Total Estimated True Cash Value of Commercial/Industrial Buildings = 3,164,307

2017 Est. T.C.V. 009-016-020-00 = 3,286,456
Est. TCV/Total Floor Area = 80.49

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
1,629,600	1,629,600	1,629,600	1,395,655	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	13,600	0	0	12,560	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
1,643,200	1,643,200	1,643,200	1,408,215	1,408,215	0	

009-016-020-50 2017 Est. T.C.V. GUNNERSON PHIL (LE ETAL)
 Property Class: 101 S LA CHANCE RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Ag 1 .A - Agriculture
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
AG SW 2014 UNTILLED	2200	20.00	Acres	2200	100			44,000
20.00 Total Acres Total Est. Land Value =								44,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Fencing: Mesh, + Barb Wire	2.00	1.00	2000	94	3,760
Total Estimated Land Improvements True Cash Value =					3,760

Ag. Bld 1 2010, Lean-To Utility Shed, 3 Wall 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
 3.31 1.000 0.927 0.00 2100 1.38 8,906
 Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 8,015
 ECF (101 AGRICULTURE) 1.150 => TCV of Bldg: 1 = 9,217

Total Estimated True Cash Value of Agricultural Buildings = 9,217

2017 Est. T.C.V. 009-016-020-50 = 56,977
 Est. TCV/Total Floor Area = 1.40, Most recent sale 09/05/2002 for 0
 2016 Assessed MBOR S.E.V. Base for Cap C.P.I.
 42,600 42,600 42,600 9,620 0.90
 2017 New Eq. Adjustment Loss Additions Tax Adjustment Losses
 0 -14,100 0 0 86 0
 2017 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT
 28,500 28,500 28,500 9,706 9,706 0

009-016-020-90 2017 Est. T.C.V. WILEY BRADON M & ROSE ASPEN M
 Property Class: 401 2335 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
50/FF	152.00	228.00	1.0000	1.0000	50	100		7,600
152 Actual Front Feet, 0.80 Total Acres Total Est. Land Value =								7,600

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.20	1.00	200	50	320
Total Estimated Land Improvements True Cash Value =					320

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls CD Blt 1920

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1036 SF Floor Area = 1450 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	58.93	-8.68	0.00	208	10,452
1.5	Story Siding	Crawl Space	75.08	-8.68	0.00	828	54,979

Other Additions/Adjustments Rate Size Cost

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

(14) Water/Sewer
 Well, 50 Feet 1575.00 1 1,575
 1000 Gal Septic 2895.00 1 2,895

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

(16) Porches
 WCP (1 Story), Standard 19.54 240 4,690

(16) Deck/Balcony
 Roof Cover Only, Standard 11.00 180 1,980
 Wood Balcony 15.00 80 1,200

(17) Garages
 Class:CD Exterior: Siding Foundation: 42 Inch (Unfinished)
 Base Cost 17.14 672 11,518
 Automatic Doors 375.00 1 375

County Multiplier = 1.38 => Cost New = 126,558

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, Depr.Cost = 69,607
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.900 => TCV of Bldg: 1 = 62,646

2017 Est. T.C.V. 009-016-020-90 = 70,566

Est. TCV/Total Floor Area = 48.67, Most recent sale 09/20/2013 for 47,500

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
35,100	35,100	35,100	27,514	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	200	0	247	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
35,300	35,300	35,300	27,761	27,761	27,761	

009-016-021-00 2017 Est. T.C.V. GUNNERSON GORDON 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 8 - 17 @\$1900			9.97 Acres		1900	100		18,943
			9.97 Total Acres				Total Est. Land Value =	18,943

2017 Est. T.C.V. 009-016-021-00 = 18,943

Est. TCV/Total Floor Area = 13.06

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
10,500	10,500	10,500	5,142	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-1,000	0	0	46	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
9,500	9,500	9,500	5,188	5,188	5,188	

009-016-021-70	2017 Est. T.C.V.	BRANNAM NANCY A TRUST
Property Class: 401		2095 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	660.00	1320.00	1.0000	0.0000	40	100*		0
Residentia 18 -29 @\$2000		19.03 Acres			2000	100		38,060

* denotes lines that do not contribute to the total acreage calculation.

660 Actual Front Feet, 19.03 Total Acres Total Est. Land Value = 38,060

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	350	50	560
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 =					1,530

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls CD Blt 1918

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1164 SF Floor Area = 1554 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Crawl Space	73.39	-8.42	0.00	780	50,677
1	Story Siding	Mich Bsmnt.	57.64	-4.21	0.00	384	20,517

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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(17) Garages

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

Base Cost	9.71	1200	11,652
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 => Cost New = 127,872

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, Depr.Cost = 70,329

ECF (RESIDENTIAL RURAL/ NON SUB) 0.900 => TCV of Bldg: 1 = 63,297

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1985

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: 10 Height per Story Multiplier: 1.000

Ave. Floor Area: 3,120 Perimeter: 268 Perim. Multiplier: 1.003

Refined Square Foot Cost for Upper Floors: 14.79

009-016-021-90 2017 Est. T.C.V. BRANAM SCOTT & LAURIE
 Property Class: 401 2095 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	351.90	325.56	1.0000	1.0000	40	100		14,076
352 Actual Front Feet, 2.63 Total Acres Total Est. Land Value =								14,076

2017 Est. T.C.V. 009-016-021-90 = 14,076

Est. TCV/Total Floor Area = 3.01, Most recent sale 05/07/2013 for 5,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
7,000	7,000	7,000	7,000	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
7,000	7,000	7,000	7,063	7,000	0

009-016-022-25 2017 Est. T.C.V. MEEKHOF MARIANNE K
 Property Class: 401 9909 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	337.50	340.74	1.0000	1.0000	40	100		13,500
338 Actual Front Feet, 2.64 Total Acres Total Est. Land Value =								13,500

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	2.98	1.00	770	0	0
D/W/P: 4in Ren. Conc.	3.39	1.00	1000	0	0
Whirl Pool Bath	6475.00	1.00	1	0	0
Shed: Wood Frame	8.37	1.00	151	75	947
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 2500	2500.00	1.00	1.0	95	2,375
Total Estimated Land Improvements True Cash Value =					3,322

Cost Est. for Res. Bldg: 1 Single Family MANU-BOCA/STATE Cls D Blt 1995

(11) Heating System: Forced Heat & Cool
 Ground Area = Size for Rates = 1976 SF Floor Area = 1976 SF.
 Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost
 1 Story Siding Basement 42.88 0.00 2.59 1976 89,849

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) Deck/Balcony
 Treated Wood,Standard 8.73 64 559
 Treated Wood,Standard 8.73 64 559
 Treated Wood,Standard 6.45 210 1,355

(17) Garages
 Class:D Exterior: Pole Foundation: 42 Inch (Finished)
 Base Cost 12.61 2063 26,014
 Mechanical Doors 325.00 3 975

County Multiplier = 1.38 => Cost New = 176,454

Phy/Ab.Phy/Func/Econ/Comb.%Good= 81/100/100/100/81.0, Depr.Cost = 142,928
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.650 => TCV of Bldg: 1 = 92,903

2017 Est. T.C.V. 009-016-022-25 = 109,725

Est. TCV/Total Floor Area = 55.53, Most recent sale 03/22/2013 for 80,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
47,400	47,400	47,400	47,400	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	7,500	0	0	426	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
54,900	54,900	54,900	47,826	47,826	47,826

009-016-022-50 2017 Est. T.C.V. DORLAND JEFFREY P
 Property Class: 401 9849 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	324.00	354.70	1.0000	1.0000	40	100		12,960
324 Actual Front Feet, 2.64 Total Acres Total Est. Land Value =								12,960

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	10.75	1.00	80	94	808
Total Estimated Land Improvements True Cash Value =					808

< 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	31.30	-0.79	-5	924	26,745

Other Additions/Adjustments Rate Size Cost

(2) Skirting							
Metal Enamel			5.60			160	896

(9) Foundation							
Foundation Wall: Concrete			7.28			0	0

(13) Plumbing							
2 Fixture Bath			930.00			1	930

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

(16) Deck/Balcony							
Treated Wood,Standard			7.70			96	739

County Multiplier = 1.38 => Cost New = 47,548

Phy/Ab.Phy/Func/Econ/Comb.%Good= 35/100/100/100/35.0, Depr.Cost = 16,642
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.500 => TCV of Bldg: 1 = 8,321

2017 Est. T.C.V. 009-016-022-50 = 22,089

Est. TCV/Total Floor Area = 23.91, Most recent sale 12/01/1998 for 20,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
11,400	11,400	11,400	10,531	0.90

2017	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-400	0	0	94	0

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
11,000	11,000	11,000	10,625	10,625	0

009-016-022-75 2017 Est. T.C.V. RICHARDS KAY
 Property Class: 401 9765 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	313.00	368.40	1.0000	1.0000	40	100		12,520
313 Actual Front Feet, 2.65 Total Acres Total Est. Land Value =								12,520

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1994

(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	Crawl Space	57.75	-8.45	0.00	1152	56,794

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, 50 Feet	1575.00	1	1,575
1000 Gal Septic	2895.00	1	2,895

(15) Built-Ins & Fireplaces

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

Treated Wood,Standard	8.47	80	678
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(17) Garages

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

Base Cost	16.58	720	11,938
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 => Cost New = 107,983

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0, Depr.Cost = 91,786

ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 87,197

2017 Est. T.C.V. 009-016-022-75 = 99,717

Est. TCV/Total Floor Area = 86.56

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
47,300	47,300	47,300	40,170	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,600	0	0	361	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
49,900	49,900	49,900	40,531	40,531	40,531	

009-016-023-00	2017 Est. T.C.V.	GUNNERSON TRAVIS &
Property Class: 401		2635 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	47.43	Acres	2200	100			104,346
47.43 Total Acres Total Est. Land Value =								104,346

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	240	69	493
Shed: Wood Frame	7.44	1.00	240	52	929
Total Estimated Land Improvements True Cash Value =					1,422

< 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	31.07	0.00	0	720	22,370
Other Additions/Adjustments			Rate		Size		Cost
Addition/Crawl			30.25		720		21,780
(2) Skirting							
Brick/Stone Ven			6.94		144		999
(9) Foundation							
Foundation Wall: Concrete			7.13		0		0
(13) Plumbing							
Average Fixture(s)			405.00		1		405
(14) Water/Sewer							
Well, 50 Feet			1575.00		1		1,575
1000 Gal Septic			2720.00		1		2,720
(15) Built-Ins & Fireplaces							
Appliance Allowance			1235.00		1		1,235
County Multiplier = 1.38 =>						Cost New = 70,497	
Phy/Ab.Phy/Func/Econ/Comb.%Good= 35/100/100/100/35.0,						Depr.Cost = 24,674	

Separately Depreciated Items:

(17) Garages							
Class:D Exterior: Pole Foundation: 18 Inch (Unfinished)							
Base Cost			9.30		1200		11,160
County Multiplier = 1.38 =>						Cost New = 15,401	
Phy/Ab.Phy/Func/Econ/Comb.%Good= 69/100/100/100/69.0,						Depr.Cost = 10,627	
Total Depreciated Cost =						35,300	
ECF (RESIDENTIAL RURAL/ NON SUB) 0.500 => TCV of Bldg: 1 =						17,650	

2017 Est. T.C.V. 009-016-023-00 = 123,418

Est. TCV/Total Floor Area = 85.71							
2016 Assessed	MBOR		S.E.V.		Base for Cap		C.P.I.
53,000	53,000		53,000		40,067		0.90
2017 New Eq.	Adjustment		Loss		Additions		Tax Adjustment
0	8,700		0		0		360
2017 Assessed	MBOR		S.E.V.		Capped		->Taxable<-
61,700	61,700		61,700		40,427		40,427
							PRE/MBT
							40,427

009-016-023-80	2017 Est. T.C.V.	GUNNERSON MATTHEW & TRAVIS
Property Class: 402		X 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

2017 Est. T.C.V. 009-016-023-80 = 19,000

Est. TCV/Total Floor Area = 13.19

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	-1,000	0	0	-1,000	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
9,500	9,500	9,500	10,594	9,500	0	

009-016-024-00 2017 Est. T.C.V. GUNNERSON JOANN
 Property Class: 401 9954 W KELLY 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 D Blt 1948

(11) Heating System: Forced Air w/ Ducts

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	46.46	-7.96	0.66	1232	48,245

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

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

Well, 50 Feet		1575.00		1	1,575
1000 Gal Septic		2720.00		1	2,720

(15) Built-Ins & Fireplaces

Appliance Allowance		1235.00		1	1,235
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(17) Garages

Class:D Exterior: Pole Foundation: 18 Inch (Unfinished)					
Base Cost		9.30		2100	19,530
Class:D Exterior: Pole Foundation: 18 Inch (Unfinished)					
Base Cost		9.30		1650	15,345
Class:D Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost		19.23		384	7,384
Common Wall: 1 Wall		-975.00		1	-975
No Floor Deduction		-3.00		384	-1,152

County Multiplier = 1.38 => Cost New = 130,317

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, Depr.Cost = 71,674

Separately Depreciated Items:

Square footage # 1 is depreciated at 66 %Good...	Base Cost Was =	48,245
County Multiplier = 1.38 =>	Cost New =	66,578
Phy/Ab.+hy/Func/Econ/Comb.%Good= 11/100/100/100/11.0,	Depr.Cost =	7,324

(16) Porches

CCP (1 Story), Standard		45.00		32	1,440
County Multiplier = 1.38 =>	Cost New =				1,987
Phy/Ab.Phy/Func/Econ/Comb.%Good= 66/100/100/100/66.0,	Depr.Cost =				1,312
CCP (1 Story), Standard		45.00		32	1,440
County Multiplier = 1.38 =>	Cost New =				1,987
Phy/Ab.Phy/Func/Econ/Comb.%Good= 66/100/100/100/66.0,	Depr.Cost =				1,312

Total Depreciated Cost = 81,621

ECF (RESIDENTIAL RURAL/ NON SUB) 0.900 => TCV of Bldg: 1 = 73,459

2017 Est. T.C.V. 009-016-024-00 = 94,459

Est. TCV/Total Floor Area = 76.67

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
47,000	47,000	47,000	37,790	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	200	0	0	340	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT

Parcel Number: 009-016-024-00

Page: 2

47,200	47,200	47,200	38,130	38,130	38,130
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009-016-024-30	2017 Est. T.C.V.	STAATS DONALD J & ELIZABETH J
Property Class: 201		2761 S LA CHANCE RD
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
COMMERCIAL 10A M/L	5400	15.00	Acres	5400	100			81,000
		15.00	Total Acres				Total Est. Land Value =	81,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Metal Prefab	6.06	1.38	756	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 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	35.40	0.00	0	960	33,984

Other Additions/Adjustments	Rate	Size	Cost
Addition/Crawl	30.25	960	29,040
Addition/Crawl	30.25	567	17,152

(9) Foundation

Foundation Wall: Concrete	7.13	0	0
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(13) Plumbing

Average Fixture(s)	405.00	1	405
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(14) Water/Sewer

Well, 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	8.34	72	600
Treated Wood,Standard	10.82	40	433

County Multiplier = 1.38 => Cost New = 121,432

Phy/Ab.Phy/Func/Econ/Comb.%Good= 35/100/100/100/35.0, Depr.Cost = 42,501

ECF (201A GENERAL COMMERCIAL) 0.650 => TCV of Bldg: 1 = 27,626

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1985

Description of Occupancy: CAL 210, WITH SCALE

Costs are taken from the Warehouse, Storage cost schedules.

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

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

Base Rate for Upper Floors = 19.45

Adjusted Square Foot Cost for Upper Floors = 19.45

1 Stories	Number of Stories Multiplier: 1.000
Average Height per Story: 10	Height per Story Multiplier: 0.920
Ave. Floor Area: 4,000	Perimeter: 268 Perim. Multiplier: 1.110
Refined Square Foot Cost for Upper Floors: 19.86	

Parcel Number: 009-016-024-30

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County Multiplier: 1.38, Final Square Foot Cost for Upper Floors = 27.410

Total Floor Area: 4,000 Base Cost New of Upper Floors = 109,640

Reproduction/Replacement Cost = 109,640

Eff.Age:25 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 60 /100/100/100/60.0

Total Depreciated Cost = 65,784

Unit in Place Items Rate Quantity Cnty Arch %Good Depr.Cost
/CI14/SERS/DEQU/HOI/FRAL/HBUSL 16900.00 1 1.38 1.00 100 23,322

ECF (201A GENERAL COMMERCIAL) 1.070 => TCV of Bldg: 1 = 95,343
Replacement Cost/Floor Area= 33.24 Est. TCV/Floor Area= 23.84

Cost Estimates for Commercial/Industrial Building/Section: 2 Built 0
Description of Occupancy: CAL 210

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

Base Rate for Upper Floors = 16.75

(10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 0.00 100%
Adjusted Square Foot Cost for Upper Floors = 16.75

1 Stories Number of Stories Multiplier: 1.000
Average Height per Story: 10 Height per Story Multiplier: 0.920
Ave. Floor Area: 2,100 Perimeter: 160 Perim. Multiplier: 1.149
Refined Square Foot Cost for Upper Floors: 17.71

County Multiplier: 1.38, Final Square Foot Cost for Upper Floors = 24.434

Total Floor Area: 2,100 Base Cost New of Upper Floors = 51,312

Reproduction/Replacement Cost = 51,312

Eff.Age:25 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 60 /100/100/100/60.0

Total Depreciated Cost = 30,787

ECF (201A GENERAL COMMERCIAL) 1.070 => TCV of Bldg: 2 = 32,942
Replacement Cost/Floor Area= 24.43 Est. TCV/Floor Area= 15.69

Cost Estimates for Commercial/Industrial Building/Section: 3 Built 1985
Description of Occupancy: STORGE W/LIFT

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: 14 Height per Story Multiplier: 1.080
Ave. Floor Area: 2,560 Perimeter: 208 Perim. Multiplier: 0.991
Refined Square Foot Cost for Upper Floors: 8.83

County Multiplier: 1.38, Final Square Foot Cost for Upper Floors = 12.185

Total Floor Area: 2,560 Base Cost New of Upper Floors = 31,194

Reproduction/Replacement Cost = 31,194

Eff.Age:25 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 60 /100/100/100/60.0

Total Depreciated Cost = 18,716

Parcel Number: 009-016-024-30

Page: 3

Unit in Place Items	Rate	Quantity	Cnty	Arch	%Good	Depr.Cost
/CI14/SERS/DEQU/HOI/GDRI/AAUTL	7350.00	1	1.38	1.00	100	10,143

ECF (201A GENERAL COMMERCIAL) 1.070 => TCV of Bldg: 3 = 30,880
 Replacement Cost/Floor Area= 16.15 Est. TCV/Floor Area= 12.06

Cost Estimates for Commercial/Industrial Building/Section: 4 Built 0
 Description of Occupancy: EAST SIDE OF LOT

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: 2,400	Perimeter: 230 Perim. Multiplier: 1.029
Refined Square Foot Cost for Upper Floors: 8.49	

County Multiplier: 1.38, Final Square Foot Cost for Upper Floors = 11.715

Total Floor Area: 2,400	Base Cost New of Upper Floors =	28,116
	Reproduction/Replacement Cost =	28,116
Eff.Age:25 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 60 /100/100/100/60.0	Total Depreciated Cost =	16,870

ECF (201A GENERAL COMMERCIAL) 1.070 => TCV of Bldg: 4 = 18,051
 Replacement Cost/Floor Area= 11.72 Est. TCV/Floor Area= 7.52

Total Estimated True Cash Value of Commercial/Industrial Buildings = 177,216

2017 Est. T.C.V. 009-016-024-30 = 288,192

Est. TCV/Total Floor Area = 21.27

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
105,000	105,000	105,000	32,100	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	39,100	0	0	288	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
144,100	144,100	144,100	32,388	32,388	0

009-016-024-60	2017 Est. T.C.V.	WIGGINS JON
Property Class: 401		W KELLY 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			15.000	Acres	2,100	100		31,500
		15.00	Total Acres		Total Est.		Land Value =	31,500

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

Unit	Exterior	Roof	Rate	Heat/Roof	Ext.(%)	Size	Cost
BaseUnit	Ribbed	Metal	38.41	-0.75	-6	720	25,456

Other Additions/Adjustments	Rate	Size	Cost
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(2) Skirting			
Metal Enamel	5.70	268	1,528

(9) Foundation			
Foundation Wall: Concrete	6.92	0	0

(13) Plumbing			
Average Fixture(s)	530.00	1	530

(14) Water/Sewer			
Well, 50 Feet	1575.00	1	1,575
1000 Gal Septic	2720.00	1	2,720

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

County Multiplier = 1.38 => Cost New = 45,600

Notes: 12X60

Phy/Ab.Phy/Func/Econ/Comb.%Good= 35/100/100/100/35.0, Depr.Cost = 15,960

Separately Depreciated Items:

(16) Deck/Balcony			
Treated Wood,Standard	7.70	96	739

County Multiplier = 1.38 => Cost New = 1,020

Phy/Ab.Phy/Func/Econ/Comb.%Good= 45/100/100/100/45.0, Depr.Cost = 459

Total Depreciated Cost = 16,419

ECF (RESIDENTIAL RURAL/ NON SUB) 0.500 => TCV of Bldg: 1 = 8,210

< Cost Estimates for Res. Building: 2 Mobile Home Class: Average Quality >
(11) Heating System: Wall Furnace

Unit	Exterior	Roof	Rate	Heat/Roof	Ext.(%)	Size	Cost
BaseUnit	Ribbed	Metal	39.79	-0.75	-6	600	21,992

Other Additions/Adjustments	Rate	Size	Cost
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(2) Skirting			
Metal Enamel	5.70	124	707

(9) Foundation			
Foundation Wall: Concrete	6.92	0	0

(13) Plumbing			
Average Fixture(s)	530.00	1	530

(14) Water/Sewer

Parcel Number: 009-016-024-60 Page: 2

Well, 50 Feet	1575.00	1	1,575
1000 Gal Septic	2720.00	1	2,720
 (15) Built-Ins & Fireplaces			
Appliance Allowance	1235.00	1	1,235
County Multiplier = 1.38 =>		Cost New =	39,687
Notes: 12X50 INVADER			
Phy/Ab.Phy/Func/Econ/Comb.%Good= 35/100/100/100/35.0,		Depr.Cost =	13,890

Separately Depreciated Items:

(16) Deck/Balcony			
Treated Wood,Standard	9.68	48	465
County Multiplier = 1.38 =>		Cost New =	641
Phy/Ab.Phy/Func/Econ/Comb.%Good= 45/100/100/100/45.0,		Depr.Cost =	289
		Total Depreciated Cost =	14,179
ECF (RESIDENTIAL RURAL/ NON SUB) 0.500 =>		TCV of Bldg: 2 =	7,089

2017 Est. T.C.V. 009-016-024-60 = 46,799

Est. TCV/Total Floor Area = 35.45						
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
24,100	24,100	24,100	21,181	0.90		
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-700	0	0	190	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
23,400	23,400	23,400	21,371	21,371		0

009-016-025-00 2017 Est. T.C.V. GUNNERSON STEVEN R ETAL
 Property Class: 402 W KELLY 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	18.17	Acres	2000	100		36,340
18.17 Total Acres Total Est. Land Value =								36,340

Ag. Bld	1	0, Lean-To	Loafing Shed	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
3.40	1.000	1.025	0.00	1800	1.38	8,657
Phy/Ab.Phy/Func/Econ/Comb.%Good= 50/100/100/100/50.0, Depr.Cost =						4,328
ECF (RESIDENTIAL RURAL/ NON SUB) 1.100 => TCV of Bldg: 1 =						4,761

Total Estimated True Cash Value of Agricultural Buildings = 4,761

2017 Est. T.C.V. 009-016-025-00 = 41,101

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
18,200	18,200	18,200	9,711	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	2,400	0	0	87	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
20,600	20,600	20,600	9,798	9,798	0

009-016-025-90	2017 Est. T.C.V.	GUNNERSON GARY GUY
Property Class: 201		2555 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	235.00	290.00	1.0000	1.0000	40	100		9,400
235 Actual Front Feet, 1.56 Total Acres Total Est. Land Value =								9,400

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Asphalt Paving	1.61	1.38	5000	50	5,555
D/W/P: 4in Ren. Conc.	4.21	1.38	12806	50	37,200
Shed: Wood Frame	10.65	1.38	144	50	1,058
Unit in Place Item(s)	0.00	1.00	1.0	88	0
Total Estimated Land Improvements True Cash Value =					43,813

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1997
Description of Occupancy: CAL 116

Costs are taken from the Market, Convenience cost schedules.
<<<<< Calculator Cost Computations >>>>>
Class: D Quality: Average Percent Adj: +0

Base Rate for Upper Floors = 58.25

(10) Heating system: Forced Air Furnace Cost/SqFt: 0.00 100%
Adjusted Square Foot Cost for Upper Floors = 58.25

1 Stories Number of Stories Multiplier: 1.000
Average Height per Story: 8 Height per Story Multiplier: 0.920
Ave. Floor Area: 4,722 Perimeter: 324 Perim. Multiplier: 1.031
Refined Square Foot Cost for Upper Floors: 55.25

County Multiplier: 1.38, Final Square Foot Cost for Upper Floors = 76.247

Total Floor Area: 4,722 Base Cost New of Upper Floors = 360,037

Reproduction/Replacement Cost = 360,037
Eff.Age:25 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 47 /100/100/100/47.0
Total Depreciated Cost = 169,218

<<<<< Segregated Cost Computations >>>>>

Costs taken from Segregated Cost Section 3: Stores & Commercials

Item Description	Cost Col.	Rate	# or SqFt	Height Adj.	Storys Adj.	Base Cost
(39) Miscellaneous						
Canopies & Marquees:						
Wood Frame	1 Up	16.25	603	1.000	1.000	9799
Miscellaneous Built-in Construction:						
Cold Storage, for each inch over 2" add	2 Up	31.00	2026	1.000	1.000	62806

Total Base Cost of Lump-Sum Items = 72605
Total Base Cost New = 72605

County Multiplier: 1.38 Architectural Multiplier: 0.50 Combined: 0.690

Reproduction/Replacement Cost = 50,097
Eff.Age:25 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 47 /100/100/100/47.0
Total Depreciated Cost = 23,546

Unit in Place Items	Rate	Quantity	Cnty Arch	%Good	Depr.Cost
Undergrnd Stg Tank	20000.00	2	1.38 0.70	50	19,320

009-016-025-99 2017 Est. T.C.V. GUNNERSON JOANN &
 Property Class: 402 2555 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 A> GROUP A		\$5000			5000	100		5,000
30 Actual Front Feet, 0.21 Total Acres							Total Est. Land Value =	5,000

2017 Est. T.C.V. 009-016-025-99 = 5,000

Est. TCV/Total Floor Area = 1.06

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
1,500	1,500	1,500	1,120	0.90		
2017 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	1,000	0	0	10	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
2,500	2,500	2,500	1,130	1,130	0	

009-016-026-00 2017 Est. T.C.V. BAKER RICKY C
 Property Class: 401 9662 W KELLY 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	27.88	Acres	2000	100		55,760
27.88 Total Acres Total Est. Land Value =								55,760

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

Unit	Exterior	Roof	Rate	Heat/Roof	Ext.(%)	Size	Cost
BaseUnit	Ribbed	Metal	34.46	-0.75	-6	980	31,010

Other Additions/Adjustments Rate Size Cost

(2) Skirting							
Metal Enamel			5.70			168	958

(9) Foundation							
Foundation Wall: Concrete			6.92			0	0

(13) Plumbing							
Average Fixture(s)			530.00			1	530

(14) Water/Sewer							
Well, 50 Feet			1575.00			1	1,575
1000 Gal Septic			2720.00			1	2,720

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

County Multiplier = 1.38 => Cost New = 52,477

Notes: 1988 REDMAN

Phy/Ab.Phy/Func/Econ/Comb.%Good= 38/100/100/100/38.0, Depr.Cost = 19,941
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.500 => TCV of Bldg: 1 = 9,971

2017 Est. T.C.V. 009-016-026-00 = 65,731

Est. TCV/Total Floor Area = 67.07, Most recent sale 02/26/2013 for 14,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
33,300	33,300	33,300	33,099	0.90		
2017	New Eq.	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-400	0	0	-199	0	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
32,900	32,900	32,900	33,396	32,900	0	

009-016-026-70	2017 Est. T.C.V.	CONSUMERS ENERGY COMPANY
Property Class: 201		9590 W KELLY RD
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
COMMERCIAL 10A M/L	5400	14.69	Acres	5400	100			79,326
14.69 Total Acres								Total Est. Land Value = 79,326

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Crushed Rock	1.22	1.42	6000	94	9,771
TOWER \$382,083 YEAR 2000	1.00	1.00	374441.0	100	374,441
/CI16/YARI/CHALF/08'/29	15.50	1.00	591.0	100	9,161
/CI16/YARI/CHALF/08'/3	2.30	1.00	611.0	100	1,405
/CI16/YARI/CHALF/08'/GATW15	750.00	1.00	1.0	100	750
/CI16/YARI/CHALF/08'/GATW5	405.00	1.00	1.0	100	405
Total Estimated Land Improvements True Cash Value =					395,933

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 0

Description of Occupancy: EQUIPMENT BLDG

Costs are taken from the Warehouse, Storage cost schedules.

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

Class: C Quality: Average Percent Adj: +0

Base Rate for Upper Floors = 29.80

(10) Heating system: Package Heating & Cooling Cost/SqFt: 5.25 100%

Adjusted Square Foot Cost for Upper Floors = 35.05

1 Stories Number of Stories Multiplier: 1.000

Average Height per Story: 10 Height per Story Multiplier: 0.920

Ave. Floor Area: 306 Perimeter: 80 Perim. Multiplier: 1.936

Refined Square Foot Cost for Upper Floors: 62.43

County Multiplier: 1.42, Final Square Foot Cost for Upper Floors = 88.648

Total Floor Area: 306 Base Cost New of Upper Floors = 27,126

Reproduction/Replacement Cost = 27,126

Eff.Age:5 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 90 /100/100/100/90.0

Total Depreciated Cost = 24,414

ECF (201A GENERAL COMMERCIAL) 1.070 => TCV of Bldg: 1 = 26,123

Replacement Cost/Floor Area= 88.65 Est. TCV/Floor Area= 85.37

Cost Estimates for Commercial/Industrial Building/Section: 2 Built 0

Description of Occupancy: EQUIPMENT BLDG

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

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

Class: C Quality: Average Percent Adj: +0

Base Rate for Upper Floors = 21.70

(10) Heating system: Package Heating & Cooling Cost/SqFt: 4.70 100%

Adjusted Square Foot Cost for Upper Floors = 26.40

1 Stories Number of Stories Multiplier: 1.000

Average Height per Story: 10 Height per Story Multiplier: 1.000

Ave. Floor Area: 192 Perimeter: 55 Perim. Multiplier: 1.529

Refined Square Foot Cost for Upper Floors: 40.37

County Multiplier: 1.42, Final Square Foot Cost for Upper Floors = 57.319

009-016-027-00 2017 Est. T.C.V. BARRINGER HAROLD & BARRINGER LINDA
 Property Class: 401 2610 S BLODGET 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	62.50	Acres	2000	100			125,000
62.50 Total Acres Total Est. Land Value =								125,000

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

(11) Heating System: Space Heater

Ground Area = Size for Rates = 1188 SF Floor Area = 1188 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Block	Slab	47.08	-9.05	-1.89	1188	42,934

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: Pole Foundation: 18 Inch (Unfinished)
 Base Cost 14.86 360 5,350

County Multiplier = 1.42 => Cost New = 81,492

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 48,895
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.900 => TCV of Bldg: 1 = 44,006

2017 Est. T.C.V. 009-016-027-00 = 169,006

Est. TCV/Total Floor Area = 142.26

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
77,900	77,900	77,900	69,307	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	6,600	0	623	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
84,500	84,500	84,500	69,930	69,930	0	

009-016-028-00	2017 Est. T.C.V.	KINKEMA RYAN/ LONGSTREET LYNN-MARIE
Property Class: 401		2540 S BLODGETT 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
165 Actual Front Feet,	2.50	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 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 1969

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 522 SF Floor Area = 522 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Mich Bsmnt.	57.72	-5.03	0.66	522	27,849

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

Average Fixture(s)	525.00	1	525
2 Fixture Bath	1100.00	1	1,100

(14) Water/Sewer

Well, 50 Feet	1575.00	1	1,575
1000 Gal Septic	2720.00	1	2,720

(15) Built-Ins & Fireplaces

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

(16) Porches

WGEP (1 Story), Standard	54.82	48	2,631
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(17) Garages

Class:D Exterior:Pole Foundation: 42 Inch (Finished)

Base Cost	12.61	1200	15,132
Automatic Doors	350.00	2	700

County Multiplier = 1.38 => Cost New = 75,096

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 48,812
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 46,371

2017 Est. T.C.V. 009-016-028-00 = 53,846

Est. TCV/Total Floor Area = 103.15, Most recent sale 04/03/2008 for 84,500

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
27,400	27,400	27,400	24,744	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-500	0	222	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
26,900	26,900	26,900	24,966	24,966	24,966

009-016-029-00 2017 Est. T.C.V. DENMAN ADAM
Property Class: 401 2730 S BLODGETT 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
330 Actual Front Feet, 5.01 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	2.98	1.00	792	0	0
Shed: Wood Frame	8.79	1.00	120	50	527
Shed: Wood Frame	8.79	1.00	120	50	527

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 =					2,005

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D-10 Blt 1996

(11) Heating System: Wall/Floor Furnace

Ground Area = Size for Rates = 968 SF Floor Area = 968 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	43.96	-8.58	-0.70	484	16,785
1	Story Siding	Crawl Space	43.96	-7.65	-0.70	484	17,235

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
Fireplace: Wood Stove 950.00 1 950

County Multiplier = 1.38 => Cost New = 54,911

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0, Depr.Cost = 41,183
ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 39,124

2017 Est. T.C.V. 009-016-029-00 = 48,129

Est. TCV/Total Floor Area = 49.72, Most recent sale 01/27/2017 for 55,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
19,100	19,100	19,100	16,325	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
2,900	2,100	0	2,900	146	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
24,100	24,100	24,100	19,371	19,371	19,371

009-016-030-00	2017 Est. T.C.V.	COOPER RONALD L & THELMA L
Property Class: 402		S BLODGETT 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
165 Actual Front Feet, 2.51 Total Acres							Total Est. Land Value =	7,000

2017 Est. T.C.V. 009-016-030-00 = 7,000

Est. TCV/Total Floor Area = 7.23, Most recent sale 09/01/1998 for 7,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
5,400	5,400	5,400	4,504	0.90			
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-1,900	0	0	-1,004	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
3,500	3,500	3,500	4,544	3,500	0		

009-016-031-00 2017 Est. T.C.V. KOLODZIEJ EUGENE
 Property Class: 402 S BLODGETT 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
165 Actual Front Feet, 2.51 Total Acres							Total Est. Land Value =	7,000

2017 Est. T.C.V. 009-016-031-00 = 7,000

Est. TCV/Total Floor Area = 7.23

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
5,400	5,400	5,400	2,880	0.90

2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-1,900	0	0	25	0

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
3,500	3,500	3,500	2,905	2,905	0

009-016-032-00 2017 Est. T.C.V. WEED PAULA K
 Property Class: 401 2520 S BLODGETT 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
165 Actual Front Feet, 2.51 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	7.44	1.00	240	87	1,553
Total Estimated Land Improvements True Cash Value =					1,553

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 = 938 SF Floor Area = 938 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Piers	49.19	-12.43	0.66	938	35,100

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) Deck/Balcony
 Roof Cover Only,Standard 7.45 938 6,988

County Multiplier = 1.38 => Cost New = 66,437

Notes: HUD WITH POLE SUPPORED ROOF STRUCTURE

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0, Depr.Cost = 49,828
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.550 => TCV of Bldg: 1 = 27,405

2017 Est. T.C.V. 009-016-032-00 = 35,958

Est. TCV/Total Floor Area = 38.33, Most recent sale 12/01/2010 for 28,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
17,300	17,300	17,300	12,838	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	700	0	115	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
18,000	18,000	18,000	12,953	12,953	0	

009-016-033-00 2017 Est. T.C.V. HANNA LESLIE L & HAUGHT EVE L
 Property Class: 401 2670 S BLODGETT 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
165 Actual Front Feet, 2.49 Total Acres					Total Est.		Land Value =	7,000

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1976

(11) Heating System: Space Heater

Ground Area = Size for Rates = 1368 SF Floor Area = 1368 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	56.06	0.00	-2.85	1368	72,791

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) Deck/Balcony

Treated Wood,Standard		6.59		240	1,582
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(17) Garages

Class:CD Exterior: Siding Foundation: 42 Inch (Unfinished)					
Base Cost		19.20		528	10,138
Common Wall: 1 Wall		-1225.00		1	-1,225
Mechanical Doors		350.00		1	350
Class:CD Exterior: Pole Foundation: 18 Inch (Unfinished)					
Base Cost		9.71		1200	11,652
Mechanical Doors		350.00		1	350

County Multiplier = 1.38 => Cost New = 143,696

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 93,402
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 88,732

2017 Est. T.C.V. 009-016-033-00 = 95,732

Est. TCV/Total Floor Area = 69.98

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
47,100	47,100	47,100	36,650	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	800	0	0	329	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
47,900	47,900	47,900	36,979	36,979	36,979

009-016-034-00	2017 Est. T.C.V.	SHANK SHARON LEE
Property Class: 401		9100 W KELLY 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			31.806	Acres	1,986	100		63,181
		31.81	Total	Acres	Total	Est.	Land Value =	63,181

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Asphalt Paving	1.42	1.00	2900	0	0
D/W/P: 4in Ren. Conc.	3.39	1.00	616	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 1998

(11) Heating System: Electric Baseboard

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	-0.21	1080	53,654

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) Porches

WCP (1 Story), Standard	22.62	160	3,619
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(16) Breezeways

Frame Wall,Finished	27.25	96	2,616
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(17) Garages

Class:CD Exterior: Siding Foundation: 18 Inch (Unfinished)							
Base Cost	16.80	576	9,677				
Mechanical Doors	350.00	2	700				
Class:CD Exterior: Pole Foundation: 18 Inch (Unfinished)							
Base Cost	11.14	768	8,556				
Mechanical Doors	350.00	1	350				

County Multiplier = 1.38 => Cost New = 121,422

Phy/Ab.Phy/Func/Econ/Comb.%Good= 87/100/100/100/87.0, Depr.Cost = 105,637
ECF (RESIDENTIAL RURAL/ NON SUB) 0.650 => TCV of Bldg: 1 = 68,664

Cost Est. for Res. Bldg: 2 Single Family LOG Cls D Blt 1846

(11) Heating System: Space Heater

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Pine Logs	Crawl Space	71.73	-9.79	-1.89	576	34,589

Other Additions/Adjustments	Rate	Size	Cost
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Parcel Number: 009-016-034-00

Page: 2

(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

County Multiplier = 1.38 => Cost New = 54,384

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, Depr.Cost = 29,911
ECF (RESIDENTIAL RURAL/ NON SUB) 0.900 => TCV of Bldg: 2 = 26,920

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 2007
Description of Occupancy: BARBER SHOP (JERRY'S BARBER)

Costs are taken from the Barber - Beauty Shop cost schedules.
<<<<< Calculator Cost Computations >>>>>
Class: D Quality: Average Percent Adj: +0

Base Rate for Upper Floors = 46.25

(10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 0.05 100%
Adjusted Square Foot Cost for Upper Floors = 46.30

1 Stories Number of Stories Multiplier: 1.000
Average Height per Story: 8 Height per Story Multiplier: 0.960
Ave. Floor Area: 288 Perimeter: 0 Perim. Multiplier: 1.000
Refined Square Foot Cost for Upper Floors: 44.45

County Multiplier: 1.38, Final Square Foot Cost for Upper Floors = 61.338

Total Floor Area: 288 Base Cost New of Upper Floors = 17,665

Reproduction/Replacement Cost = 17,665
Eff.Age:5 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 93 /100/100/100/93.0
Total Depreciated Cost = 16,429

ECF (RESIDENTIAL RURAL/ NON SUB) 1.100 => TCV of Bldg: 1 = 18,072
Replacement Cost/Floor Area= 61.34 Est. TCV/Floor Area= 62.75

Total Estimated True Cash Value of Commercial/Industrial Buildings = 18,072

2017 Est. T.C.V. 009-016-034-00 = 181,587

Est. TCV/Total Floor Area = 93.41

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
85,100	85,100	85,100	55,490	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	5,700	0	0	499	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
90,800	90,800	90,800	55,989	55,989	30,794	

009-016-034-50 2017 Est. T.C.V. SHERMAN DAVID P JR
 Property Class: 402 S BLODGETT 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	328.00	396.02	1.0000	1.0000	40	100		13,120
328 Actual Front Feet, 2.98 Total Acres Total Est. Land Value =								13,120

2017 Est. T.C.V. 009-016-034-50 = 13,120

Est. TCV/Total Floor Area = 6.75, Most recent sale 04/27/2012 for 10,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
6,600	6,600	6,600	5,502	0.90

2017	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	0	0	0	49	0

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
6,600	6,600	6,600	5,551	5,551	5,551

009-016-034-60 2017 Est. T.C.V. GUNNERSON MATTHEW
 Property Class: 401 9402 W KELLY 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		25.00	Acres		1200	100		30,000
		25.00	Total Acres				Total Est. Land Value =	30,000

< 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	27.78	0.00	0	980	27,224

Other Additions/Adjustments	Rate	Size	Cost
Addition/Crawl	30.25	618	18,695

(2) Skirting				
Metal Enamel		5.43	168	912

(9) Foundation				
Foundation Wall: Concrete		7.13	0	0

(13) Plumbing				
Average Fixture(s)		405.00	1	405

(14) Water/Sewer				
Well, 50 Feet		1575.00	1	1,575
1000 Gal Septic		2720.00	1	2,720

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

County Multiplier = 1.38 => Cost New = 72,817

Phy/Ab.Phy/Func/Econ/Comb.%Good= 35/100/100/100/35.0, Depr.Cost = 25,486
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.500 => TCV of Bldg: 1 = 12,743

2017 Est. T.C.V. 009-016-034-60 = 42,743

Est. TCV/Total Floor Area = 26.75

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
38,700	38,700	38,700	23,502	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-18,700	0	0	-3,502	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
38,100	20,000	20,000	23,713	20,000	0	

009-016-034-80 2017 Est. T.C.V. SUMMERS JAMES E
 Property Class: 402 S BLODGETT 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	660.00	660.00	1.0000	0.0000	40	100*		0
Residentia 8 - 17 @\$1900		10.11 Acres			1900	100		19,209
* denotes lines that do not contribute to the total acreage calculation.								
660 Actual Front Feet, 10.11 Total Acres Total Est. Land Value =								19,209

2017 Est. T.C.V. 009-016-034-80 = 19,209

Est. TCV/Total Floor Area = 12.02

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
10,600	10,600	10,600	3,115	0.90		
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-1,000		0	0	28	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
9,600	9,600	9,600	3,143	3,143		0

009-016-034-90 2017 Est. T.C.V. MOORE TROY & KINA
 Property Class: 401 2840 S BLODGETT 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		10.11 Acres			1900	100		19,209
		10.11 Total Acres					Total Est. Land Value =	19,209

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	8.22	1.00	256	50	1,052
Shed: Wood Frame	8.22	1.00	256	50	1,052
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.0	97	970
					Total Estimated Land Improvements True Cash Value = 3,075

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls CD Blt 2001

(11) Heating System: Forced Air w/ Ducts
 Ground Area = Size for Rates = 884 SF Floor Area = 1105 SF.
 Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost
 1.25 Story Siding Basement 70.62 0.00 0.00 884 62,428

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

(16) Deck/Balcony
 Treated Wood,Standard 5.90 572 3,375
 Treated Wood,Standard 12.37 33 408
 Treated Wood,Standard 11.03 42 463

(17) Garages
 Class:D Exterior: Siding Foundation: 42 Inch (Unfinished)
 Base Cost 22.25 352 7,832
 Mechanical Doors 325.00 1 325
 Storage area over garage 3.75 352 1,320
 Class:CD Exterior: Pole Foundation: 42 Inch (Unfinished)
 Base Cost 10.46 1200 12,552
 Mechanical Doors 350.00 3 1,050

County Multiplier = 1.38 => Cost New = 136,024

Phy/Ab.Phy/Func/Econ/Comb.%Good= 86/100/100/100/86.0, Depr.Cost = 116,981

Separately Depreciated Items:

(9) Basement Finish
 Basement Recreation Finish 11.25 884 9,945
 County Multiplier = 1.38 => Cost New = 13,724
 Phy/Ab.Phy/Func/Econ/Comb.%Good= 50/100/100/100/50.0, Depr.Cost = 6,862

Total Depreciated Cost = 123,843
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 117,651

Parcel Number: 009-016-034-90

Page: 2

2017 Est. T.C.V. 009-016-034-90 = 139,935
Est. TCV/Total Floor Area = 126.64, Most recent sale 07/29/2011 for 75,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
57,900	57,900	57,900	44,528	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
7,700	4,400	0	7,700	400	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
70,000	70,000	70,000	52,628	52,628	52,628	

009-017-001-00 2017 Est. T.C.V. GUNERSON JOE PHIL (LE ETAL)
 Property Class: 402 S LA CHANCE RD
 Map #: LAKE TOWNSHIP ,

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
40/FF	269.38	663.00	1.0000	1.0000	40	100		10,775
269 Actual Front Feet, 4.10 Total Acres Total Est. Land Value =								10,775

2017 Est. T.C.V. 009-017-001-00 = 10,775

Est. TCV/Total Floor Area = 9.75, Most recent sale 09/05/2002 for 0

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
5,400	5,400	5,400	5,400	0.90	0	0	0	0	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT				
5,400	5,400	5,400	5,448	5,400	0				

009-017-001-10 2017 Est. T.C.V. GUNNERSON JOE PHIL (LE ETAL)
 Property Class: 401 S LA CHANCE RD
 Map #: LAKE TOWNSHIP ,

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
40/FF	337.26	660.00	1.0000	1.0000	40	100		13,490
337 Actual Front Feet, 5.11 Total Acres Total Est. Land Value =								13,490

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

Unit	Exterior	Roof	Rate	Heat/Roof	Ext.(%)	Size	Cost
BaseUnit	Ribbed	Metal	28.12	-0.80	0	924	25,244

Other Additions/Adjustments Rate Size Cost

(9) Foundation
 Foundation Wall: Concrete 7.13 0 0

(13) Plumbing
 Average Fixture(s) 405.00 1 405

(14) Water/Sewer
 Well, 50 Feet 1575.00 1 1,575
 1000 Gal Septic 2720.00 1 2,720

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

County Multiplier = 1.38 => Cost New = 43,027

Phy/Ab.Phy/Func/Econ/Comb.%Good= 35/100/100/100/35.0, Depr.Cost = 15,059
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.500 => TCV of Bldg: 1 = 7,530

2017 Est. T.C.V. 009-017-001-10 = 21,020

Est. TCV/Total Floor Area = 22.75, Most recent sale 09/05/2002 for 0

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
10,900	10,900	10,900	10,130	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-400	0	0	91	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
10,500	10,500	10,500	10,221	10,221	0	

009-017-001-20 2017 Est. T.C.V. WHEELER CASSIE
 Property Class: 401 2088 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			3.000	Acres	4,167	100		12,500
		3.00	Total	Acres			Total Est. Land Value =	12,500

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	7.23	1.00	455	50	1,645
Shed: Wood Frame	9.54	1.00	140	50	668
Total Estimated Land Improvements True Cash Value =					2,313

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

(11) Heating System: Forced Air w/ Ducts

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	54.28	-7.64	0.00	1680	78,355

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
Fireplace: Wood Stove	1125.00	1	1,125

(16) Deck/Balcony

Treated Wood,Standard	9.35	60	561
Treated Wood,Standard	6.73	204	1,373

County Multiplier = 1.38 => Cost New = 125,413

Notes: 2002 SWEETHART MHD

Phy/Ab.Phy/Func/Econ/Comb.%Good= 88/100/100/100/88.0, Depr.Cost = 110,364
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.650 => TCV of Bldg: 1 = 71,736

2017 Est. T.C.V. 009-017-001-20 = 86,549

Est. TCV/Total Floor Area = 51.52, Most recent sale 07/01/2001 for 15,500

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
36,100	36,100	36,100	36,100	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	7,200	0	324	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
43,300	43,300	43,300	36,424	36,424	36,424

009-017-001-30 2017 Est. T.C.V. SUTTON HELEN L TR
 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
<Site Value A> GROUP A		\$5000			5000	100		5,000
163 Actual Front Feet, 1.04 Total Acres							Total Est. Land Value =	5,000

2017 Est. T.C.V. 009-017-001-30 = 5,000

Est. TCV/Total Floor Area = 2.98, Most recent sale 11/01/1996 for 22,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
2,500	2,500	2,500	2,133	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	19	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
2,500	2,500	2,500	2,152	2,152	0	

009-017-001-31 2017 Est. T.C.V. SUTTON HELEN L TR
 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
<Site Value A> GROUP A		\$5000			5000	100		5,000
163 Actual Front Feet, 1.06 Total Acres					Total Est.		Land Value =	5,000

2017 Est. T.C.V. 009-017-001-31 = 5,000

Est. TCV/Total Floor Area = 2.98

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
2,500	2,500	2,500	2,133	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	19	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
2,500	2,500	2,500	2,152	2,152	0	

009-017-001-32 2017 Est. T.C.V. SUTTON HELEN L TR
 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
<Site Value A> GROUP A		\$5000			5000	100		5,000
163 Actual Front Feet, 1.08 Total Acres							Total Est. Land Value =	5,000

2017 Est. T.C.V. 009-017-001-32 = 5,000

Est. TCV/Total Floor Area = 2.98

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
2,500	2,500	2,500	2,277	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
2,500	2,500	2,500	2,297	2,297	0

009-017-001-33 2017 Est. T.C.V. SUTTON HELEN L TR
 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
<Site Value A> GROUP A		\$5000			5000	100		5,000
163 Actual Front Feet, 1.11 Total Acres					Total Est.		Land Value =	5,000

2017 Est. T.C.V. 009-017-001-33 = 5,000

Est. TCV/Total Floor Area = 2.98

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
2,500	2,500	2,500	2,277	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	
2,500	2,500	2,500	2,297	2,297	0	

009-017-001-34 2017 Est. T.C.V. SUTTON HELEN L TR
 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
<Site Value A> GROUP A		\$5000			5000	100		5,000
163 Actual Front Feet, 1.13 Total Acres							Total Est. Land Value =	5,000

2017 Est. T.C.V. 009-017-001-34 = 5,000

Est. TCV/Total Floor Area = 2.98

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
2,500	2,500	2,500	2,277	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	20	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
2,500	2,500	2,500	2,297	2,297	0	

009-017-001-35 2017 Est. T.C.V. SUTTON HELEN L TR
 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
<Site Value A> GROUP A		\$5000			5000	100		5,000
163 Actual Front Feet, 1.16 Total Acres					Total Est.		Land Value =	5,000

2017 Est. T.C.V. 009-017-001-35 = 5,000

Est. TCV/Total Floor Area = 2.98

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
2,500	2,500	2,500	2,423	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	21	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
2,500	2,500	2,500	2,444	2,444	0	

009-017-001-36 2017 Est. T.C.V. SUTTON HELEN L TR
 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
<Site Value A> GROUP A		\$5000			5000	100		5,000
163 Actual Front Feet, 1.18 Total Acres							Total Est. Land Value =	5,000

2017 Est. T.C.V. 009-017-001-36 = 5,000

Est. TCV/Total Floor Area = 2.98

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
2,500	2,500	2,500	2,423	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	21	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
2,500	2,500	2,500	2,444	2,444	0	

009-017-001-37 2017 Est. T.C.V. SUTTON HELEN L TR
 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 1 -	2.99	@\$5500	1.21	Acres	5500	100		6,655
			1.21	Total Acres			Total Est. Land Value =	6,655

2017 Est. T.C.V. 009-017-001-37 = 6,655

Est. TCV/Total Floor Area = 3.96

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
3,300	3,300	3,300	2,423	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	21	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
3,300	3,300	3,300	2,444	2,444	0	

009-017-001-75 2017 Est. T.C.V. GUNNERSON JOE PHIL (LE ETAL)
 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 18	-29	@\$2000	19.36	Acres	2000	100		38,720
19.36 Total Acres Total Est. Land Value =								38,720

2017 Est. T.C.V. 009-017-001-75 = 38,720

Est. TCV/Total Floor Area = 23.05, Most recent sale 09/05/2002 for 0

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
19,400	19,400	19,400	14,422	0.90

2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	0	0	0	129	0

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
19,400	19,400	19,400	14,551	14,551	0

009-017-002-00 2017 Est. T.C.V. REINHART JAN S & BRENDA
 Property Class: 402 W ROSTED RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 121 - 300@\$2200	157.56	Acres	2200	100				346,632
	157.56	Total Acres	Total Est. Land Value =					346,632

2017 Est. T.C.V. 009-017-002-00 = 346,632

Est. TCV/Total Floor Area = 206.33

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
120,300	120,300	120,300	101,972	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	55,130	2,130	0	-921	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
173,300	173,300	173,300	102,889	102,889	102,889	

009-017-002-50 2017 Est. T.C.V. GUNNERSON MATTHEW ALLEN
 Property Class: 402 W ROOSTED 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			21.020	Acres	2,100	100		44,142
		21.02	Total Acres		Total Est.		Land Value =	44,142

2017 Est. T.C.V. 009-017-002-50 = 44,142

Est. TCV/Total Floor Area = 26.27, Most recent sale 04/04/2007 for 48,300

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
22,100	22,100	22,100	18,842	0.90

2017	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	0	0	0	169	0

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
22,100	22,100	22,100	19,011	19,011	0

009-017-002-60 2017 Est. T.C.V. REINHART JAN S & BRENDA J
 Property Class: 401 10810 W ROSTED RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SALES & 2013 EQ RATE			16.550	Acres	2,100	100		34,755
		16.55	Total	Acres	Total	Est.	Land Value =	34,755

Cost Est. for Res. Bldg: 1 Single Family GRG Cls D Blt 2003

(11) Heating System: Space Heater
 Ground Area = Size for Rates = 1200 SF Floor Area = 1200 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	46.66	-9.03	-1.89	1200	42,888

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

Average Fixture(s)	525.00	1	525
2 Fixture Bath	1100.00	1	1,100

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(17) Garages
 Class:D Exterior: Pole Foundation: 42 Inch (Unfinished)

Base Cost	10.01	1200	12,012
Common Wall: 1 Wall	-881.25	1	-881
Automatic Doors	350.00	2	700

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

Base Cost	11.21	800	8,968
Common Wall: 1 Wall	-881.25	1	-881

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

Base Cost	13.90	800	11,120
Mechanical Doors	325.00	4	1,300
No Floor Deduction	-3.00	800	-2,400

County Multiplier = 1.38 => Cost New = 112,857

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 101,571
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 96,493

2017 Est. T.C.V. 009-017-002-60 = 131,248

2016 Assessed		MBOR	S.E.V.	Base for Cap	C.P.I.		
62,800	62,800	62,800	46,515	0.90			
2017 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses		
0	2,800	0	0	418	0		
2017 Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
65,600	65,600	65,600	46,933	46,933	46,933	46,933	

009-017-002-64	2017 Est. T.C.V.	VANHOUTEN JOSHUA
Property Class: 401		10800 W ROSTED RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia PARTOF>20@\$2000	18.86	Acres	2000	100				37,720
	18.86	Total Acres			Total Est. Land Value =			37,720

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Fencing: Wrought iron	7.13	1.00	100	50	357
Shed: Wood Frame	9.69	1.00	200	50	969
Shed: Wood Frame	12.07	1.00	80	50	483
	Total Estimated Land Improvements True Cash Value =				1,809

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1198 SF Floor Area = 1964 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25	Story Siding	Crawl Space	74.80	-9.32	0.00	576	37,716
2	Story Siding	Crawl Space	102.82	-9.32	0.00	622	58,157

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
Fireplace: Prefab 1 Story	2200.00	1	2,200

(16) Porches

WPP, Standard	26.07	28	730
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(16) Deck/Balcony

Treated Wood,Standard	7.07	198	1,400
Treated Wood,Standard	17.54	19	333

(17) Garages

Class:C Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	22.61	579	13,091
Automatic Doors	375.00	1	375
Class:D Exterior: Pole Foundation: 18 Inch (Unfinished)			
Base Cost	9.30	1266	11,774
No Floor Deduction	-3.00	1266	-3,798

County Multiplier = 1.38 => Cost New = 185,525

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 166,973
ECF (SEELEY & ROSTED RD AREA) 0.750 => TCV of Bldg: 1 = 125,230

2017 Est. T.C.V. 009-017-002-64	=	164,759			
Est. TCV/Total Floor Area = 83.89, Most recent sale 12/10/2014 for 140,439					
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
77,500	77,500	77,500	80,500	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
3,000	1,900	0	3,724	0	

Parcel Number: 009-017-002-64

Page: 2

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
82,400	82,400	82,400	81,224	81,224	81,224

009-017-002-68 2017 Est. T.C.V. VANHOUTEN JOSH
 Property Class: 402 W ROSTED RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia PARTOF>20@\$2000		7.58 Acres	2000	100				15,160
		7.58 Total Acres	Total Est. Land Value =					15,160

2017 Est. T.C.V. 009-017-002-68 = 15,160

Est. TCV/Total Floor Area = 7.72, Most recent sale 04/13/2016 for 17,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
8,000	8,000	8,000	4,890	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-400	0	2,710	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
7,600	7,600	7,600	4,934	7,600	7,600	

009-017-002-70 2017 Est. T.C.V. GUNNERSON MATTHEW ALLAN
 Property Class: 402 ROSTED RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SALES & 2013 EQ RATE			53.600	Acres	1,587	100		85,040
		53.60	Total Acres		Total Est.		Land Value =	85,040

2017 Est. T.C.V. 009-017-002-70 = 85,040

Est. TCV/Total Floor Area = 43.30, Most recent sale 08/20/2004 for 94,500

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
42,500	42,500	42,500	34,061	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	306	0	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
42,500	42,500	42,500	34,367	34,367	0	0

009-017-002-90 2017 Est. T.C.V. ODREN RONALD G & KATHLEEN M
 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 3 - 7 @\$3000			7.38 Acres		3000	100		22,140
			7.38 Total Acres				Total Est. Land Value =	22,140

2017 Est. T.C.V. 009-017-002-90 = 22,140

Est. TCV/Total Floor Area = 11.27, Most recent sale 06/01/2002 for 11,375

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
11,100	11,100	11,100	10,172	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	91	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
11,100	11,100	11,100	10,263	10,263	0	

009-017-003-00	2017 Est. T.C.V.	BARTZ LOUIS A & CAROLE L
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 66 - 120	\$2200	76.11	Acres	2200	100			167,442
		76.11	Total Acres				Total Est. Land Value =	167,442

2017 Est. T.C.V. 009-017-003-00 = 167,442

Est. TCV/Total Floor Area = 85.26, Most recent sale 06/01/1999 for 67,500

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
68,500	68,500	68,500	39,287	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	15,200	0	0	353	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
83,700	83,700	83,700	39,640	39,640	39,640	

009-017-007-00	2017 Est. T.C.V.	KEBERLY PAUL E & GERALDINE L TRUST
Property Class: 401		10955 W ROSTED RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SALES & 2013 EQ RATE			10.700	Acres	2,100	100		22,470
		10.70	Total	Acres			Total Est. Land Value =	22,470

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	648	0	0
D/W/P: Asphalt Paving	1.51	1.00	550	0	0

Residential Local Cost Land Improvements

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

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

(11) Heating System: Forced Air w/ Ducts

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	55.82	0.00	0.00	1400	78,148

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 w/Roof,Standard	14.70	462	6,791
Treated Wood,Standard	7.59	120	911

(16) Breezeways

Frame Wall,Unfinished	22.75	390	8,873
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(17) Garages

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

Base Cost	12.02	768	9,231
Mechanical Doors	350.00	1	350
No Floor Deduction	-3.10	768	-2,381

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

Base Cost	15.16	864	13,098
Automatic Doors	375.00	1	375

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

Base Cost	10.46	1457	15,240
Automatic Doors	375.00	2	750

County Multiplier = 1.38 => Cost New = 194,375

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0, Depr.Cost = 165,219

Separately Depreciated Items:

Unit-in-Place Cost Items:

ROOF STRUCT. (SQ FT)	3.97	256	1,016
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Parcel Number: 009-017-007-00

Page: 2

County Multiplier = 1.38 =>	Cost New =	1,403
Phy/Ab.Phy/Func/Econ/Comb.%Good= 92/100/100/100/92.0,	Depr.Cost =	1,290
	Total Depreciated Cost =	166,509
ECF (SEELEY & ROOSTED RD AREA)	0.750 => TCV of Bldg: 1 =	124,882

2017 Est. T.C.V. 009-017-007-00 = 149,777

Est. TCV/Total Floor Area = 106.98, Most recent sale 08/01/2000 for 22,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
75,900	75,900	75,900	75,683	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-1,000	0	0	-783	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
74,900	74,900	74,900	76,364	74,900	74,900

009-017-007-20 2017 Est. T.C.V. BORCHERS KURT F & LAURA R AND
 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
SALES & 2013 EQ RATE			10.260	Acres	2,100	100		21,546
		10.26	Total Acres		Total Est.	Land Value =		21,546

2017 Est. T.C.V. 009-017-007-20	=	21,546			
Est. TCV/Total Floor Area = 15.39					
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
10,800	10,800	10,800	10,183	0.90	
2017	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	91	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
10,800	10,800	10,800	10,274	10,274	10,274

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009-017-007-40 2017 Est. T.C.V. BORCHERS KURT F & LAURA R &
 Property Class: 401 10685 W ROSTED RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SALES & 2013 EQ RATE			12.950	Acres	2,100	100		27,195
		12.95	Total	Acres	Total	Est.	Land Value =	27,195

Cost Est. for Res. Bldg: 1 Single Family 2S Cls C Blt 1999

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1352 SF Floor Area = 2704 SF.
 Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost
 2 Story Siding Basement 100.88 0.00 0.00 1352 136,390

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance 1915.00 1 1,915

(16) Porches

WCP (1 Story), Standard 17.58 416 7,313

(16) Deck/Balcony

Treated Wood,Standard 7.13 192 1,369

(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
 Class:C Exterior: Pole Foundation: 18 Inch (Unfinished)
 Base Cost 10.13 1040 10,535
 No Floor Deduction -3.15 1040 -3,276

County Multiplier = 1.38 => Cost New = 238,672

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 214,804
 ECF (SEELEY & ROOSTED RD AREA) 0.750 => TCV of Bldg: 1 = 161,103

2017 Est. T.C.V. 009-017-007-40 = 188,298

Est. TCV/Total Floor Area = 69.64, Most recent sale 06/01/1998 for 16,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
93,600	93,600	93,600	93,600	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	500	0	500	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
94,100	94,100	94,100	94,442	94,100	94,100	

009-017-007-60 2017 Est. T.C.V. CHENARD PETER E
 Property Class: 401 10811 W ROSTED RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
50/FF	300.00	450.00	1.0000	1.0000	50	100		15,000
300 Actual Front Feet, 3.10 Total Acres Total Est. Land Value =								15,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Asphalt Paving	1.61	1.00	495	0	0
D/W/P: 4in Ren. Conc.	4.21	1.00	432	0	0
Shed: Wood Frame	9.83	1.00	192	50	943

Residential Local Cost Land Improvements

Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 2500	2500.00	1.00	1.0	97	2,425
Total Estimated Land Improvements True Cash Value =					3,368

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C+5 Blt 1996

(11) Heating System: Forced Air w/ Ducts

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Basement	84.35	0.00	0.00	1456	122,814

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

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

(14) Water/Sewer

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	17.58	416	7,313
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(17) Garages

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

Base Cost	21.40	650	13,910
Common Wall: 1 Wall	-1300.00	1	-1,300
Automatic Doors	375.00	1	375

County Multiplier = 1.38 => Cost New = 214,689

Phy/Ab.Phy/Func/Econ/Comb.%Good= 86/100/100/100/86.0, Depr.Cost = 184,633
 ECF (SEELEY & ROOSTED RD AREA) 0.750 => TCV of Bldg: 1 = 138,475

2017 Est. T.C.V. 009-017-007-60 = 156,843

Est. TCV/Total Floor Area = 71.81

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
77,900	77,900	77,900	77,900	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
78,400	78,400	78,400	78,601	78,400	78,400

009-017-007-70 2017 Est. T.C.V. ROLLER KACI J
 Property Class: 401 10757 W ROSTED RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
50/FF	300.00	450.00	1.0000	1.0000	50	100		15,000
300 Actual Front Feet, 3.10 Total Acres Total Est. Land Value =								15,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

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

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C-5 Blt 1997

(11) Heating System: Forced Air w/ Ducts

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	62.31	0.00	0.00	1144	71,283

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

Pine w/Roof,Standard	22.60	64	1,446
Treated Wood,Standard	7.39	160	1,182
Treated Wood,Standard	16.98	20	340

(17) Garages

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

Base Cost	10.91	1152	12,568
Mechanical Doors	350.00	2	700

County Multiplier = 1.38 => Cost New = 135,764

Phy/Ab.Phy/Func/Econ/Comb.%Good= 86/100/100/100/86.0, Depr.Cost = 116,757
 ECF (SEELEY & ROSTED RD AREA) 0.750 => TCV of Bldg: 1 = 87,567

2017 Est. T.C.V. 009-017-007-70 = 103,517

Est. TCV/Total Floor Area = 90.49, Most recent sale 08/01/1997 for 82,500

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
51,400	51,400	51,400	51,400	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	400	0	0	400	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
51,800	51,800	51,800	51,862	51,800	51,800	

009-017-007-80 2017 Est. T.C.V. METESH JEROME P & KIMBERLY K
 Property Class: 401 10639 W ROSTED RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
40/FF	150.00	300.00	1.0000	1.0000	40	100		6,000
150 Actual Front Feet, 1.03 Total Acres Total Est. Land Value =								6,000

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C-5 Blt 1996

(11) Heating System: Forced Air w/ Ducts

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	62.31	0.00	0.00	1144	71,283

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
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(16) Porches

WCP (1 Story), Standard	29.42	96	2,824
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(16) Deck/Balcony

Treated Wood, Standard	7.90	120	948
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(17) Garages

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

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

County Multiplier = 1.38 => Cost New = 132,548

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0, Depr.Cost = 112,666
 ECF (SEELEY & ROOSTED RD AREA) 0.750 => TCV of Bldg: 1 = 84,499

2017 Est. T.C.V. 009-017-007-80 = 90,499

Est. TCV/Total Floor Area = 79.11, Most recent sale 04/24/2015 for 97,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
44,900	44,900	44,900	44,900	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	300	0	0	300	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
45,200	45,200	45,200	45,304	45,200	45,200	

009-017-008-02 2017 Est. T.C.V. DORLAND JEFFREY P
 Property Class: 401 10190 W ROSTED RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
50/FF	150.00	319.44	1.0000	1.0000	50	100		7,500
150 Actual Front Feet, 1.10 Total Acres Total Est. Land Value =								7,500

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

Unit	Exterior	Roof	Rate	Heat/Roof	Ext.(%)	Size	Cost
BaseUnit	Ribbed	Metal	28.21	-0.80	0	910	24,943

Other Additions/Adjustments	Rate	Size	Cost
(2) Skirting Metal Enamel	5.43	158	858
(9) Foundation Foundation Wall: Concrete	7.13	0	0
(14) Water/Sewer Well, 100 Feet	2425.00	1	2,425
1000 Gal Septic	2720.00	1	2,720

County Multiplier = 1.38 => Cost New = 42,706

Phy/Ab.Phy/Func/Econ/Comb.%Good= 35/100/100/100/35.0, Depr.Cost = 14,947
 ECF (SEELEY & ROSTED RD AREA) 0.550 => TCV of Bldg: 1 = 8,221

2017 Est. T.C.V. 009-017-008-02	=	15,721			
Est. TCV/Total Floor Area = 17.28, Most recent sale 03/01/2001 for 10,000					
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
7,800	7,800	7,800	6,530	0.90	
2017	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	100	0	0	58	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
7,900	7,900	7,900	6,588	6,588	0

009-017-008-15 2017 Est. T.C.V. ROOT DEAN M
 Property Class: 401 10092 W ROSTED RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
50/FF	150.00	370.00	1.0000	1.0000	50	100		7,500
150 Actual Front Feet, 1.27 Total Acres Total Est. Land Value =								7,500

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Metal Prefab	7.99	1.00	64	95	486
Total Estimated Land Improvements True Cash Value =					486

Cost Est. for Res. Bldg: 1 Single Family MANU-BOCA/STATE Cls D Blt 1995

(11) Heating System: Forced Air w/ Ducts

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Piers	49.35	-12.48	0.66	924	34,678

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
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(16) Deck/Balcony

Treated Wood,Standard	9.68	48	465
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County Multiplier = 1.38 => Cost New = 60,302

Phy/Ab.Phy/Func/Econ/Comb.%Good= 84/100/100/100/84.0, Depr.Cost = 50,654
 ECF (SEELEY & ROOSTED RD AREA) 0.550 => TCV of Bldg: 1 = 27,860

2017 Est. T.C.V. 009-017-008-15 = 35,846

Est. TCV/Total Floor Area = 38.79, Most recent sale 02/01/2002 for 10,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
17,800	17,800	17,800	17,800	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	100	0	0	100	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
17,900	17,900	17,900	17,960	17,900	0	

009-017-008-18 2017 Est. T.C.V. GUNNERSON GORDON
 Property Class: 401 10130 W ROSTED RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
50/FF	150.00	370.00	1.0000	1.0000	50	100		7,500
150 Actual Front Feet, 1.27 Total Acres Total Est. Land Value =								7,500

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	10.02	1.00	64	91	584
Total Estimated Land Improvements True Cash Value =					584

< 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	29.11	0.00	0	784	22,822

Other Additions/Adjustments Rate Size Cost

(2) Skirting							
Metal Enamel			5.43			140	760

(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							
Treated Wood,Standard			11.96			32	383

County Multiplier = 1.38 => Cost New = 42,435

Phy/Ab.Phy/Func/Econ/Comb.%Good= 35/100/100/100/35.0, Depr.Cost = 14,852
 ECF (SEELEY & ROOSTED RD AREA) 0.550 => TCV of Bldg: 1 = 8,169

2017 Est. T.C.V. 009-017-008-18 = 16,253

Est. TCV/Total Floor Area = 20.73

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
8,100	8,100	8,100	7,723	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
8,100	8,100	8,100	7,792	7,792	0

009-017-008-20	2017 Est. T.C.V.	MCLAIN DOUGLAS F & MELISSA A
Property Class: 201		2730 S LA CHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GRAGE C	40/FF	390.00	370.00	1.0000	1.0000	40	100	15,600
390 Actual Front Feet, 3.31 Total Acres								Total Est. Land Value = 15,600

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	7.63	1.38	340	94	3,366
Total Estimated Land Improvements True Cash Value =					3,366

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 2003
Description of Occupancy: CAL 58

Costs are taken from the Garage, Service/Repair cost schedules.
<<<<< Calculator Cost Computations >>>>>
Class: D Quality: Average Percent Adj: +0

Base Rate for Upper Floors = 35.45

(10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 0.00 85%
(10) Heating system: Package Heating & Cooling Cost/SqFt: 5.25 15%
Combined Heating System adjustment: 0.79 100%
Adjusted Square Foot Cost for Upper Floors = 36.24

1 Stories Number of Stories Multiplier: 1.000
Average Height per Story: 16 Height per Story Multiplier: 1.040
Ave. Floor Area: 3,200 Perimeter: 240 Perim. Multiplier: 1.130
Refined Square Foot Cost for Upper Floors: 42.59

County Multiplier: 1.38, Final Square Foot Cost for Upper Floors = 58.770

Total Floor Area: 3,200 Base Cost New of Upper Floors = 188,064
Reproduction/Replacement Cost = 188,064
Eff.Age:10 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 78 /100/100/100/78.0
Total Depreciated Cost = 146,690

ECF (201A GENERAL COMMERCIAL) 1.070 => TCV of Bldg: 1 = 156,958
Replacement Cost/Floor Area= 58.77 Est. TCV/Floor Area= 49.05

Total Estimated True Cash Value of Commercial/Industrial Buildings = 156,958

2017 Est. T.C.V. 009-017-008-20 = 175,924

Est. TCV/Total Floor Area = 54.98

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
87,400	87,400	87,400	68,098	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	600	0	612	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
88,000	88,000	88,000	68,710	68,710	0

009-017-008-25 2017 Est. T.C.V. SWISHER GERALD F SR & SANDRA
 Property Class: 401 10150 W ROSTED RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
50/FF	161.00	340.90	1.0000	1.0000	50	100		8,050
161 Actual Front Feet, 1.26 Total Acres Total Est. Land Value =								8,050

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	8.79	1.00	120	94	991
Shed: Metal Prefab	5.62	1.00	600	94	3,170
Total Estimated Land Improvements True Cash Value =					4,161

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

Unit	Exterior	Roof	Rate	Heat/Roof	Ext.(%)	Size	Cost
BaseUnit	Ribbed	Metal	31.61	-0.80	0	660	20,335

Other Additions/Adjustments	Rate	Size	Cost
Addition/Crawl	30.25	160	4,840
Free Standing Roof	4.15	715	2,967

(2) Skirting

Metal Enamel	5.43	134	728
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(9) Foundation

Foundation Wall: Concrete	7.13	0	0
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(13) Plumbing

Average Fixture(s)	405.00	1	405
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(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1235.00	1	1,235
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County Multiplier = 1.38 => Cost New = 49,203

Phy/Ab.Phy/Func/Econ/Comb.%Good= 35/100/100/100/35.0, Depr.Cost = 17,221
 ECF (SEELEY & ROOSTED RD AREA) 0.550 => TCV of Bldg: 1 = 9,472

2017 Est. T.C.V. 009-017-008-25 = 21,683
 Est. TCV/Total Floor Area = 26.44, Most recent sale 12/01/1996 for 25,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
10,800	10,800	10,800	10,330	0.90

2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	92	0

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
10,800	10,800	10,800	10,422	10,422	10,422

009-017-008-30 2017 Est. T.C.V. GUNNERSON VICKIE
 Property Class: 401 2676 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		10.02 Acres	1900	100				19,038
		10.02 Total Acres					Total Est. Land Value =	19,038

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 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	29.57	0.00	0	728	21,527

Other Additions/Adjustments	Rate	Size	Cost
Addition/Crawl	30.25	68	2,057

(9) Foundation

Foundation Wall: Concrete	7.13	0	0
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(14) Water/Sewer

Well, 50 Feet	1575.00	1	1,575
1000 Gal Septic	2720.00	1	2,720

(16) Deck/Balcony

Treated Wood,Standard	15.57	20	311
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County Multiplier = 1.38 => Cost New = 38,903

Notes: 1980 RELOCATED

Phy/Ab.Phy/Func/Econ/Comb.%Good= 35/100/100/100/35.0, Depr.Cost = 13,616
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.500 => TCV of Bldg: 1 = 6,808

2017 Est. T.C.V. 009-017-008-30 = 28,221

Est. TCV/Total Floor Area = 35.45, Most recent sale 09/05/1998 for 39,500

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
15,400	15,400	15,400	14,743	0.90		
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-1,300	0	0	-643	0	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
14,100	14,100	14,100	14,875	14,100	14,100	

009-017-008-40 2017 Est. T.C.V. ROSE JENNIFER J
 Property Class: 401 2520 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 1 -	2.99	@\$5500	1.91	Acres	5500	100		10,505
1.91 Total Acres Total Est. Land Value =								10,505

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1994

(11) Heating System: Forced Air w/ Ducts

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	57.83	-8.46	0.00	1144	56,479

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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(17) Garages

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

Base Cost	10.04	960	9,638
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County Multiplier = 1.38 => Cost New = 100,233

Phy/Ab.Phy/Func/Econ/Comb.%Good= 82/100/100/100/82.0, Depr.Cost = 82,191
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 78,082

2017 Est. T.C.V. 009-017-008-40 = 88,587

Est. TCV/Total Floor Area = 77.44, Most recent sale 02/19/2016 for 0

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
42,000	42,000	42,000	36,481	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	2,300	0	0	328	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
44,300	44,300	44,300	36,809	36,809	36,809

009-017-008-50	2017 Est. T.C.V.	EVERITT JOHN C
Property Class: 401		2580 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			10.090	Acres	2,100	100		21,189
		10.09	Total	Acres	Total	Est.	Land Value =	21,189

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	9.17	1.00	96	45	396
Total Estimated Land Improvements True Cash Value =					396

Cost Est. for Res. Bldg: 1 Single Family MANU-BOCA/STATE Cls D Blt 1990

(11) Heating System: Forced Hot Water

Ground Area = Size for Rates = 1620 SF Floor Area = 1620 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	44.21	-7.39	1.51	1620	62,095

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

Well, 50 Feet	1575.00	1	1,575
1000 Gal Septic	2720.00	1	2,720

(15) Built-Ins & Fireplaces

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

(16) Deck/Balcony

Treated Wood,Standard	6.30	240	1,512
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(17) Garages

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

Base Cost	9.30	1200	11,160
Mechanical Doors	325.00	1	325

County Multiplier = 1.38 => Cost New = 115,570

Phy/Ab.Phy/Func/Econ/Comb.%Good= 78/100/100/100/78.0,	Depr.Cost =	90,145
ECF (RESIDENTIAL RURAL/ NON SUB) 0.650 => TCV of Bldg: 1 =		58,594

2017 Est. T.C.V. 009-017-008-50 = 80,179

Est. TCV/Total Floor Area = 49.49

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
35,400	35,400	35,400	35,400	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	4,700	0	318	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
40,100	40,100	40,100	35,718	35,718	35,718

009-017-008-90 2017 Est. T.C.V. STARLIN MARSHAL ESTATE
 Property Class: 401 10240 W ROSTED RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SALES & 2013 EQ RATE			10.110	Acres	2,100	100		21,231
		10.11	Total Acres		Total Est.		Land Value =	21,231

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	9.48	1.00	144	66	901
Shed: Wood Frame	11.23	1.00	64	66	474
Total Estimated Land Improvements True Cash Value =					1,375

Cost Est. for Res. Bldg: 1 Single Family MANU-BOCA/STATE Cls CD Blt 1989

(11) Heating System: Forced Air w/ Ducts

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Piers	58.08	-12.34	0.00	1120	51,229

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) Deck/Balcony

Treated Wood,Standard	7.37	136	1,002
Treated Wood,Standard	8.26	88	727
Roof Cover Only,Standard	10.50	192	2,016

(17) Garages

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

Base Cost	16.80	576	9,677
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 => Cost New = 101,417

Notes: 1989 NEW MOON

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 81,134
 ECF (SEELEY & ROSTED RD AREA) 0.550 => TCV of Bldg: 1 = 44,624

2017 Est. T.C.V. 009-017-008-90 = 67,230

Est. TCV/Total Floor Area = 60.03, Most recent sale 02/19/2016 for 0

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
33,500	33,500	33,500	33,500	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	100	0	100	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
33,600	33,600	33,600	33,801	33,600	0	

009-017-009-00 2017 Est. T.C.V. 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	264.00	330.00	1.0000	1.0000	40	100		10,560
264 Actual Front Feet, 2.00 Total Acres Total Est. Land Value =								10,560

2017 Est. T.C.V. 009-017-009-00 = 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

009-017-012-10 2017 Est. T.C.V. LARRABEE JESSE C & SANDRA E
 Property Class: 401 10091 W ROSTED RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A		\$5000			5000	100		5,000
115 Actual Front Feet, 0.76 Total Acres					Total Est.		Land Value =	5,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	8.46	1.00	144	94	1,145
Shed: Wood Frame	9.59	1.00	80	94	721
Total Estimated Land Improvements True Cash Value =					1,867

< Cost Estimates for Res. Building: 1 Mobile Home Class: Low Quality >

(11) Heating System: Wall Furnace

Unit	Exterior	Roof	Rate	Heat/Roof	Ext.(%)	Size	Cost
BaseUnit	Ribbed	Metal	31.07	-0.80	0	720	21,794

Other Additions/Adjustments	Rate	Size	Cost
Expando	21.00	112	2,352
Free Standing Roof	4.15	868	3,602

(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, 50 Feet		1575.00	1	1,575
1000 Gal Septic		2720.00	1	2,720

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

(16) Deck/Balcony				
Roof Cover Only,Standard		8.95	288	2,578

(17) Garages				
Class:D Exterior: Siding Foundation: 18 Inch (Unfinished)				
Base Cost		17.60	468	8,237
Mechanical Doors		325.00	1	325

County Multiplier = 1.38 => Cost New = 62,935

Notes: 1969 REGENT

Phy/Ab.Phy/Func/Econ/Comb.%Good= 35/100/100/100/35.0, Depr.Cost = 22,027
 ECF (SEELEY & ROOSTED RD AREA) 0.550 => TCV of Bldg: 1 = 12,115

2017 Est. T.C.V. 009-017-012-10 = 18,982

Est. TCV/Total Floor Area = 26.36

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
10,700	10,700	10,700	10,130	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-1,200	0	0	-630	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
9,500	9,500	9,500	10,221	9,500	9,500

009-017-012-20 2017 Est. T.C.V. LARRABEE BRIAN TRUST
 Property Class: 401 10055 ROSTED RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
40/FF	373.00	286.00	1.0000	1.0000	40	100		14,920
373 Actual Front Feet, 2.45 Total Acres Total Est. Land Value =								14,920

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D+10 Blt 2001

(11) Heating System: Forced Air w/ Ducts

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	55.20	-10.80	0.72	858	38,713

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

(16) Porches

CCP (1 Story), Standard	20.36	205	4,174
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(17) Garages

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

Base Cost	26.85	168	4,511
Common Wall: 2 Wall	-2375.00	1	-2,375
Automatic Doors	350.00	1	350

County Multiplier = 1.38 => Cost New = 69,266

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0, Depr.Cost = 58,876
 ECF (SEELEY & ROOSTED RD AREA) 0.750 => TCV of Bldg: 1 = 44,157

2017 Est. T.C.V. 009-017-012-20 = 59,077

Est. TCV/Total Floor Area = 68.85, Most recent sale 06/30/2015 for 45,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
29,400	29,400	29,400	29,400	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	100	0	0	100	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
29,500	29,500	29,500	29,664	29,500	29,500	

009-017-012-30	2017 Est. T.C.V.	MURPHY BRUCE SR & BETTY
Property Class: 401		10160 W KELLY 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			10.410	Acres	2,100	100		21,861
	10.41	Total Acres			Total Est.		Land Value =	21,861

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	1800	0	0
Shed: Wood Frame	11.23	1.00	64	45	323
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 =					2,673

Cost Est. for Res. Bldg: 1 Single Family MANU-BOCA/STATE Cls CD Blt 1999

(11) Heating System: Forced Air w/ Ducts

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	54.85	-7.78	0.00	1568	73,806

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	24.81	384	9,527
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(17) Garages

Class:CD Exterior: Pole Foundation: 18 Inch (Unfinished)			
Base Cost	9.71	1200	11,652
Automatic Doors	375.00	1	375
Class:D Exterior: Pole Foundation: 42 Inch (Unfinished)			
Base Cost	11.48	768	8,817
Automatic Doors	350.00	1	350

County Multiplier = 1.38 => Cost New = 157,308

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 141,577

Separately Depreciated Items:

(16) Deck/Balcony

Treated Wood,Standard	8.47	80	678
County Multiplier = 1.38 =>		Cost New =	935
Phy/Ab.Phy/Func/Econ/Comb.%Good= 79/100/100/100/79.0,		Depr.Cost =	739
Treated Wood w/Roof,Standard	15.05	384	5,779
County Multiplier = 1.38 =>		Cost New =	7,975
Phy/Ab.Phy/Func/Econ/Comb.%Good= 87/100/100/100/87.0,		Depr.Cost =	6,939

Total Depreciated Cost = 149,255

ECF (SEELEY & ROOSTED RD AREA) 0.550 => TCV of Bldg: 1 = 82,090

Parcel Number: 009-017-012-30

Page: 2

2017 Est. T.C.V. 009-017-012-30 = 106,624
Est. TCV/Total Floor Area = 68.00, Most recent sale 07/01/1999 for 39,500

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
53,000	53,000	53,000	52,905	0.90		

2017	New	Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0		300	0	0	395	0

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
53,300	53,300	53,300	53,381	53,300	53,300

009-017-012-60 2017 Est. T.C.V. COCHRANE KEVIN
 Property Class: 401 2874 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			6.34 Acres		1900	100		12,040
			6.34 Total Acres				Total Est. Land Value =	12,040

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	300	0	0
D/W/P: 4in Concrete	3.35	1.00	500	0	0
Shed: Wood Frame	8.08	1.00	276	95	2,117
Shed: Wood Frame	9.85	1.00	120	95	1,122
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 =					4,190

Cost Est. for Res. Bldg: 1 Single Family 1S CIs CD Blt 2014

(11) Heating System: Forced Air w/ Ducts
 Ground Area = Size for Rates = 768 SF Floor Area = 768 SF.
 Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost
 1 Story Siding Crawl Space 62.91 -9.40 0.00 768 41,096

Other Additions/Adjustments Rate Size Cost

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

(14) Water/Sewer
 Well, 50 Feet 1575.00 1 1,575
 1000 Gal Septic 2895.00 1 2,895

(17) Garages
 Class:CD Exterior: Block Foundation: 42 Inch (Unfinished)
 Base Cost 17.03 720 12,262

County Multiplier = 1.38 => Cost New = 80,671

Notes: 2013 FIRE LOSS MANU HOME

Phy/Ab.Phy/Func/Econ/Comb.%Good= 99/100/100/100/99.0, Depr.Cost = 79,864
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 75,871

2017 Est. T.C.V. 009-017-012-60								=	92,101
Est. TCV/Total Floor Area = 119.92, Most recent sale 05/26/2005 for 99									
2016 Assessed	MBOR	S.E.V.		Base for Cap	C.P.I.				
46,200	46,200	46,200		34,823	0.90				
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses			
0	2,166		2,266	0	-1,483	0			
2017 Assessed	MBOR	S.E.V.		Capped	->Taxable<-	PRE/MBT			
46,100	46,100	46,100		35,136	35,136	35,136			

009-017-012-64 2017 Est. T.C.V. STAATS SHAWN
 Property Class: 401 2874 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 A> GROUP A		\$5000			5000	100		5,000
158 Actual Front Feet, 1.09 Total Acres							Total Est. Land Value =	5,000

2017 Est. T.C.V. 009-017-012-64 = 5,000

Est. TCV/Total Floor Area = 6.51, Most recent sale 11/28/2016 for 2,500

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
0	0	0	900	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
2,500	0	0	2,500	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
2,500	2,500	2,500	908	2,500	0	

009-017-012-66 2017 Est. T.C.V. BROMLEY ELI
 Property Class: 402 2874 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	157.50	300.00	1.0000	1.0000	40	100		6,300
158 Actual Front Feet, 1.09 Total Acres Total Est. Land Value =								6,300

2017 Est. T.C.V. 009-017-012-66 = 6,300

Est. TCV/Total Floor Area = 8.20, Most recent sale 10/21/2016 for 2,500

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
0	0	0	896	0.90		
2017	New Eq.	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
3,200		0	0	0	3,200	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
3,200	3,200	3,200	904	3,200	0	

009-017-012-68	2017 Est. T.C.V.	BALDWIN TIM
Property Class: 401		10080 W KELLY 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	213.00	315.00	1.0000	1.0000	40	100		8,520
213 Actual Front Feet, 1.54 Total Acres Total Est. Land Value =								8,520

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	95	950
Total Estimated Land Improvements True Cash Value =					950

Cost Est. for Res. Bldg: 1 Single Family MANU-BOCA/STATE Cls CD Blt 2004

(11) Heating System: Forced Air w/ Ducts

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	55.16	-7.85	0.00	1512	71,533

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

Average Fixture(s)	630.00	1	630
3 Fixture Bath	1975.00	1	1,975
Separate Shower	670.00	1	670

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

Treated Wood,Standard	7.27	144	1,047
Treated Wood,Standard	17.35	18	312
Treated Wood,Standard	18.43	16	295

(17) Garages

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

Base Cost	16.02	768	12,303
Automatic Doors	375.00	2	750

County Multiplier = 1.38 => Cost New = 132,998

Notes: 2004 REDMAN MHD

Phy/Ab.Phy/Func/Econ/Comb.%Good= 88/100/100/100/88.0, Depr.Cost = 117,038
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.650 => TCV of Bldg: 1 = 76,075

Cost Est. for Res. Bldg: 2 Single Family MANU-BOCA/STATE Cls D Blt 1997

(11) Heating System: Forced Air w/ Ducts

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Piers	48.93	-12.35	0.66	960	35,750

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

Average Fixture(s)	525.00	1	525
2 Fixture Bath	1100.00	1	1,100

Parcel Number: 009-017-012-68

Page: 2

(14) Water/Sewer			
Well, 100 Feet	2425.00	1	2,425
1000 Gal Septic	2720.00	1	2,720
(15) Built-Ins & Fireplaces			
Appliance Allowance	1235.00	1	1,235
(16) Deck/Balcony			
Treated Wood,Standard	8.34	72	600

County Multiplier = 1.38 => Cost New = 61,211

Phy./Ab.Phy/Func/Econ/Comb.%Good= 81/100/100/100/81.0, Depr.Cost = 49,581
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.650 => TCV of Bldg: 2 = 32,228

2017 Est. T.C.V. 009-017-012-68 = 117,773

Est. TCV/Total Floor Area = 47.64, Most recent sale 05/26/2005 for 99

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
50,200	50,200	50,200	40,687	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	8,700	0	0	366	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
58,900	58,900	58,900	41,053	41,053	0

009-017-012-70 2017 Est. T.C.V. DANIELSKI JOHN
 Property Class: 401 10135 W ROSTED RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
50/FF	200.00	268.00	1.0000	1.0000	50	100		10,000
200 Actual Front Feet, 1.23 Total Acres Total Est. Land Value =								10,000

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

Unit	Exterior	Roof	Rate	Heat/Roof	Ext.(%)	Size	Cost
BaseUnit	Ribbed	Metal	34.52	-0.79	-5	720	23,043

Other Additions/Adjustments Rate Size Cost

(2) Skirting							
Metal Enamel			5.60			144	806

(9) Foundation							
Foundation Wall: Concrete			7.28			0	0

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

(14) Water/Sewer							
Well, 50 Feet			1575.00			1	1,575
1000 Gal Septic			2720.00			1	2,720

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

(16) Deck/Balcony							
Treated Wood,Standard			13.47			24	323

County Multiplier = 1.38 => Cost New = 41,631
 Notes: 1976

Phy/Ab.Phy/Func/Econ/Comb.%Good= 35/100/100/100/35.0, Depr.Cost = 14,571
 ECF (SEELEY & ROSTED RD AREA) 0.550 => TCV of Bldg: 1 = 8,014

2017 Est. T.C.V. 009-017-012-70 = 18,014
 Est. TCV/Total Floor Area = 25.02

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
9,000	9,000	9,000	8,625	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	77	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
9,000	9,000	9,000	8,702	8,702	8,702	

009-017-012-80 2017 Est. T.C.V. MISHLER MARY E ETAL
 Property Class: 401 10211 ROSTED RD
 Map #: LAKE TOWNSHIP Lake City, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A		\$5000			5000	100		5,000
352 Actual Front Feet, 5.07 Total Acres Total Est. Land Value =								5,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	11.53	1.00	96	91	1,008
Total Estimated Land Improvements True Cash Value =					1,008

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

Unit	Exterior	Roof	Rate	Heat/Roof	Ext.(%)	Size	Cost
BaseUnit	Ribbed	Metal	41.53	-0.75	-6	480	18,378

Other Additions/Adjustments	Rate	Size	Cost
Addition/Crawl	37.50	400	15,000
Free Standing Roof	4.57	880	4,022

(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 = 61,148
 Notes: Richardson #28914

Phy/Ab.Phy/Func/Econ/Comb.%Good= 35/100/100/100/35.0, Depr.Cost = 21,402
 ECF (SEELEY & ROOSTED RD AREA) 0.550 => TCV of Bldg: 1 = 11,771

2017 Est. T.C.V. 009-017-012-80 = 17,779

Est. TCV/Total Floor Area = 20.20, Most recent sale 07/31/2006 for 40,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
8,800	8,800	8,800	8,800	0.90		
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	100	0	0	79	0	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
8,900	8,900	8,900	8,879	8,879	8,879	

009-017-012-85 2017 Est. T.C.V. HOFFMAN KAROLYN KAY
 Property Class: 402 W KELLY 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	351.90	627.00	1.0000	1.0000	40	100		14,076
352 Actual Front Feet, 5.07 Total Acres Total Est. Land Value =								14,076

2017 Est. T.C.V. 009-017-012-85 = 14,076

Est. TCV/Total Floor Area = 16.00, Most recent sale 05/26/2005 for 13,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
7,000	7,000	7,000	7,000	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
7,000	7,000	7,000	7,063	7,000	0

009-017-012-90 2017 Est. T.C.V. RICHARDS BRIAN
 Property Class: 401 2990 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	300.00	315.00	1.0000	1.0000	40	100		12,000
300 Actual Front Feet, 2.17 Total Acres Total Est. Land Value =								12,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	2.98	1.00	144	45	193
D/W/P: Asphalt Paving	1.42	1.00	440	91	569
Total Estimated Land Improvements True Cash Value =					762

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

Unit	Exterior	Roof	Rate	Heat/Roof	Ext.(%)	Size	Cost
BaseUnit	Ribbed	Metal	34.99	-0.75	-6	910	29,248

Other Additions/Adjustments	Rate	Size	Cost
Free Standing Roof	4.57	1386	6,334

(2) Skirting			
Metal Enamel	5.70	158	901

(9) Foundation			
Foundation Wall: Concrete	6.92	0	0

(13) Plumbing			
Average Fixture(s)	530.00	1	530

(14) Water/Sewer			
Well, 50 Feet	1575.00	1	1,575
1000 Gal Septic	2720.00	1	2,720

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

(16) Breezeways			
Frame Wall,Finished	26.75	64	1,712

(17) Garages			
Class:C Exterior: Pole Foundation: 18 Inch (Unfinished)			
Base Cost	10.46	960	10,042
Mechanical Doors	350.00	2	700

County Multiplier = 1.38 => Cost New = 75,895

Phy/Ab.Phy/Func/Econ/Comb.%Good= 35/100/100/100/35.0, Depr.Cost = 26,563
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.500 => TCV of Bldg: 1 = 13,282

Cost Est. for Res. Bldg: 2 Single Family MANU-BOCA/STATE Cls D Blt 2000

(11) Heating System: Forced Hot Water

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	46.56	-7.99	1.51	1216	48,737

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing			
Average Fixture(s)	525.00	1	525
3 Fixture Bath	1650.00	1	1,650

(14) Water/Sewer			
Well, 100 Feet	2425.00	1	2,425
1000 Gal Septic	2720.00	1	2,720
(15) Built-Ins & Fireplaces			
Appliance Allowance	1235.00	1	1,235
(16) Porches			
WGEP (1 Story), Shallow	30.78	128	3,940
(16) Breezeways			
Frame Wall,Unfinished	22.25	64	1,424
(17) Garages			
Class:D Exterior: Pole Foundation: 42 Inch (Unfinished)			
Base Cost	13.24	576	7,626
Automatic Doors	350.00	2	700

County Multiplier = 1.38 => Cost New = 97,956
Notes: 2000 REDMAN

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 88,160
ECF (RESIDENTIAL RURAL/ NON SUB) 0.650 => TCV of Bldg: 2 = 57,304

Cost Est. for Res. Bldg: 3 Single Family MANU-NATIONAL Cls D Blt 1983

(11) Heating System: Forced Air w/ Ducts							
Ground Area = Size for Rates = 878 SF Floor Area = 878 SF.							
Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Piers	49.92	-12.66	0.66	878	33,294
Other Additions/Adjustments			Rate			Size	Cost

(13) Plumbing			
Average Fixture(s)	525.00	1	525
(15) Built-Ins & Fireplaces			
Appliance Allowance	1235.00	1	1,235
(16) Deck/Balcony			
Treated Wood,Standard	8.18	76	622
Treated Wood,Standard	6.31	239	1,508

County Multiplier = 1.38 => Cost New = 51,313

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 35,919
ECF (RESIDENTIAL RURAL/ NON SUB) 0.550 => TCV of Bldg: 3 = 19,756

2017 Est. T.C.V. 009-017-012-90 = 103,104

Est. TCV/Total Floor Area = 34.32, Most recent sale 08/24/2012 for 69,900

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
37,600	37,600	37,600	36,662	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
8,400	5,600	0	8,400	329	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
51,600	51,600	51,600	45,391	45,391	0

009-017-012-99	2017 Est. T.C.V.	WRIGHT MICHAEL D & KATHLEEN A
Property Class: 401		W KELLY 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	20.00	627.00	1.0000	1.0000	100	100		2,000
20 Actual Front Feet, 0.29 Total Acres				Total Acres	Total Est. Land Value =			2,000

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 2007

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: 12 Height per Story Multiplier: 1.040
Ave. Floor Area: 1,296 Perimeter: 0 Perim. Multiplier: 1.000
Refined Square Foot Cost for Upper Floors: 12.12

County Multiplier: 1.38, Final Square Foot Cost for Upper Floors = 16.720

Total Floor Area: 1,296 Base Cost New of Upper Floors = 21,669
Reproduction/Replacement Cost = 21,669
Eff.Age:4 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 85 /100/100/100/85.0
Total Depreciated Cost = 18,419

ECF (RESIDENTIAL RURAL/ NON SUB) 1.100 => TCV of Bldg: 1 = 20,261
Replacement Cost/Floor Area= 16.72 Est. TCV/Floor Area= 15.63

Total Estimated True Cash Value of Commercial/Industrial Buildings = 20,261

2017 Est. T.C.V. 009-017-012-99 = 22,261
Est. TCV/Total Floor Area = 17.18, Most recent sale 08/21/2006 for 135,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
11,100	11,100	11,100	8,634	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	77	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
11,100	11,100	11,100	8,711	8,711	8,711	

009-018-001-00 2017 Est. T.C.V. SIINO FAMILY TRUST
 Property Class: 402 W ROSTED RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SALES & 2013 EQ RATE			37.500		1,700	100		63,750
		37.50	Total Acres		Total Est.		Land Value =	63,750

2017 Est. T.C.V. 009-018-001-00 = 63,750

Est. TCV/Total Floor Area = 49.19

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
31,900	31,900	31,900	27,539	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	247	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
31,900	31,900	31,900	27,786	27,786	0	

009-018-001-13 2017 Est. T.C.V. HARVEY WILLIAM & ALICE
 Property Class: 401 2665 S SEELEY RD
 Map #: LAKE TOWNSHIP CADILLAC, MI 49601

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			7.820	Acres	2,490	100		19,474
		7.82	Total Acres		Total Est.		Land Value =	19,474

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 2S Cls C Blt 2002

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1272 SF Floor Area = 2544 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Siding	Slab	101.85	-11.20	3.83	1272	120,179

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

CCP (1 Story), Standard	49.04	32	1,569
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(16) Deck/Balcony

Treated Wood, Standard	7.53	144	1,084
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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
Class:C Exterior: Pole Foundation: 18 Inch (Unfinished)			
Base Cost	10.13	2880	29,174
Mechanical Doors	350.00	1	350
No Floor Deduction	-3.15	2880	-9,072

County Multiplier = 1.38 => Cost New = 226,187

Phy/Ab.Phy/Func/Econ/Comb.%Good= 88/100/100/100/88.0, Depr.Cost = 199,045
 ECF (SEELEY & ROOSTED RD AREA) 0.750 => TCV of Bldg: 1 = 149,284

2017 Est. T.C.V. 009-018-001-13 = 171,133
 Est. TCV/Total Floor Area = 67.27, Most recent sale 12/01/1999 for 17,500

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
85,000	85,000	85,000	81,792	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	600	0	736	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
85,600	85,600	85,600	82,528	82,528	82,528

009-018-001-14 2017 Est. T.C.V. SEAMAN GRANT
 Property Class: 402 S SEELEY 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			2.500	Acres	4,800	100		12,000
		2.50	Total Acres		Total Est.		Land Value =	12,000

2017 Est. T.C.V. 009-018-001-14 = 12,000

Est. TCV/Total Floor Area = 4.72

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
6,000	6,000	6,000	2,848	0.90		
2017 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	25	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
6,000	6,000	6,000	2,873	2,873	0	

009-018-001-15 2017 Est. T.C.V. RODRIGUEZ GIOVANI R
 Property Class: 401 11650 W ROSTED RD
 Map #: LAKE TOWNSHIP CADILLAC, MI 49601

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		10.52 Acres			1900	100		19,988
		10.52 Total Acres					Total Est. Land Value =	19,988

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	1250	0	0
Fencing: Wire Mesh, #9	1.87	1.00	100	0	0
Shed: Wood Frame	10.27	1.00	96	94	927
Shed: Wood Frame	10.69	1.00	82	94	824

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 = 4,176

Cost Est. for Res. Bldg: 1 Single Family MANU-BOCA/STATE Cls CD Blt 1992

(11) Heating System: Forced Heat & Cool

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	56.24	-8.10	1.87	1344	67,213

Other Additions/Adjustments Rate Size Cost

(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
Fireplace: Prefab 1 Story	1710.00	1	1,710

(16) Deck/Balcony

Treated Wood,Standard	12.81	30	384
Treated Wood,Standard	6.91	180	1,244

(17) Garages

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

Base Cost	10.46	1200	12,552
Automatic Doors	375.00	1	375

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

Base Cost	18.45	576	10,627
Common Wall: 1 Wall	-1225.00	1	-1,225
Automatic Doors	375.00	1	375

County Multiplier = 1.38 => Cost New = 140,409

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0, Depr.Cost = 119,348
 ECF (SEELEY & ROSTED RD AREA) 0.550 => TCV of Bldg: 1 = 65,641

2017 Est. T.C.V. 009-018-001-15 = 89,805

Est. TCV/Total Floor Area = 66.82, Most recent sale 08/25/2016 for 128,900

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
45,700	45,700	45,700	45,657	0.90		
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-800	0	0	-757	0	

Parcel Number: 009-018-001-15

Page: 2

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
44,900	44,900	44,900	46,067	44,900	0

009-018-001-18 2017 Est. T.C.V. WRIGHT GAROLD D SR & ELLEN J
 Property Class: 401 11516 W ROSTED RD
 Map #: LAKE TOWNSHIP CADILLAC, MI 49601

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 1 -	2.99	@\$5500	1.20	Acres	5500	100		6,600
			1.20	Total Acres			Total Est. Land Value =	6,600

Cost Est. for Res. Bldg: 1 Single Family GRG Cls CD Blt 2006

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

Other Additions/Adjustments Rate Size Cost

(17) Garages
 Class:CD Exterior: Siding Foundation: 42 Inch (Unfinished)
 Base Cost 15.53 816 12,672
 Mechanical Doors 350.00 2 700

County Multiplier = 1.38 => Cost New = 18,454

Phy/Ab.Phy/Func/Econ/Comb.%Good= 96/100/100/100/96.0, Depr.Cost = 17,716
 ECF (SEELEY & ROOSTED RD AREA) 0.750 => TCV of Bldg: 1 = 13,287

2017 Est. T.C.V. 009-018-001-18 = 19,887

Est. TCV/Total Floor Area = 0.00

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
9,900	9,900	9,900	8,159	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	73	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
9,900	9,900	9,900	8,232	8,232	0	

009-018-001-19 2017 Est. T.C.V. WRIGHT GAROLD D SR & ELLEN J
 Property Class: 401 11516 W ROSTED RD
 Map #: LAKE TOWNSHIP CADILLAC, MI 49601

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
150 Actual Front Feet, 0.60 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: Asphalt Paving	1.51	1.00	1500	0	0
Shed: Metal Prefab	7.98	1.00	120	50	479

Residential Local Cost Land Improvements

Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.5	95	1,425
Total Estimated Land Improvements True Cash Value =					1,904

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1994

(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

(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 7.59 120 911

(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 = 103,543

Phy/Ab.Phy/Func/Econ/Comb.%Good= 84/100/100/100/84.0, Depr.Cost = 86,976
 ECF (SEELEY & ROSTED RD AREA) 0.750 => TCV of Bldg: 1 = 65,232

2017 Est. T.C.V. 009-018-001-19 = 75,136
 Est. TCV/Total Floor Area = 74.54

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
37,100	37,100	37,100	36,151	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	500	0	0	325	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
37,600	37,600	37,600	36,476	36,476	36,476	

009-018-001-20 2017 Est. T.C.V. MILLER THOMAS P
 Property Class: 401 2755 S SEELEY RD
 Map #: LAKE TOWNSHIP CADILLAC, MI 49601

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			9.230	Acres	2,217	100		20,461
		9.23	Total Acres		Total Est.		Land Value =	20,461

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

Unit	Exterior	Roof	Rate	Heat/Roof	Ext.(%)	Size	Cost
BaseUnit	Ribbed	Metal	38.35	-0.80	0	700	26,285

Other Additions/Adjustments Rate Size Cost

(2) Skirting							
Metal Enamel			5.43			128	695

(9) Foundation							
Foundation Wall: Concrete			7.13			0	0

(13) Plumbing							
Average Fixture(s)			405.00			1	405

(14) Water/Sewer							
Well, 50 Feet			1575.00			1	1,575
1000 Gal Septic			2720.00			1	2,720

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

(16) Deck/Balcony							
Pine,Standard			4.89			288	1,408

County Multiplier = 1.38 => Cost New = 47,366

Phy/Ab.Phy/Func/Econ/Comb.%Good= 35/100/100/100/35.0, Depr.Cost = 16,578
 ECF (SEELEY & ROOSTED RD AREA) 0.550 => TCV of Bldg: 1 = 9,118

2017 Est. T.C.V. 009-018-001-20 = 31,929
 Est. TCV/Total Floor Area = 45.61

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
15,900	15,900	15,900	7,299	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	100	0	65	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
16,000	16,000	16,000	7,364	7,364	7,364	

009-018-001-24 2017 Est. T.C.V. JAHNER DONALD R & VICKIE S
 Property Class: 401 2717 S SEELEY RD
 Map #: LAKE TOWNSHIP CADILLAC, MI 49601-8939

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
40/FF	138.00	315.70	1.0000	1.0000	40	100		5,520
138 Actual Front Feet, 1.00 Total Acres Total Est. Land Value =								5,520

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1560 SF Floor Area = 1560 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	44.54	-7.47	0.66	1560	58,859

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

Average Fixture(s)	525.00	1	525
3 Fixture Bath	1650.00	1	1,650
Separate Shower	580.00	1	580

(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: Prefab 1 Story	1330.00	1	1,330

(16) Deck/Balcony

Treated Wood,Standard	8.08	80	646
Treated Wood,Standard	12.24	30	367

County Multiplier = 1.38 => Cost New = 97,066

Notes: Century MY9845367ABW

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0, Depr.Cost = 82,506
 ECF (SEELEY & ROOSTED RD AREA) 0.550 => TCV of Bldg: 1 = 45,378

2017 Est. T.C.V. 009-018-001-24 = 50,898

Est. TCV/Total Floor Area = 32.63, Most recent sale 01/29/2008 for 42,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
25,300	25,300	25,300	24,496	0.90		
2017	New Eq.	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	100	0	0	220	0	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
25,400	25,400	25,400	24,716	24,716	0	

009-018-001-25 2017 Est. T.C.V. MOBLEY DOUGLAS D & BEVERLY A
 Property Class: 401 2595 S SEELEY RD
 Map #: LAKE TOWNSHIP CADILLAC, MI 49601

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

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

(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 Pine Logs	Basement	65.85	0.00	0.00	1456	95,878

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
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(16) Porches

CPP, Standard	14.10	120	1,692
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(17) Garages

Class:C Exterior: Pole Foundation: 42 Inch (Finished)							
Base Cost	13.71	3200	43,872				
Automatic Doors	375.00	1	375				
Class:C Exterior: Block Foundation: 42 Inch (Unfinished)							
Base Cost	16.43	840	13,801				
Automatic Doors	375.00	1	375				

County Multiplier = 1.38 => Cost New = 230,257

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 207,231
 ECF (SEELEY & ROOSTED RD AREA) 0.750 => TCV of Bldg: 1 = 155,423

2017 Est. T.C.V. 009-018-001-25 = 197,423

Est. TCV/Total Floor Area = 135.59

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
98,100	98,100	98,100	94,159	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	600	0	0	847	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
98,700	98,700	98,700	95,006	95,006	95,006	

009-018-001-30 2017 Est. T.C.V. LA BEAU EDWARD T & JOANN
 Property Class: 401 2371 S SEELEY RD
 Map #: LAKE TOWNSHIP CADILLAC, MI 49601

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
2013 EQ APPRAISAL			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
D/W/P: 3.5 Concrete	2.98	1.00	125	50	186
	Total Estimated Land Improvements True Cash Value =				186

Cost Est. for Res. Bldg: 1 Single Family MANU-BOCA/STATE Cls D Blt 1995

(11) Heating System: Forced Heat & Cool

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	45.06	0.00	2.59	1456	69,378

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
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(16) Deck/Balcony

Treated Wood,Standard	6.22	260	1,617
Treated Wood,Standard	7.09	130	922
Treated Wood w/Roof,Standard	20.65	100	2,065

(17) Garages

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

Base Cost	16.82	520	8,746
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County Multiplier = 1.38 => Cost New = 125,972

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0, Depr.Cost = 94,479
 ECF (SEELEY & ROOSTED RD AREA) 0.550 => TCV of Bldg: 1 = 51,963

2017 Est. T.C.V. 009-018-001-30 = 94,149

Est. TCV/Total Floor Area = 64.66, Most recent sale 07/23/2009 for 85,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
46,900	46,900	46,900	45,288	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	200	0	407	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
47,100	47,100	47,100	45,695	45,695	45,695

009-018-001-34 2017 Est. T.C.V. DEANDA DAVID P & MALINDA M
 Property Class: 402 S SEELEY 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
2013 EQ APPRAISAL			10.000		Acres	2,100	100	21,000
		10.00	Total Acres			Total Est.	Land Value =	21,000

2017 Est. T.C.V. 009-018-001-34 = 21,000
 Est. TCV/Total Floor Area = 14.42, Most recent sale 11/01/2001 for 27,000

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

009-018-001-35 2017 Est. T.C.V. BELDEN PAUL A & BRIDGET
 Property Class: 401 2255 S SEELEY 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
2013 EQ APPRAISAL			9.740	Acres	2,137	100		20,818
		9.74	Total Acres		Total Est.		Land Value =	20,818

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 1.75S Cls C+5 Blt 2003

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1645 SF Floor Area = 3243 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.75	Story Siding	Basement	94.35	0.00	3.53	1645	161,013
1	Story Siding	Overhang	35.99	0.00	0.00	364	13,100

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Porches

CCP (1 Story), Standard	49.67	31	1,540
WPP, Standard	7.58	529	4,010

(16) Deck/Balcony

Treated Wood,Standard	10.25	50	513
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(17) Garages

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

Base Cost	15.88	858	13,625
Common Wall: 1 Wall	-1300.00	1	-1,300
Automatic Doors	375.00	2	750

County Multiplier = 1.38 => Cost New = 288,441

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0, Depr.Cost = 245,175
 ECF (SEELEY & ROOSTED RD AREA) 0.750 => TCV of Bldg: 1 = 183,881

2017 Est. T.C.V. 009-018-001-35 = 205,669

Est. TCv/Total Floor Area = 63.42, Most recent sale 11/01/2001 for 26,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
102,200	102,200	102,200	102,200	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	600	0	600	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
102,800	102,800	102,800	103,119	102,800	102,800

009-018-001-36 2017 Est. T.C.V. WARREN CURTIS F
 Property Class: 401 2255 S X501 S SEELEY RD
 Map #: LAKE TOWNSHIP Cadillac, MI 49601

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			9.910 Acres		2,113	100		20,937
		9.91	Total Acres		Total Est.		Land Value =	20,937

Cost Est. for Res. Bldg: 1 Single Family LOG Cls C Blt 2006

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 952 SF Floor Area = 1190 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25	Story Pine Logs	Basement	81.14	0.00	0.00	952	77,245

Other Additions/Adjustments Rate Size Cost

(1) Exterior
 Brick Veneer 8.25 40 330

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

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

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

(16) Porches
 WCP (1 Story), Standard 22.55 180 4,059

(16) Deck/Balcony
 Wood Balcony 17.50 30 525

County Multiplier = 1.38 => Cost New = 125,055

Phy/Ab.Phy/Func/Econ/Comb.%Good= 96/100/100/100/96.0, Depr.Cost = 120,052
 ECF (SEELEY & ROOSTED RD AREA) 0.750 => TCV of Bldg: 1 = 90,039

2017 Est. T.C.V. 009-018-001-36 = 110,976

Est. TCV/Total Floor Area = 93.26

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
55,200	55,200	55,200	53,150	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	300	0	0	478	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
55,500	55,500	55,500	53,628	53,628	53,628	

009-018-001-37 2017 Est. T.C.V. ALTMAN KENT D & STACY L
 Property Class: 401 S SEELEY 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			9.89 Acres		1900	100		18,791
			9.89 Total Acres				Total Est. Land Value =	18,791

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	7.13	1.00	288	75	1,540
Shed: Wood Frame	7.81	1.00	192	75	1,124
Total Estimated Land Improvements True Cash Value =					2,664

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

(11) Heating System: Forced Air w/ Ducts

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

Other Additions/Adjustments	Rate	Size	Cost
(14) Water/Sewer			
Well, 100 Feet	2425.00	1	2,425
1000 Gal Septic	2720.00	1	2,720

(16) Deck/Balcony			
Roof Cover Only,Standard	7.45	648	4,828

County Multiplier = 1.38 => Cost New = 13,762

Notes: DUTCHMAN TT

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 12,386

Separately Depreciated Items:

Unit-in-Place Cost Items:

TRAVEL TRAILER	1.00	2500	2,500
County Multiplier = 1.38 =>		Cost New =	3,450
Phy/Ab.Phy/Func/Econ/Comb.%Good= 95/100/100/100/95.0,		Depr.Cost =	3,278

Total Depreciated Cost = 15,663
 ECF (SEELEY & ROOSTED RD AREA) 0.750 => TCV of Bldg: 1 = 11,748

2017 Est. T.C.V. 009-018-001-37		=	33,203			
Est. TCV/Total Floor Area = 0.00, Most recent sale 05/07/2004 for 60,000						
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
17,500	17,500	17,500	14,205	0.90		
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-900		0	0	127	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
16,600	16,600	16,600	14,332	14,332	0	

009-018-001-38 2017 Est. T.C.V. ALTMAN KENT D & STACY L
 Property Class: 402 SEELEY 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			9.87 Acres		1900	100		18,753
			9.87 Total Acres				Total Est. Land Value =	18,753

2017 Est. T.C.V. 009-018-001-38 = 18,753

Est. TCV/Total Floor Area = 0.00

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
10,400	10,400	10,400	10,400	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	
9,400	9,400	9,400	10,493	9,400	0	

009-018-001-39 2017 Est. T.C.V. STURDAVANT ROBERT D
 Property Class: 401 S SEELEY 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			9.850	Acres	2,121	100		20,895
		9.85	Total Acres		Total Est.		Land Value =	20,895

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

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

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls D Blt 2010

(11) Heating System: Space Heater

Ground Area = Size for Rates = 912 SF Floor Area = 1140 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25	Siding	Piers	57.31	-12.53	-2.39	912	38,660

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

(16) Porches

WPP, Standard	7.93	385	3,053
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(17) Garages

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

Base Cost	13.44	1008	13,548
Mechanical Doors	325.00	2	650

County Multiplier = 1.38 => Cost New = 84,981

Phy/Ab.Phy/Func/Econ/Comb.%Good= 95/100/100/100/95.0, Depr.Cost = 80,732
 ECF (SEELEY & ROOSTED RD AREA) 0.750 => TCV of Bldg: 1 = 60,549
 50 % Completed => Est. True Cash Value 2017 = 30,274

2017 Est. T.C.V. 009-018-001-39 = 51,644

Est. TCV/Total Floor Area = 45.30, Most recent sale 02/24/2002 for 28,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
25,700	25,700	25,700	20,779	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	100	0	187	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
25,800	25,800	25,800	20,966	20,966	0

009-018-001-40 2017 Est. T.C.V. GUSHA SHERYL KAE
 Property Class: 401 2900 S SEELEY RD
 Map #: LAKE TOWNSHIP CADILLAC, MI 49601

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			6.44 Acres		1900	100		12,236
			6.44 Total Acres				Total Est. Land Value =	12,236

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	8.46	1.00	144	94	1,145
					Total Estimated Land Improvements True Cash Value = 1,145

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1560 SF Floor Area = 1560 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	44.54	-7.47	0.66	1560	58,859

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: Prefab 1 Story	1330.00	1	1,330

County Multiplier = 1.38 => Cost New = 94,866

Notes: 1994 REDMAN #334T2610299T

Phy/Ab.Phy/Func/Econ/Comb.%Good= 83/100/100/100/83.0, Depr.Cost = 78,739
 ECF (SEELEY & ROOSTED RD AREA) 0.550 => TCV of Bldg: 1 = 43,307

2017 Est. T.C.V. 009-018-001-40 = 56,688

Est. TCV/Total Floor Area = 36.34, Most recent sale 09/27/2006 for 60,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
28,800	28,800	28,800	28,161	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-500	0	0	139	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
28,300	28,300	28,300	28,414	28,300	28,300	

009-018-001-50 2017 Est. T.C.V. PIETROWSKI ANTHONY
 Property Class: 401 2525 S SEELEY RD
 Map #: LAKE TOWNSHIP CADILLAC, MI 49601

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	20.00	Acres	2000	100		40,000
20.00 Total Acres Total Est. Land Value =								40,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Gazebo(s): Standard	1275.00	1.00	1	35	446
Total Estimated Land Improvements True Cash Value =					446

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

Unit	Exterior	Roof	Rate	Heat/Roof	Ext.(%)	Size	Cost
BaseUnit	Siding	Comp.Shingle	38.35	0.41	0	1280	49,613

Other Additions/Adjustments Rate Size Cost

(2) Skirting							
Metal Enamel			5.43			192	1,043

(9) Foundation							
Foundation Wall: Concrete			7.13			0	0

(13) Plumbing							
Average Fixture(s)			405.00			1	405
2 Fixture Bath			810.00			1	810

(14) Water/Sewer							
Well, 50 Feet			1575.00			1	1,575
1000 Gal Septic			2720.00			1	2,720

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

(16) Deck/Balcony							
Treated Wood,Standard			11.39			36	410
Treated Wood,Standard			6.92			144	996

(17) Garages							
Class:D Exterior: Pole Foundation: 18 Inch (Unfinished)							
Base Cost			9.61			960	9,226
Automatic Doors			350.00			2	700

County Multiplier = 1.38 => Cost New = 94,851

Phy/Ab.Phy/Func/Econ/Comb.%Good= 35/100/100/100/35.0, Depr.Cost = 33,198
 ECF (SEELEY & ROOSTED RD AREA) 0.550 => TCV of Bldg: 1 = 18,259

2017 Est. T.C.V. 009-018-001-50							=	58,705
Est. TCV/Total Floor Area = 45.86, Most recent sale 08/26/2015 for 65,000								
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.				
29,300	29,300	29,300	29,300	0.90				
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses			
0	100	0	0	100	0			
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT			
29,400	29,400	29,400	29,563	29,400	29,400			

009-018-001-65	2017 Est. T.C.V.	CARLSTROM ROBERT G III &
Property Class: 402		S SEELEY 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. 009-018-001-65 = 176,000

Est. TCV/Total Floor Area = 137.50, Most recent sale 10/01/1995 for 57,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
72,000	72,000	72,000	23,726	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	16,000	0	0	213	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
88,000	88,000	88,000	23,939	23,939	0	

009-018-001-80 2017 Est. T.C.V. NEAR MARK P & JUDY R
 Property Class: 401 2135 S SEELEY RD
 Map #: LAKE TOWNSHIP CADILLAC, MI 49601

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia LTDACCESS@	\$1200	74.00	Acres	1200	100	>	30A IS WETLAND/SWAMP	88,800
74.00 Total Acres Total Est. Land Value =								88,800

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	414	0	0
Fencing: Wire Mesh, #9	1.87	1.00	504	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.5	95	1,425
Total Estimated Land Improvements True Cash Value =					1,425

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 2000

(11) Heating System: Forced Air w/ Ducts

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	56.18	0.00	0.00	1352	75,955

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

Average Fixture(s)	630.00	1	630
3 Fixture Bath	1975.00	1	1,975
Separate Shower	670.00	1	670

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

Composite, Standard	6.48	384	2,488
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(17) Garages

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

Base Cost	14.18	768	10,890
Mechanical Doors	325.00	2	650
Storage area over garage	3.75	576	2,160

County Multiplier = 1.38 => Cost New = 141,145

Notes: 2133 HOUSE

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0, Depr.Cost = 119,973
 ECF (SEELEY & ROOSTED RD AREA) 0.750 => TCV of Bldg: 1 = 89,980

2017 Est. T.C.V. 009-018-001-80 = 180,205

Est. TCV/Total Floor Area = 133.29, Most recent sale 04/07/2016 for 142,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
113,900	113,900	113,900	87,090	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
1,847	-25,647	0	1,847	1,163	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
90,100	90,100	90,100	89,720	90,100	90,100

009-018-008-80 2017 Est. T.C.V. WALKER DIANE L
 Property Class: 401 2785 S SEELEY RD
 Map #: LAKE TOWNSHIP CADILLAC, MI 49601

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
40/FF	147.00	518.57	1.0000	1.0000	40	100		5,880
147 Actual Front Feet, 1.75 Total Acres Total Est. Land Value =								5,880

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 980 SF Floor Area = 980 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Piers	48.70	-12.28	0.66	980	36,338

Other Additions/Adjustments Rate Size Cost

(14) Water/Sewer

Well, 50 Feet		1575.00		1	1,575
1000 Gal Septic		2720.00		1	2,720

(17) Garages

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

Base Cost	9.93	896	8,897
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County Multiplier = 1.38 => Cost New = 68,352

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/ 20/100/100/11.0, Depr.Cost = 7,519
 ECF (SEELEY & ROOSTED RD AREA) 0.550 => TCV of Bldg: 1 = 4,135

2017 Est. T.C.V. 009-018-008-80 = 10,015

Est. TCV/Total Floor Area = 10.22

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
5,000	5,000	5,000	4,814	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	43	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
5,000	5,000	5,000	4,857	4,857	4,857	

009-018-008-84	2017 Est. T.C.V.	SIDDALL CHARLEEN & MILLER JEFFREY &
Property Class: 401		2947 S SEELEY RD
Map #:	LAKE TOWNSHIP	CADILLAC, MI 49601

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		10.79	Acres		1900	100		20,501
		10.79	Total Acres				Total Est. Land Value =	20,501

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	8.68	1.00	128	50	555
	Total Estimated Land Improvements True Cash Value =				555

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 980 SF Floor Area = 980 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Piers	48.70	-12.28	0.66	980	36,338

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) Deck/Balcony

Treated Wood,Standard	8.73	64	559
Treated Wood,Standard	12.24	30	367

County Multiplier = 1.38 => Cost New = 59,781

Phy/Ab.Phy/Func/Econ/Comb.%Good= 83/100/100/100/83.0, Depr.Cost = 49,618
ECF (SEELEY & ROOSTED RD AREA) 0.550 => TCV of Bldg: 1 = 27,290

Cost Est. for Res. Bldg: 2 Single Family 1S Cls D Blt 2000

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 2312 SF Floor Area = 2312 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	41.94	-7.68	0.66	1696	59,224
1	Story Siding	Crawl Space	41.94	-6.71	0.66	616	22,108

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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(17) Garages

Class:D Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	22.80	336	7,661

Parcel Number: 009-018-008-84

Page: 2

No Floor Deduction -3.00 336 -1,008

County Multiplier = 1.38 => Cost New = 129,776

Notes: POLE CONSTRUCTION

Phy./Ab.Phy./Func./Econ./Comb.%Good= 83/100/100/100/83.0, Depr.Cost = 107,714
ECF (SEELEY & ROOSTED RD AREA) 0.750 => TCV of Bldg: 2 = 80,785

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 0

Description of Occupancy: SELF STORAGE BLDG 1

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

Base Rate for Upper Floors = 14.05

Adjusted Square Foot Cost for Upper Floors = 14.05

0 Stories Number of Stories Multiplier: 1.000
Average Height per Story: 8 Height per Story Multiplier: 1.000
Ave. Floor Area: 0 Perimeter: 0 Perim. Multiplier: 1.000
Refined Square Foot Cost for Upper Floors: 14.05

County Multiplier: 1.38, Final Square Foot Cost for Upper Floors = 19.389

Total Floor Area: 960 Base Cost New of Upper Floors = 18,613

Reproduction/Replacement Cost = 18,613
Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 67 /100/100/100/67.0
Total Depreciated Cost = 12,471

ECF (SEELEY & ROOSTED RD AREA) 0.900 => TCV of Bldg: 1 = 11,224
Replacement Cost/Floor Area= 19.39 Est. TCV/Floor Area= 11.69

Cost Estimates for Commercial/Industrial Building/Section: 2 Built 0

Description of Occupancy: SELF STORAGE BLDG 2

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

Base Rate for Upper Floors = 14.05

Adjusted Square Foot Cost for Upper Floors = 14.05

1 Stories Number of Stories Multiplier: 1.000
Average Height per Story: 0 Height per Story Multiplier: 1.000
Ave. Floor Area: 960 Perimeter: 0 Perim. Multiplier: 1.000
Refined Square Foot Cost for Upper Floors: 14.05

County Multiplier: 1.38, Final Square Foot Cost for Upper Floors = 19.389

Total Floor Area: 960 Base Cost New of Upper Floors = 18,613

Reproduction/Replacement Cost = 18,613
Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 67 /100/100/100/67.0
Total Depreciated Cost = 12,471

ECF (SEELEY & ROOSTED RD AREA) 0.900 => TCV of Bldg: 2 = 11,224
Replacement Cost/Floor Area= 19.39 Est. TCV/Floor Area= 11.69

Cost Estimates for Commercial/Industrial Building/Section: 3 Built 0

Description of Occupancy: MORTON POLE GARGE NEAR HOUSE

Parcel Number: 009-018-008-84

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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: 1,008 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: 1,008 Base Cost New of Upper Floors = 11,476

Reproduction/Replacement Cost = 11,476

Eff.Age:35 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 49 /100/100/100/49.0
Total Depreciated Cost = 5,623

<<<<< Segregated Cost Computations >>>>>

Costs taken from Segregated Cost Section 4: Garages, Industrials, Warehouses

Item Description Cost # or Height Storys Base
Col. Rate SqFt Adj. Adj. Cost

(13) Roof Structure:

Wood Joists, Wood or Composition
Deck 1 Up 2.34 1008 1.000 1.000 2359

(14) Roof Cover:

Alum./Steel Corrugated or Crimped 1 Up 1.25 1008 1.000 1.000 1260

Total Base Cost of Upper Stories = 3619

1 Stories Above Ground, Number of stories multiplier for upper stories = 1.000

Total Base Cost New = 3619

County Multiplier: 1.38 Architectural Multiplier: 1.00 Combined: 1.380

Reproduction/Replacement Cost = 4,994

Eff.Age:35 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 49 /100/100/100/49.0
Total Depreciated Cost = 2,447

ECF (SEELEY & ROOSTED RD AREA) 0.900 => TCV of Bldg: 3 = 7,263
Replacement Cost/Floor Area= 16.34 Est. TCV/Floor Area= 7.21

Total Estimated True Cash Value of Commercial/Industrial Buildings = 29,711

2017 Est. T.C.V. 009-018-008-84 = 158,842

Est. TCV/Total Floor Area = 25.54

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
82,100	82,100	82,100	71,325	0.90		
2017 New Eq. Adjustment	Loss		Additions	Tax Adjustment	Losses	
0	-2,700	0	0	641	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
79,400	79,400	79,400	71,966	71,966	0	

009-018-008-94 2017 Est. T.C.V. SIDDALL CHARLEEN & MILLER JEFFREY &
Property Class: 401 2947 S SEELEY RD
Map #: LAKE TOWNSHIP CADILLAC, MI 49601

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			3.64 Acres		3000	100		10,920
			3.64 Total Acres				Total Est. Land Value =	10,920

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

(11) Heating System: Space Heater

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	59.39	-11.34	-1.89	480	22,157

Other Additions/Adjustments Rate Size Cost

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

(14) Water/Sewer
Well, 50 Feet 1575.00 1 1,575
1000 Gal Septic 2720.00 1 2,720

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

(16) Porches
WGEP (1 Story), Shallow 31.90 120 3,828

County Multiplier = 1.38 => Cost New = 44,215

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 26,529
ECF (SEELEY & ROOSTED RD AREA) 0.750 => TCV of Bldg: 1 = 19,897

2017 Est. T.C.V. 009-018-008-94 = 30,817

Est. TCV/Total Floor Area = 64.20

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
14,800	14,800	14,800	11,371	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	600	0	0	102	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
15,400	15,400	15,400	11,473	11,473	0	

009-018-008-97	2017 Est. T.C.V.	SIDDALL CHARLEEN & MILLER JEFFREY &
Property Class: 402		S SEELEY 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	150.06	557.35	1.0000	1.0000	40	100		6,002
150 Actual Front Feet, 1.92 Total Acres Total Est. Land Value =								6,002

2017 Est. T.C.V. 009-018-008-97 = 6,002

Est. TCV/Total Floor Area = 12.50

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
3,000	3,000	3,000	985	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	8	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
3,000	3,000	3,000	993	993	993

009-018-009-00 2017 Est. T.C.V. STATE OF MICHIGAN
 Property Class: 700 W ROSTED RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SALES & 2013 EQ RATE			199.725	Acres	1,500	100		299,588
		199.72	Total Acres		Total Est.	Land Value =		299,588

2017 Est. T.C.V. 009-018-009-00 = 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

009-018-010-00	2017 Est. T.C.V.	STEER MICHELLE M
Property Class: 401		11213 W ROSTED RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
40/FF	330.00	660.00	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	2.98	1.00	225	89	597
Total Estimated Land Improvements True Cash Value =					597

Cost Est. for Res. Bldg: 1 Single Family MANU-NATIONAL Cls D Blt 2000

(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	Piers	50.45	-12.82	0.66	840	32,164

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) Deck/Balcony
Treated Wood,Standard 15.57 20 311

County Multiplier = 1.38 => Cost New = 53,171

Phy/Ab.Phy/Func/Econ/Comb.%Good= 86/100/100/100/86.0, Depr.Cost = 45,727
ECF (SEELEY & ROSTED RD AREA) 0.480 => TCV of Bldg: 1 = 21,949

< Cost Estimates for Res. Building: 2 Mobile Home Class: Low Quality >

(11) Heating System: Wall Furnace

Unit	Exterior	Roof	Rate	Heat/Roof	Ext.(%)	Size	Cost
BaseUnit	Ribbed	Metal	31.49	-0.80	0	672	20,624

Other Additions/Adjustments Rate Size Cost

(2) Skirting
Metal Enamel 5.43 136 738

(9) Foundation
Foundation Wall: Concrete 7.13 0 0

(13) Plumbing
Average Fixture(s) 405.00 1 405

(14) Water/Sewer
Well, 50 Feet 1575.00 1 1,575
1000 Gal Septic 2720.00 1 2,720

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

Parcel Number: 009-018-010-00

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(16) Deck/Balcony			
Treated Wood,Standard	12.95	25	324
County Multiplier = 1.38 =>		Cost New =	38,117
Phy/Ab.Phy/Func/Econ/Comb.%Good= 35/100/100/100/35.0,		Depr.Cost =	13,341
ECF (SEELEY & ROOSTED RD AREA) 0.550 =>		TCV of Bldg: 2 =	7,337

2017 Est. T.C.V. 009-018-010-00		=	43,083
Est. TCV/Total Floor Area = 28.49, Most recent sale 03/03/2015 for 16,364			
2016 Assessed	MBOR	S.E.V.	Base for Cap
21,400	21,400	21,400	18,272
			C.P.I. 0.90
2017	New Eq. Adjustment	Loss	Additions
	0	100	0
			Tax Adjustment 164
			Losses 0
2017 Assessed	MBOR	S.E.V.	Capped
21,500	21,500	21,500	18,436
			->Taxable<- 18,436
			PRE/MBT 0

009-018-011-00	2017 Est. T.C.V.	GRAMES KENETH E & LORA F
Property Class: 401		11165 W ROSTED RD
Map #:	LAKE TOWNSHIP	Cadillac, MI 49601

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
40/FF	33.00	172.11	1.0000	1.0000	40	100		1,320
40/FF	296.89	667.50	1.0000	1.0000	40	100		11,876
330 Actual Front Feet, 4.68 Total Acres Total Est. Land Value =								13,196

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	190	0	0
Fencing: Wire Mesh, #9	1.87	1.00	100	0	0
Shed: Wood Frame	7.23	1.00	572	0	0
Shed: Wood Frame	7.99	1.00	288	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 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	31.40	-0.79	-5	910	26,426

Other Additions/Adjustments	Rate	Size	Cost
Addition/Crawl	33.75	224	7,560

(2) Skirting
Metal Enamel

	5.60	158	885
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(9) Foundation
Foundation Wall: Concrete

	7.28	0	0
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(13) Plumbing
Average Fixture(s)

	465.00	1	465
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(14) Water/Sewer
Well, 50 Feet
1000 Gal Septic

	1575.00	1	1,575
	2720.00	1	2,720

(15) Built-Ins & Fireplaces
Appliance Allowance

	1235.00	1	1,235
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(16) Deck/Balcony
Roof Cover Only,Standard

	10.00	190	1,900
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(17) Garages

Class:CD Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	14.41	960	13,834
Class:CD Exterior: Pole Foundation: 42 Inch (Unfinished)			
Base Cost	13.58	600	8,148
No Floor Deduction	-3.10	600	-1,860

County Multiplier = 1.38 => Cost New = 86,785
Notes: 14X70 REDMAN

Phy/Ab.Phy/Func/Econ/Comb.%Good= 35/100/100/100/35.0, Depr.Cost = 30,375
ECF (SEELEY & ROOSTED RD AREA) 0.550 => TCV of Bldg: 1 = 16,706

2017 Est. T.C.V. 009-018-011-00 = 34,652
Est. TCV/Total Floor Area = 30.56, Most recent sale 01/10/2007 for 45,000
2016 Assessed MBOR S.E.V. Base for Cap C.P.I.

Parcel Number: 009-018-011-00

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	17,300	17,300	17,300	16,449	0.90	
2017	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	0	0	0	148	0
2017	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	17,300	17,300	17,300	16,597	16,597	16,597

009-018-011-80	2017 Est. T.C.V.	GRAMES KENETH E & LORA F
Property Class: 201		11167 W ROSTED RD
Map #:	LAKE TOWNSHIP	Cadillac, MI 49601

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
197 Actual Front Feet, 0.66 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: Crushed Rock	1.20	1.38	1000	0	0
Fencing: Wd, Split, 2 Rail	7.04	1.38	40	50	194
Total Estimated Land Improvements True Cash Value =					194

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1979

Costs are taken from the Shed, Office Structure cost schedules.

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

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

Base Rate for Upper Floors = 26.15

(10) Heating system: Wall or Floor Furnace Cost/SqFt: 1.45 100%

Adjusted Square Foot Cost for Upper Floors = 27.60

1 Stories Number of Stories Multiplier: 1.000

Average Height per Story: 8 Height per Story Multiplier: 0.960

Ave. Floor Area: 264 Perimeter: 68 Perim. Multiplier: 1.464

Refined Square Foot Cost for Upper Floors: 38.79

County Multiplier: 1.38, Final Square Foot Cost for Upper Floors = 53.530

Total Floor Area: 264 Base Cost New of Upper Floors = 14,132

Reproduction/Replacement Cost = 14,132

Eff.Age:10 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 82 /100/100/100/82.0

Total Depreciated Cost = 11,588

ECF (201B COMMERCIAL GROUP B) 0.980 => TCV of Bldg: 1 = 11,356

Replacement Cost/Floor Area= 53.53 Est. TCV/Floor Area= 43.02

Total Estimated True Cash Value of Commercial/Industrial Buildings = 11,356

2017 Est. T.C.V. 009-018-011-80 = 19,550

Est. TCV/Total Floor Area = 74.05

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
8,800	8,800	8,800	4,542	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,000	0	0	40	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
9,800	9,800	9,800	4,582	4,582	0	

009-018-012-00 2017 Est. T.C.V. IRON WHEELS MOTORCYCLE CLUB
 Property Class: 401 11085 W ROSTED RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
40/FF	330.00	660.00	1.0000	1.0000	40	100		13,200
330 Actual Front Feet, 5.00 Total Acres Total Est. Land Value =								13,200

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

(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
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Other Additions/Adjustments	Rate	Size	Cost
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(14) Water/Sewer

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

(16) Porches

CCP (1 Story), Standard	16.00	720	11,520
CCP (1 Story), Standard	68.83	15	1,032

(17) Garages

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

Base Cost	13.26	960	12,730
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 => Cost New = 43,356

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 39,020
 ECF (SEELEY & ROOSTED RD AREA) 0.750 => TCV of Bldg: 1 = 29,265

2017 Est. T.C.V. 009-018-012-00 = 42,465

Est. TCV/Total Floor Area = 0.00, Most recent sale 01/01/2002 for 16,900

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
16,000	16,000	16,000	15,943	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
6,200	-1,000	0	6,200	-943	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
21,200	21,200	21,200	22,286	21,200	0	

009-018-013-00 2017 Est. T.C.V. COMPS ALAN M
 Property Class: 402 W ROSTED RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
40/FF	330.00	660.00	1.0000	1.0000	40	100		13,200
330 Actual Front Feet, 5.00 Total Acres Total Est. Land Value =								13,200

2017 Est. T.C.V. 009-018-013-00 = 13,200

Est. TCV/Total Floor Area = 0.00

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
6,600	6,600	6,600	4,322	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	
6,600	6,600	6,600	4,360	4,360	0	

009-018-015-00 2017 Est. T.C.V. BARNES GERALD O
 Property Class: 401 W KELLY 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	660.00	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
Shed: Wood Frame	8.24	1.00	160	46	607
Total Estimated Land Improvements True Cash Value =					607

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

Unit	Exterior	Roof	Rate	Heat/Roof	Ext.(%)	Size	Cost
BaseUnit	Ribbed	Metal	31.07	-0.80	0	720	21,794

Other Additions/Adjustments Rate Size Cost

(9) Foundation							
Foundation Wall: Concrete			7.13		0	0	0
(13) Plumbing							
Average Fixture(s)			405.00		1	405	405
(14) Water/Sewer							
Well, 50 Feet			1575.00		1	1,575	1,575
1000 Gal Septic			2720.00		1	2,720	2,720
(15) Built-Ins & Fireplaces							
Appliance Allowance			1235.00		1	1,235	1,235

County Multiplier = 1.38 => Cost New = 38,267

Notes: 1967 HOMETTE MH

Phy/Ab.Phy/Func/Econ/Comb.%Good= 35/100/100/100/35.0, Depr.Cost = 13,393
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.500 => TCV of Bldg: 1 = 6,697

2017 Est. T.C.V. 009-018-015-00 = 20,504
 Est. TCV/Total Floor Area = 28.48

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
10,600	10,600	10,600	9,461	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-300	0	0	85	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
10,300	10,300	10,300	9,546	9,546	0	

009-018-016-00 2017 Est. T.C.V. PINTRICK RYAN A &
 Property Class: 401 11204 W KELLY 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: Asphalt Paving	1.61	1.00	5600	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 2500	2500.00	1.00	1.0	95	2,375
Total Estimated Land Improvements True Cash Value =					2,375

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

(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

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

(14) Water/Sewer
 Well, 50 Feet 1575.00 1 1,575
 1000 Gal Septic 3085.00 1 3,085

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

(16) Porches
 CCP (1 Story), Shallow 18.56 192 3,564
 CCP (1 Story), Shallow 16.05 334 5,361

(17) Garages
 Class:C Exterior: Pole Foundation: 18 Inch (Finished)
 Base Cost 12.93 2165 27,993
 Mechanical Doors 350.00 2 700
 Class:C Exterior: Pole Foundation: 18 Inch (Unfinished)
 Base Cost 10.13 1615 16,360
 Mechanical Doors 350.00 2 700
 Class:C Exterior: Pole Foundation: 18 Inch (Unfinished)
 Base Cost 10.13 1280 12,966
 Mechanical Doors 350.00 1 350
 No Floor Deduction -3.15 1280 -4,032

County Multiplier = 1.38 => Cost New = 98,390

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 63,953
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.900 => TCV of Bldg: 1 = 57,558

2017 Est. T.C.V. 009-018-016-00 = 78,933

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
53,200	53,200	53,200	46,876	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-13,700	0	-7,376	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
39,500	39,500	39,500	47,297	39,500	39,500

009-019-001-70 2017 Est. T.C.V. BOROWSKI RICHARD H & JANNETTE
 Property Class: 401 11275 W KELLY 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	216.00	400.00	1.0000	1.0000	40	100		8,640
216 Actual Front Feet, 1.98 Total Acres Total Est. Land Value =								8,640

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 1989

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 980 SF Floor Area = 980 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	67.49	0.00	1.92	980	68,022

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

(13) Plumbing

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

(14) Water/Sewer

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
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(16) Porches

WGEP (1 Story), Standard	72.27	36	2,602
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(16) Deck/Balcony

Treated Wood, Standard	6.49	360	2,336
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(17) Garages

Class:C Exterior: Pole Foundation: 18 Inch (Unfinished)							
Base Cost	10.13	1800	18,234				
Mechanical Doors	350.00	3	1,050				
Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)							
Base Cost	23.77	368	8,747				
Common Wall: 1 Wall	-1300.00	1	-1,300				
Mechanical Doors	350.00	1	350				

County Multiplier = 1.38 => Cost New = 151,457

Notes: SCHULT SUNWOOD MODULAR HOME

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0, Depr.Cost = 113,593
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.650 => TCV of Bldg: 1 = 73,835

2017 Est. T.C.V. 009-019-001-70 = 83,415

Est. TCV/Total Floor Area = 85.12, Most recent sale 05/01/2003 for 87,500

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
31,000	31,000	31,000	31,000	0.90		
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	10,700	0	0	279	0	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	

Parcel Number: 009-019-001-70

Page: 2

41,700	41,700	41,700	31,279	31,279	31,279
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009-019-001-75 2017 Est. T.C.V. SILVERS JACK & PATI L
 Property Class: 401 11393 W KELLY 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		39.01	Acres		2200	100		85,822
Residentia LTDACCESS@\$1200		39.01	Acres		1200	100		46,812
78.02 Total Acres Total Est. Land Value =								132,634

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

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

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

(11) Heating System: Forced Air w/ Ducts
 Ground Area = Size for Rates = 1440 SF Floor Area = 1440 SF.
 Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost
 1 Story Siding Basement 63.17 0.00 0.00 1440 90,965

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

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

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

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

(16) Porches
 WGEF (1 Story), Standard 29.86 240 7,166
 WCP (1 Story), Standard 34.80 60 2,088

(17) Garages
 Class:C Exterior: Pole Foundation: 18 Inch (Finished)
 Base Cost 12.93 1728 22,343
 Mechanical Doors 350.00 1 350
 Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)
 Base Cost 19.20 576 11,059
 Common Wall: 1.5 Wall -1925.00 1 -1,925

County Multiplier = 1.38 => Cost New = 198,280

Lump Sum Item(s):
 FV CABIN 1.00 500.0 500
 Notes: GAS HEATER

Phy/Ab.Phy/Func/Econ/Comb.%Good= 88/100/100/100/88.0, Depr.Cost = 174,927
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 166,180

2017 Est. T.C.V. 009-019-001-75 = 299,289

Est. TCV/Total Floor Area = 207.84

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
137,800	137,800	137,800	119,582	0.90
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	11,800	0	1,076	0

Parcel Number: 009-019-001-75

Page: 2

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
149,600	149,600	149,600	120,658	120,658	120,658

009-019-002-00	2017 Est. T.C.V.	SILVERS JACK & PATI L
Property Class: 401		11201 W KELLY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Ag 1 .A - Agriculture

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
AG SW 2014 30 - 65 ACRES		20.00 Acres			3600	100		72,000
AG SW 2014 LIMITED ACCESS		59.00 Acres			1200	100		70,800
		79.00 Total Acres					Total Est. Land Value =	142,800

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	8.79	1.00	120	94	991
Shed: Metal Prefab	8.22	1.00	48	94	371
	Total Estimated Land Improvements True Cash Value =				1,362

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

(11) Heating System: Space Heater

Ground Area = Size for Rates = 256 SF Floor Area = 256 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	63.46	-10.81	-1.89	256	12,995

Other Additions/Adjustments	Rate	Size	Cost
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County Multiplier = 1.38 => Cost New = 17,932

Phy./Ab.Phy./Func./Econ./Comb.%Good= 55/100/100/100/55.0, Depr.Cost = 9,863

ECF (RESIDENTIAL RURAL/ NON SUB) 0.900 => TCV of Bldg: 1 = 8,877

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1998

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

0 Stories	Number of Stories Multiplier: 1.000
Average Height per Story: 0	Height per Story Multiplier: 0.960
Ave. Floor Area: 0	Perimeter: 0 Perim. Multiplier: 1.000
Refined Square Foot Cost for Upper Floors: 7.92	

County Multiplier: 1.38, Final Square Foot Cost for Upper Floors = 10.930

Total Floor Area: 575 Base Cost New of Upper Floors = 6,285

Reproduction/Replacement Cost = 6,285

Eff.Age:10 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 66 /100/100/100/66.0

Total Depreciated Cost = 4,148

ECF (RESIDENTIAL RURAL/ NON SUB) 1.100 => TCV of Bldg: 1 = 4,563

Replacement Cost/Floor Area= 10.93 Est. TCV/Floor Area= 7.93

Total Estimated True Cash Value of Commercial/Industrial Buildings = 4,563

2017 Est. T.C.V. 009-019-002-00 = 157,602

Est. TCV/Total Floor Area = 189.65, Most recent sale 04/29/2010 for 115,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
66,600	66,600	66,600	49,798	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	12,200	0	448	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT

Parcel Number: 009-019-002-00

Page: 2

78,800	78,800	78,800	50,246	50,246	50,246
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009-019-002-90 2017 Est. T.C.V. WEISBECKER BRENT J & RACHEL L
 Property Class: 401 11061 W KELLY 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	208.70	208.70	1.0000	1.0000	40	100		8,348
209 Actual Front Feet, 1.00 Total Acres Total Est. Land Value =								8,348

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	120	0	0
Shed: Wood Frame	10.75	1.00	80	50	430
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.0	95	950
Total Estimated Land Improvements True Cash Value =					1,380

Cost Est. for Res. Bldg: 1 Single Family MANU-BOCA/STATE Cls CD Blt 1990

(11) Heating System: Electric Baseboard
 Ground Area = Size for Rates = 1056 SF Floor Area = 1056 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	58.72	-8.64	-0.21	1056	52,663
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
(16) Deck/Balcony							
Treated Wood,Standard			6.75			200	1,350
Treated Wood,Standard			12.81			30	384
Roof Cover Only,Standard			12.30			120	1,476
(17) Garages							
Class:CD Exterior: Siding Foundation: 42 Inch (Unfinished)							
Base Cost			18.45			576	10,627
Mechanical Doors			350.00			1	350
Class:CD Exterior: Siding Foundation: 18 Inch (Unfinished)							
Base Cost			24.80			240	5,952
Mechanical Doors			350.00			1	350

County Multiplier = 1.38 => Cost New = 112,666

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0, Depr.Cost = 84,500
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.650 => TCV of Bldg: 1 = 54,925

2017 Est. T.C.V. 009-019-002-90 = 64,653
 Est. TCv/Total Floor Area = 61.22, Most recent sale 09/02/2004 for 57,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
28,100	28,100	28,100	28,100	0.90	
2017 New Eq. Adjustment Loss Additions Tax Adjustment Losses					
0	4,200	0	0	252	0
2017 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT					
32,300	32,300	32,300	28,352	28,352	28,352

009-019-003-00	2017 Est. T.C.V.	STATE OF MICHIGAN
Property Class: 700		S SEELEY 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		361.16	Acres		2200	100		794,552
		361.16	Total Acres				Total Est. Land Value =	794,552

2017 Est. T.C.V. 009-019-003-00 = 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	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
0	0	0	0	0	0	0

009-019-004-00 2017 Est. T.C.V. OWENS KENNETH M & DARLENE
 Property Class: 401 3087 S SEELEY 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			8.040	Acres	2,441	100		19,628
		8.04	Total	Acres	Total	Est.	Land Value =	19,628

< 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	34.52	0.00	-5	720	23,612
Other Additions/Adjustments				Rate		Size	Cost
Addition/Crawl				33.75		192	6,480
Free Standing Roof				4.35		868	3,776
(2) Skirting							
Metal Enamel				5.60		144	806
(9) Foundation							
Foundation Wall: Concrete				7.28		0	0
(13) Plumbing							
Average Fixture(s)				465.00		1	465
(14) Water/Sewer							
Well, 50 Feet				1575.00		1	1,575
1000 Gal Septic				2720.00		1	2,720
(15) Built-Ins & Fireplaces							
Appliance Allowance				1235.00		1	1,235
(16) Deck/Balcony							
Treated Wood,Standard				15.57		20	311
(17) Garages							
Class:CD Exterior: Pole Foundation: 18 Inch (Unfinished)							
Base Cost				9.71		1152	11,186
Mechanical Doors				350.00		2	700

County Multiplier = 1.38 => Cost New = 72,955
 Notes: 1978 SHANNON MH

Phy/Ab.Phy/Func/Econ/Comb.%Good= 35/100/100/100/35.0, Depr.Cost = 25,534
 ECF (SEELEY & ROOSTED RD AREA) 0.550 => TCV of Bldg: 1 = 14,044

2017 Est. T.C.V. 009-019-004-00	=	33,672			
Est. TCV/Total Floor Area = 36.92, Most recent sale 06/01/1997 for 32,900					
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
16,800	16,800	16,800	16,148	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	145	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
16,800	16,800	16,800	16,293	16,293	0

009-019-004-80 2017 Est. T.C.V. REYES LUDYMAR
 Property Class: 401 3086 S SEELEY RD
 Map #: LAKE TOWNSHIP CADILLAC, MI 49651

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

		* Factors *		IRREGULAR SHAPE		
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
40/FF	213.80	407.48	1.0000	1.0000	40 100	8,552
214 Actual Front Feet, 2.00 Total Acres Total Est. Land Value =						8,552

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Fencing: Wd, Solid, 6 ft.	15.24	1.00	48	0	0
Shed: Wood Frame	11.35	1.00	60	94	640
Shed: Wood Frame	10.75	1.00	80	94	808
Total Estimated Land Improvements True Cash Value =					1,449

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 = 1440 SF Floor Area = 1440 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	55.60	-7.96	0.00	864	41,161
1	Story Siding	Slab	55.60	-9.57	0.00	576	26,513

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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(17) Garages

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

Base Cost	13.95	1200	16,740
Mechanical Doors	350.00	2	700
Storage area over garage	3.85	800	3,080

County Multiplier = 1.38 => Cost New = 130,699

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 78,419

Separately Depreciated Items:

Square footage # 2 is depreciated at 75 %Good...	Base Cost Was =	26,513
County Multiplier = 1.38 =>	Cost New =	36,588
Phy/Ab.+hy/Func/Econ/Comb.%Good= 15/100/100/100/15.0,	Depr.Cost =	5,488
ECF (SEELEY & ROOSTED RD AREA) 0.750 => TCV of Bldg: 1 =		62,931

2017 Est. T.C.V. 009-019-004-80 = 72,932

Est. TCV/Total Floor Area = 50.65, Most recent sale 03/01/2012 for 5,900

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
36,200	36,200	36,200	23,294	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	300	0	0	209	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
36,500	36,500	36,500	23,503	23,503	0

009-019-005-00 2017 Est. T.C.V. HUBBARD JOHN C
 Property Class: 401 3240 S SEELEY RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	* Factors *		Rate	%Adj.	Reason	Value
			Front	Depth				
40/FF	43.00	330.00	1.0000	1.0000	40	100		1,720
43 Actual Front Feet, 0.33 Total Acres Total Est. Land Value =								1,720

2017 Est. T.C.V. 009-019-005-00 = 1,720
 Est. TCV/Total Floor Area = 1.19, Most recent sale 07/06/2004 for 27,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
900	900	900	900	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
900	900	900	908	900	0

009-019-006-00	2017 Est. T.C.V.	FEISTER EDWARD J
Property Class: 401		3241 S SEELEY RD
Map #:	LAKE TOWNSHIP	CADILLAC, 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			9.440	Acres	2,183	100		20,608
		9.44	Total	Acres	Total	Est.	Land Value =	20,608

Cost Est. for Res. Bldg: 1 Single Family MANU-BOCA/STATE Cls D Blt 1978

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 930 SF Floor Area = 930 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	49.28	-8.59	0.66	930	38,456

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

Average Fixture(s)	Rate	Size	Cost
	525.00	1	525

(14) Water/Sewer

Well, 50 Feet	Rate	Size	Cost
	1575.00	1	1,575
1000 Gal Septic	Rate	Size	Cost
	2720.00	1	2,720

(15) Built-Ins & Fireplaces

Appliance Allowance	Rate	Size	Cost
	1235.00	1	1,235

(16) Porches

WGEP (1 Story), Standard	Rate	Size	Cost
	49.70	60	2,982

(16) Deck/Balcony

Treated Wood, Standard	Rate	Size	Cost
	8.08	80	646

County Multiplier = 1.38 => Cost New = 66,432

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 39,859

Separately Depreciated Items:

Unit-in-Place Cost Items:

BARN	Rate	Size	Cost
	1.00	500	500

County Multiplier = 1.38 => Cost New = 690

Phy/Ab.Phy/Func/Econ/Comb.%Good= 71/100/100/100/71.0, Depr.Cost = 490

Total Depreciated Cost = 40,349

ECF (SEELEY & ROOSTED RD AREA) 0.550 => TCV of Bldg: 1 = 22,192

< Cost Estimates for Res. Building: 2 Mobile Home Class: Low Quality >

(11) Heating System: Wall Furnace

Unit	Exterior	Roof	Rate	Heat/Roof	Ext.(%)	Size	Cost
BaseUnit	Ribbed	Metal	28.12	-0.80	0	924	25,244

Other Additions/Adjustments	Rate	Size	Cost
Expando	21.00	128	2,688

(9) Foundation

Foundation Wall: Concrete	Rate	Size	Cost
	7.13	0	0

(13) Plumbing

Average Fixture(s)	Rate	Size	Cost
	405.00	1	405

(14) Water/Sewer

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

Parcel Number: 009-019-006-00

Page: 2

(15) Built-Ins & Fireplaces

Appliance Allowance 1235.00 1 1,235

County Multiplier = 1.38 => Cost New = 47,909

Notes: 1986 FAIRMONT

Phy/Ab.Phy/Func/Econ/Comb.%Good= 35/100/100/100/35.0, Depr.Cost = 16,768

ECF (SEELEY & ROOSTED RD AREA) 0.550 => TCV of Bldg: 2 = 9,222

2017 Est. T.C.V. 009-019-006-00 = 52,022

Est. TCV/Total Floor Area = 28.06, Most recent sale 02/02/2009 for 23,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
25,900	25,900	25,900	24,063	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	100	0	0	216	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
26,000	26,000	26,000	24,279	24,279	0	

009-019-007-00 2017 Est. T.C.V. SCHAFFER PAUL & LUCILLE
 Property Class: 402 S SEELEY 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			10.120	Acres	2,100	100		21,252
		10.12	Total Acres		Total Est.	Land Value =		21,252

2017 Est. T.C.V. 009-019-007-00 = 21,252

Est. TCV/Total Floor Area = 11.46

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
10,600	10,600	10,600	6,249	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	56	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
10,600	10,600	10,600	6,305	6,305	0	

009-019-008-00	2017 Est. T.C.V.	MCNAUGHTON LOUELLA D
Property Class: 401		3121 S SEELEY RD
Map #:	LAKE TOWNSHIP	CADILLAC, 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		10.04 Acres			1900	100		19,076
		10.04 Total Acres					Total Est. Land Value =	19,076

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1979

(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	Basement	58.48	0.00	0.00	1080	63,158

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) Deck/Balcony

Treated Wood,Standard	9.15	64	586
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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: 18 Inch (Unfinished)

Base Cost	15.30	720	11,016
Mechanical Doors	350.00	1	350

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

Base Cost	10.46	1200	12,552
Automatic Doors	375.00	1	375

County Multiplier = 1.38 => Cost New = 136,499

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 88,724

Separately Depreciated Items:

Unit-in-Place Cost Items:

ROOF STRUCT. (SQ FT)	3.97	320	1,270
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County Multiplier = 1.38 => Cost New = 1,753

Phy/Ab.Phy/Func/Econ/Comb.%Good= 94/100/100/100/94.0, Depr.Cost = 1,648

Total Depreciated Cost = 90,372

ECF (SEELEY & ROOSTED RD AREA) 0.750 => TCV of Bldg: 1 = 67,779

< Cost Estimates for Res. Building: 2 Mobile Home Class: Average Quality >

(11) Heating System: Wall Furnace

Unit	Exterior	Roof	Rate	Heat/Roof	Ext.(%)	Size	Cost
BaseUnit	Siding	Comp.Shingle	34.46	0.49	0	980	34,251

Other Additions/Adjustments	Rate	Size	Cost
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(2) Skirting

Metal Enamel	5.70	168	958
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Parcel Number: 009-019-008-00

Page: 2

(9) Foundation			
Foundation Wall: Concrete	6.92	0	0
(13) Plumbing			
Average Fixture(s)	530.00	1	530
(14) Water/Sewer			
Well, 50 Feet	1575.00	1	1,575
1000 Gal Septic	2720.00	1	2,720
(15) Built-Ins & Fireplaces			
Appliance Allowance	1235.00	1	1,235
(16) Deck/Balcony			
Treated Wood,Standard	10.82	40	433
County Multiplier = 1.38 =>		Cost New =	57,548
Phy/Ab.Phy/Func/Econ/Comb.%Good= 40/100/100/100/40.0,		Depr.Cost =	23,019
ECF (SEELEY & ROOSTED RD AREA) 0.550 =>	TCV of Bldg: 2 =		12,661

2017 Est. T.C.V. 009-019-008-00		=	99,516
Est. TCV/Total Floor Area = 48.31			
2016 Assessed	MBOR	S.E.V.	Base for Cap
50,500	50,500	50,500	50,500
			C.P.I.
			0.90
2017 New Eq.	Adjustment	Loss	Additions
0	-700	0	0
			Tax Adjustment
			-700
2017 Assessed	MBOR	S.E.V.	Capped
49,800	49,800	49,800	50,954
			->Taxable<-
			49,800
			PRE/MBT
			39,840

009-019-009-00 2017 Est. T.C.V. FROST LEOTA H TRUST
 Property Class: 402 S SEELEY 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		10.04	Acres	1900	100			19,076
		10.04	Total Acres				Total Est. Land Value =	19,076

2017 Est. T.C.V. 009-019-009-00 = 19,076

Est. TCV/Total Floor Area = 9.26

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
10,500	10,500	10,500	6,249	0.90

2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-1,000	0	0	56	0

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
9,500	9,500	9,500	6,305	6,305	0

009-019-010-00	2017 Est. T.C.V.	SCHAUT PHILIP M & CAROL ETAL LE
Property Class: 401		3333 S SEELEY RD
Map #:	LAKE TOWNSHIP	CADILLAC, 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			10.120	Acres	2,100	100		21,252
		10.12	Total Acres		Total Est.		Land Value =	21,252

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	425	94	1,278
D/W/P: Asphalt Paving	1.51	1.00	825	94	1,171
Total Estimated Land Improvements True Cash Value =					2,449

< 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	31.40	0.00	-5	910	27,145

Other Additions/Adjustments	Rate	Size	Cost
Free Standing Roof	4.35	576	2,506

(2) Skirting				
Metal Enamel	5.60	158	885	

(9) Foundation				
Foundation Wall: Concrete	7.28	0	0	

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

(14) Water/Sewer				
Well, 50 Feet	1575.00	1	1,575	
1000 Gal Septic	2720.00	1	2,720	

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

(16) Deck/Balcony				
Pine w/Roof,Standard	19.10	96	1,834	
Pine w/Roof,Standard	13.40	336	4,502	

(17) Garages				
Class:CD Exterior: Pole Foundation: 42 Inch (Unfinished)				
Base Cost	10.46	1200	12,552	
Mechanical Doors	350.00	1	350	

County Multiplier = 1.38 => Cost New = 76,961

Notes: 1985 FAIRMONT MH

Phy/Ab.Phy/Func/Econ/Comb.%Good= 35/100/100/100/35.0, Depr.Cost = 26,936

Separately Depreciated Items:

Unit-in-Place Cost Items:				
ROOF STRUCT. (SQ FT)	3.97	576	2,287	
County Multiplier = 1.38 =>		Cost New =	3,156	
Phy/Ab.Phy/Func/Econ/Comb.%Good= 71/100/100/100/71.0,		Depr.Cost =	2,241	

Total Depreciated Cost = 29,177

ECF (SEELEY & ROOSTED RD AREA) 0.550 => TCV of Bldg: 1 = 16,047

2017 Est. T.C.V. 009-019-010-00 = 39,748

Parcel Number: 009-019-010-00

Page: 2

Est. TCV/Total Floor Area = 43.68

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
19,800	19,800	19,800	19,800	0.90		
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	100	0	0	100	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
19,900	19,900	19,900	19,978	19,900	19,900	

009-019-011-00 2017 Est. T.C.V. GARDNER JOHN P
 Property Class: 401 3391 S SEELEY RD
 Map #: LAKE TOWNSHIP , 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

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	10.75	1.00	80	94	808
	Total Estimated Land Improvements True Cash Value =				808

Cost Est. for Res. Bldg: 1 Single Family GRG Cls CD Blt 1981

(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 1975.00 -1 -1,975

(15) Built-Ins & Fireplaces
 Fireplace: Wood Stove 1125.00 1 1,125

(17) Garages
 Class:CD Exterior: Siding Foundation: 42 Inch (Unfinished)
 Base Cost 21.05 432 9,094

County Multiplier = 1.38 => Cost New = 11,376

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 7,395
 ECF (SEELEY & ROOSTED RD AREA) 0.750 => TCV of Bldg: 1 = 5,546

2017 Est. T.C.V. 009-019-011-00 = 25,582

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
13,700	13,700	13,700	13,700	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-900	0	-900	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
12,800	12,800	12,800	13,823	12,800	0	

009-019-012-00 2017 Est. T.C.V. KIDDER RICHARD M
Property Class: 401 3465 S SEELEY RD
Map #: LAKE TOWNSHIP CADILLAC, 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			5.060	Acres	2,700	100		13,662
		5.06	Total Acres		Total Est.		Land Value =	13,662

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.44	1.00	288	94	931
Shed: Wood Frame	8.12	1.00	468	50	1,900
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.0	94	940
Total Estimated Land Improvements True Cash Value =					3,771

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

(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 64.21 -9.13 0.00 1296 71,384

Other Additions/Adjustments Rate Size Cost

(1) Exterior
Brick Veneer 8.25 96 792

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

(14) Water/Sewer
Well, 50 Feet 1575.00 1 1,575
1000 Gal Septic 3085.00 1 3,085

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

(17) Garages
Class:C Exterior: Pole Foundation: 42 Inch (Unfinished)
Base Cost 14.40 576 8,294
Mechanical Doors 350.00 1 350

County Multiplier = 1.38 => Cost New = 121,654

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 79,075
ECF (SEELEY & ROOSTED RD AREA) 0.750 => TCV of Bldg: 1 = 59,306

2017 Est. T.C.V. 009-019-012-00 = 76,739
Est. TCV/Total Floor Area = 59.21

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
38,200	38,200	38,200	36,556	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	200	0	329	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
38,400	38,400	38,400	36,885	36,885	36,885

009-019-013-00 2017 Est. T.C.V. WEATHERWAX JAMES M
 Property Class: 401 3455 S SEELEY RD
 Map #: LAKE TOWNSHIP CADILLAC, 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			5.060 Acres		2,700	100		13,662
		5.06	Total Acres				Total Est. Land Value =	13,662

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	1300	0	0
Shed: Wood Frame	12.34	1.00	72	50	444
Shed: Wood Frame	10.24	1.00	168	50	860

Residential Local Cost Land Improvements

Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.5	95	1,425
Total Estimated Land Improvements True Cash Value =					2,729

Cost Est. for Res. Bldg: 1 Single Family 1.75S Cls C-5 Blt 1973

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 816 SF Floor Area = 1356 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.75	Story Siding	Crawl Space	96.74	-9.80	3.20	720	64,901
1	Story Siding	Crawl Space	66.60	-9.80	1.82	96	5,628

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

Average Fixture(s)	760.00	1	760
2 Fixture Bath	1600.00	2	3,200

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Deck/Balcony

Treated Wood,Standard	9.11	72	656
Treated Wood,Standard	10.56	48	507

(17) Garages

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

Base Cost	20.90	480	10,032
Automatic Doors	375.00	2	750

County Multiplier = 1.38 => Cost New = 133,699

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 80,219

ECF (SEELEY & ROOSTED RD AREA) 0.750 => TCV of Bldg: 1 = 60,164

2017 Est. T.C.V. 009-019-013-00 = 76,555

Est. TCV/Total Floor Area = 56.46, Most recent sale 08/21/2015 for 72,500

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
38,100	38,100	38,100	38,100	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
38,300	38,300	38,300	38,442	38,300	38,300

009-019-014-00	2017 Est. T.C.V.	MONROE ADAM J & JATHERINE L
Property Class: 401		3801 S SEELEY RD
Map #:	LAKE TOWNSHIP	Cadillac, 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		10.20	Acres		1900	100		19,380
		10.20	Total Acres				Total Est. Land Value =	19,380

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Ren. Conc.	4.21	1.00	288	0	0
Fencing: Wd, Split, 2 Rail	8.01	1.00	50	94	376

Residential Local Cost Land Improvements

Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.5	95	1,425
					Total Estimated Land Improvements True Cash Value = 1,801

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

(11) Heating System: Forced Heat & Cool

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	67.57	0.00	2.01	1280	89,062

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	30.74	20	615
WPP, Standard	12.22	144	1,760

(17) Garages

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

Base Cost	19.67	768	15,107
Common Wall: 1 Wall	-1300.00	1	-1,300
Automatic Doors	375.00	2	750

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

Base Cost	10.13	1292	13,088
Mechanical Doors	350.00	2	700

County Multiplier = 1.38 => Cost New = 180,285

Phy/Ab.Phy/Func/Econ/Comb.%Good= 95/100/100/100/95.0, Depr.Cost = 171,271

Separately Depreciated Items:

(9) Basement Finish

Basement Recreation Finish	11.45	1280	14,656
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County Multiplier = 1.38 => Cost New = 20,225

Phy/Ab.Phy/Func/Econ/Comb.%Good= 50/100/100/100/50.0, Depr.Cost = 10,113

Total Depreciated Cost = 181,384

ECF (SEELEY & ROOSTED RD AREA) 0.750 => TCV of Bldg: 1 = 136,038

Parcel Number: 009-019-014-00

Page: 2

2017 Est. T.C.V. 009-019-014-00				=	157,219	
Est. TCV/Total Floor Area = 122.83, Most recent sale 02/27/2009 for 159,900						
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
79,800	79,800	79,800	76,822	0.90		
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-1,200	0	0	691	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
78,600	78,600	78,600	77,513	77,513	77,513	

009-019-015-00 2017 Est. T.C.V. LEMLEY GEORGE F & POLLY A
 Property Class: 401 3727 S SEELEY RD
 Map #: LAKE TOWNSHIP Cadillac, 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			9.580	Acres	2,161	100		20,706
		9.58	Total Acres		Total Est.		Land Value =	20,706

Cost Est. for Res. Bldg: 1 Single Family MANU-BOCA/STATE Cls CD Blt 2004

(11) Heating System: Forced Hot Water

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	56.95	-8.26	0.97	1248	61,976

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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(16) Deck/Balcony

Treated Wood,Standard	16.26	20	325
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(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 = 107,796

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 97,016

ECF (SEELEY & ROOSTED RD AREA) 0.550 => TCV of Bldg: 1 = 53,359

2017 Est. T.C.V. 009-019-015-00 = 74,065

Est. TCV/Total Floor Area = 59.35

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
37,700	37,700	37,700	35,407	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-700	0	0	318	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
37,000	37,000	37,000	35,725	35,725	35,725	

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009-019-015-80 2017 Est. T.C.V. CASCADDAN PENNY
 Property Class: 401 3688 S SEELEY 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
			0.630	Acres	0	100		0
			0.63	Total Acres			Total Est. Land Value =	8,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Fencing: Wd, Solid, 6 ft.	15.24	1.00	40	0	0
Fencing: Wd, Split, 2 Rail	7.50	1.00	80	0	0

Residential Local Cost Land Improvements

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

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

Unit	Exterior	Roof	Rate	Heat/Roof	Ext.(%)	Size	Cost
BaseUnit	Lap	Metal	46.76	-0.79	0	256	11,768

Other Additions/Adjustments	Rate	Size	Cost
Free Standing Roof	4.35	256	1,114

(9) Foundation			
Foundation Wall: Concrete	7.28	0	0

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

(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			
WSEP (1 Story), Standard	26.77	144	3,855

(16) Deck/Balcony			
Treated Wood,Standard	16.61	18	299

County Multiplier = 1.38 => Cost New = 31,782

Phy/Ab.Phy/Func/Econ/Comb.%Good= 35/100/100/100/35.0, Depr.Cost = 11,124
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.500 => TCV of Bldg: 1 = 5,562

2017 Est. T.C.V. 009-019-015-80 = 14,532

Est. TCV/Total Floor Area = 56.77, Most recent sale 01/18/2013 for 13,500

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
7,300	7,300	7,300	6,720	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	60	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
7,300	7,300	7,300	6,780	6,780	0	

009-019-016-00 2017 Est. T.C.V. STEVENS ROGER D
 Property Class: 401 3613 S SEELEY RD
 Map #: LAKE TOWNSHIP Cadillac, 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			9.21 Acres		1900	100		17,501
			9.21 Total Acres				Total Est. Land Value =	17,501

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	144	88	436
Shed: Wood Frame	11.06	1.00	120	94	1,247
Total Estimated Land Improvements True Cash Value =					1,683

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

Unit	Exterior	Roof	Rate	Heat/Roof	Ext.(%)	Size	Cost
BaseUnit	Siding	Wood Shingle	31.63	0.00	0	1280	40,486
Other Additions/Adjustments				Rate		Size	Cost
(2)	Skirting						
	Metal Enamel			5.70		192	1,094
(9)	Foundation						
	Foundation Wall: Concrete			6.92		0	0
(13)	Plumbing						
	Average Fixture(s)			530.00		1	530
	3 Fixture Bath			1590.00		1	1,590
(14)	Water/Sewer						
	Well, 50 Feet			1575.00		1	1,575
	1000 Gal Septic			2720.00		1	2,720
(15)	Built-Ins & Fireplaces						
	Appliance Allowance			1235.00		1	1,235
(16)	Deck/Balcony						
	Treated Wood,Standard			8.08		80	646
	Treated Wood,Standard			8.92		60	535
(17)	Garages						
Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)							
	Base Cost			19.20		576	11,059
	Mechanical Doors			350.00		1	350

County Multiplier = 1.38 => Cost New = 85,314

Phy/Ab.Phy/Func/Econ/Comb.%Good= 35/100/100/100/35.0, Depr.Cost = 29,860
 ECF (SEELEY & ROOSTED RD AREA) 0.550 => TCV of Bldg: 1 = 16,423

2017 Est. T.C.V. 009-019-016-00					=	35,607
Est. TCV/Total Floor Area = 27.82, Most recent sale 12/12/2009 for 29,900						
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
18,700	18,700	18,700	17,853	0.90		
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-900	0	0	0	-53	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
17,800	17,800	17,800	18,013	17,800	0	

009-019-016-80 2017 Est. T.C.V. RADTKE JOHN D
 Property Class: 401 3575 S SEELEY RD
 Map #: LAKE TOWNSHIP CADILLAC, 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	140.00	311.14	1.0000	1.0000	40	100		5,600
140 Actual Front Feet, 1.00 Total Acres Total Est. Land Value =								5,600

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.0	50	500
Total Estimated Land Improvements True Cash Value =					500

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

(11) Heating System: Forced Air w/ Ducts

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	58.89	0.00	0.00	1040	61,246

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

(14) Water/Sewer
 Well, 50 Feet 1575.00 1 1,575
 1000 Gal Septic 2895.00 1 2,895

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

(17) Garages
 Class:CD Exterior: Siding Foundation: 42 Inch (Unfinished)
 Base Cost 17.70 624 11,045
 Common Wall: 1 Wall -1225.00 1 -1,225
 Mechanical Doors 350.00 1 350

County Multiplier = 1.38 => Cost New = 107,544

Phy/Ab.Phy/Func/Econ/Comb.%Good= 62/100/100/100/62.0, Depr.Cost = 66,677
 ECF (SEELEY & ROOSTED RD AREA) 0.750 => TCV of Bldg: 1 = 50,008

2017 Est. T.C.V. 009-019-016-80 = 56,108

Est. TCV/Total Floor Area = 53.95

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
27,900	27,900	27,900	27,900	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	200	0	200	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
28,100	28,100	28,100	28,151	28,100	28,100

Parcel Number: 009-019-017-00

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2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
61,900	61,900	61,900	63,062	61,900	61,900

009-019-018-00 2017 Est. T.C.V. LARSEN GLEN C
 Property Class: 402 S SEELEY 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
			0.600	Acres	0	100		0
			0.60	Total Acres			Total Est. Land Value =	8,000

2017 Est. T.C.V. 009-019-018-00 = 8,000

Est. TCV/Total Floor Area = 6.41

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
3,800	3,800	3,800	630	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	200	0	0	5	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
4,000	4,000	4,000	635	635	0	