

009-020-001-00	2017 Est. T.C.V.	RADEN CHRISTOPHER & RADEN RICHARD &
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	66.95	Acres	2200	100			147,290
		66.95	Total Acres				Total Est. Land Value =	147,290

2017 Est. T.C.V. 009-020-001-00 = 147,290

Est. TCV/Total Floor Area = 0.00

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
60,300	60,300	60,300	24,389	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	13,300	0	0	219	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
73,600	73,600	73,600	24,608	24,608	24,608	

009-020-001-95 2017 Est. T.C.V. DTE GAS COMPANY
 Property Class: 301 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	250.00	791.19	1.0000	1.0000	40	100		10,000
250 Actual Front Feet, 4.54 Total Acres Total Est. Land Value =								10,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Crushed Rock	1.22	1.42	6156	94	10,025
/CI16/YARI/CHALF/06'/29	11.75	1.00	300.0	50	1,763
/CI16/YARI/CHALF/06'/GATW10	490.00	1.00	1.0	50	245
/CI16/YARI/CHALF/06'/3	2.00	1.00	300.0	50	300
/CI16/YARI/CHALF/06'/GATW3	235.00	1.00	1.0	50	118
Total Estimated Land Improvements True Cash Value =					12,450

2017 Est. T.C.V. 009-020-001-95 = 22,450

Est. TCV/Total Floor Area = 0.00

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
11,200	11,200	11,200	4,991	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	44	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
11,200	11,200	11,200	5,035	5,035	0

009-020-002-00 2017 Est. T.C.V. MACFARLANE GERALD
 Property Class: 401 3474 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	200.00	400.00	1.0000	1.0000	40	100		8,000
200 Actual Front Feet, 1.84 Total Acres Total Est. Land Value =								8,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

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

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

(11) Heating System: Forced Hot Water

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Block	Slab	45.33	-8.62	1.51	1450	55,419

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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(16) Porches

CGEP (1 Story), Standard	27.70	250	6,925
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County Multiplier = 1.42 => Cost New = 97,127

Phy/Ab.Phy/Func/Econ/Comb.%Good= 50/100/100/100/50.0, Depr.Cost = 48,563

Separately Depreciated Items:

(16) Porches

WGEP (1 Story), Standard	29.46	198	5,833
County Multiplier = 1.42 =>		Cost New =	8,283
Phy/Ab.Phy/Func/Econ/Comb.%Good= 25/100/100/100/25.0,		Depr.Cost =	2,071

Total Depreciated Cost = 50,634
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.500 => TCV of Bldg: 1 = 25,317

2017 Est. T.C.V. 009-020-002-00 = 33,792
 Est. TCV/Total Floor Area = 23.30, Most recent sale 04/23/2010 for 22,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
16,700	16,700	16,700	11,024	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	200	0	99	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
16,900	16,900	16,900	11,123	11,123	11,123	

009-020-002-30 2017 Est. T.C.V. RADEN CHRISTOPHER & RADEN RICHARD &
Property Class: 401 3394 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			6.21 Acres		3000	100		18,630
			6.21 Total Acres				Total Est. Land Value =	18,630

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	7.70	1.00	200	50	770
					Total Estimated Land Improvements True Cash Value = 770

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

(11) Heating System: Space Heater

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	46.56	0.00	-1.89	1216	54,319

Other Additions/Adjustments Rate Size Cost

(9) Basement Finish

Basement Recreation Finish	9.65	560	5,404
Walk out Basement Door(s)	625.00	1	625

(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
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(16) Porches

CCP (1 Story), Standard	17.05	400	6,820
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(16) Deck/Balcony

Roof Cover Only,Standard	10.00	192	1,920
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(17) Garages

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

Base Cost	10.26	832	8,536
Mechanical Doors	325.00	1	325

County Multiplier = 1.38 => Cost New = 117,444

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 76,338
ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 72,521

2017 Est. T.C.V. 009-020-002-30 = 91,921

Est. TCV/Total Floor Area = 75.59

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
43,300	43,300	43,300	38,315	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	2,700	0	0	344	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
46,000	46,000	46,000	38,659	38,659	38,659

009-020-002-90 2017 Est. T.C.V. DTE GAS COMPANY
 Property Class: 302 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
50 Actual Front Feet, 0.46 Total Acres					Total Est.		Land Value =	5,000

2017 Est. T.C.V. 009-020-002-90 = 5,000

Est. TCV/Total Floor Area = 4.11

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
2,500	2,500	2,500	1,848	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	16	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
2,500	2,500	2,500	1,864	1,864	0	

009-020-003-00	2017 Est. T.C.V.	RADEN WILLIAM
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 8 - 17 @\$1900		12.25 Acres	1900		100			23,275
		12.25 Total Acres					Total Est. Land Value =	23,275

2017 Est. T.C.V. 009-020-003-00 = 23,275

Est. TCV/Total Floor Area = 19.14, Most recent sale 09/11/2007 for 0

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
12,900	12,900	12,900	4,063	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-1,300	0	0	36	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
11,600	11,600	11,600	4,099	4,099	0	

009-020-003-20 2017 Est. T.C.V. RADEN RYAN C & ALGER JENNIFER L
 Property Class: 401 10483 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			10.750	Acres	2,100	100		22,575
		10.75	Total Acres		Total Est.		Land Value =	22,575

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C-5 Blt 2005

(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	59.58	-8.32	0.00	1512	77,505

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	26.40	120	3,168
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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 = 140,301

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 126,271
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 119,957

2017 Est. T.C.V. 009-020-003-20 = 142,532

Est. TCV/Total Floor Area = 94.27, Most recent sale 01/26/2005 for 0

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
67,700	67,700	67,700	58,600	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	3,600	0	527	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
71,300	71,300	71,300	59,127	59,127	59,127	

009-020-003-35	2017 Est. T.C.V.	GOTHARD ROBERT & ANNE
Property Class: 101		3234 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 SURPLUS	1700/	40.00	Acres	1700	100			68,000
	40.00	Total Acres			Total Est.		Land Value =	68,000

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	8.52	1.00	140	97	1,156
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 5000	5000.00	1.00	1.0	97	4,850
Total Estimated Land Improvements True Cash Value =					6,006

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1736 SF Floor Area = 1736 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	43.77	0.00	0.66	1736	77,130

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
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(16) Deck/Balcony

Treated Wood,Standard	5.99	336	2,013
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(17) Garages

Class:D Exterior: Pole Foundation: 18 Inch (Unfinished)			
Base Cost	10.64	768	8,172
Class:D Exterior: Pole Foundation: 18 Inch (Unfinished)			
Base Cost	11.27	672	7,573

(17) Basement Garages

Basement Garage: 2 Car	2025.00	1	2,025
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County Multiplier = 1.38 => Cost New = 144,373

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, Depr.Cost = 79,405

Separately Depreciated Items:

(9) Basement Finish

Basement Recreation Finish	9.65	144	1,390
County Multiplier = 1.38 =>		Cost New =	1,918
Phy/Ab.Phy/Func/Econ/Comb.%Good= 50/100/100/100/50.0,		Depr.Cost =	959

Total Depreciated Cost = 80,364
ECF (RESIDENTIAL RURAL/ NON SUB) 0.900 => TCV of Bldg: 1 = 72,328

2017 Est. T.C.V. 009-020-003-35 = 146,334
Est. TCV/Total Floor Area = 84.29

Parcel Number: 009-020-003-35

Page: 2

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
74,900	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	
73,200	0	0	0	0	0	

009-020-003-70 2017 Est. T.C.V. RADEN RAYMOND & ROCHELL
 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	361.00	480.00	1.0000	1.0000	40	100		14,440
361 Actual Front Feet, 3.98 Total Acres Total Est. Land Value =								14,440

2017 Est. T.C.V. 009-020-003-70 = 14,440

Est. TCV/Total Floor Area = 8.32

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
7,200	7,200	7,200	6,278	0.90

2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	0	56	0

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
7,200	7,200	7,200	6,334	6,334	0

009-020-003-80 2017 Est. T.C.V. RINCKEY BRAD A & JOYCE T
 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
Residentia 3 - 7 @\$3000			7.01 Acres		3000	100		21,030
		7.01	Total Acres				Total Est. Land Value =	21,030

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Metal Prefab	9.29	1.00	80	35	260
	Total Estimated Land Improvements True Cash Value =				260

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

(11) Heating System: No Heating/Cooling

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

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

(14) Water/Sewer							
Well, 50 Feet			1575.00			1	1,575
1000 Gal Septic			3085.00			1	3,085

(16) Deck/Balcony							
Roof Cover Only,Standard			9.20			420	3,864

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

Base Cost	16.72	768	12,841
Mechanical Doors	350.00	1	350

Unit-in-Place Cost Items:

TRAVEL TRAILER	1.00	2500	2,500
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County Multiplier = 1.38 => Cost New = 33,417

Phy/Ab.Phy/Func/Econ/Comb.%Good= 95/100/100/100/95.0, Depr.Cost = 31,746
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 30,159

2017 Est. T.C.V. 009-020-003-80 = 51,449

Est. TCV/Total Floor Area = 0.00

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
24,800	24,800	24,800	22,467	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	900	0	202	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
25,700	25,700	25,700	22,669	22,669	0	

009-020-003-90 2017 Est. T.C.V. SINNETT ROBERT L & SALLY L
 Property Class: 401 10261 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
<Site Value A> GROUP A		\$5000			5000	100		5,000
149 Actual Front Feet, 1.01 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	7.28	1.00	264	45	865
Total Estimated Land Improvements True Cash Value =					865

< 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	27.78	-0.80	0	980	26,440

Other Additions/Adjustments	Rate	Size	Cost
Addition/Crawl	30.25	384	11,616
Free Standing Roof	4.15	1152	4,781

(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
Fireplace: Wood Stove		665.00	1	665

(16) Porches				
WSEP (1 Story), Standard		32.54	96	3,124

(17) Carports				
Aluminum		7.25	336	2,436

County Multiplier = 1.38 => Cost New = 77,155
 Notes: 1977 LIBERTY MH

Phy/Ab.Phy/Func/Econ/Comb.%Good= 35/100/100/100/35.0, Depr.Cost = 27,004
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.500 => TCV of Bldg: 1 = 13,502

2017 Est. T.C.V. 009-020-003-90					=	19,367
Est. TCV/Total Floor Area = 14.20						
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
10,300	10,300	10,300	9,929	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-600	0	-229	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
9,700	9,700	9,700	10,018	9,700	9,700	

009-020-004-00	2017 Est. T.C.V.	MOORE JON N & KELLY J
Property Class: 401		10387 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
<Site Value A> GROUP A		\$5000			5000	100		5,000
209 Actual Front Feet, 1.00 Total Acres Total Est. Land Value =								5,000

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

(11) Heating System: Space Heater

Ground Area = Size for Rates = 1088 SF Floor Area = 1088 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	47.64	-8.23	-1.89	640	24,013
1	Story Siding	Crawl Space	47.64	-8.23	-1.89	160	6,003
1	Story Siding	Crawl Space	47.64	-8.23	-1.89	288	10,806

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
Fireplace: Wood Stove 950.00 1 950

County Multiplier = 1.38 => Cost New = 66,001

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 39,601

Separately Depreciated Items:

Square footage # 2 is depreciated at 87 %Good... Base Cost Was = 6,003
County Multiplier = 1.38 => Cost New = 8,284
Phy/Ab.+hy/Func/Econ/Comb.%Good= 27/100/100/100/27.0, Depr.Cost = 2,237
Square footage # 3 is depreciated at 92 %Good... Base Cost Was = 10,806
County Multiplier = 1.38 => Cost New = 14,912
Phy/Ab.+hy/Func/Econ/Comb.%Good= 32/100/100/100/32.0, Depr.Cost = 4,772

(16) Deck/Balcony
Pine w/Roof,Standard 14.35 256 3,674
County Multiplier = 1.38 => Cost New = 5,070
Phy/Ab.Phy/Func/Econ/Comb.%Good= 71/100/100/100/71.0, Depr.Cost = 3,599

(17) Garages
Class:D Exterior: Siding Foundation: 18 Inch (Unfinished)
Base Cost 16.10 572 9,209
County Multiplier = 1.38 => Cost New = 12,709
Phy/Ab.Phy/Func/Econ/Comb.%Good= 61/100/100/100/61.0, Depr.Cost = 7,752

Total Depreciated Cost = 57,961
ECF (RESIDENTIAL RURAL/ NON SUB) 0.900 => TCV of Bldg: 1 = 52,165

2017 Est. T.C.V. 009-020-004-00 = 57,165

Est. TCV/Total Floor Area = 52.54

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
28,400	28,400	28,400	23,132	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	200	0	0	208	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
28,600	28,600	28,600	23,340	23,340	23,340	

009-020-005-90	2017 Est. T.C.V.	RICHARDSON SEAN R
Property Class: 401		10451 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
<Site Value A> GROUP A		\$5000			5000	100		5,000
209 Actual Front Feet,	1.00	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	9.06	1.00	100	46	417
Total Estimated Land Improvements True Cash Value =					417

< 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	27.78	-0.80	0	980	26,440

Other Additions/Adjustments	Rate	Size	Cost
Addition/Crawl	30.25	840	25,410
Free Standing Roof	4.15	1080	4,482

(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, 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

WCP (1 Story), Standard	22.67	140	3,174
CCP (1 Story), Standard	29.27	80	2,342

County Multiplier = 1.38 => Cost New = 93,540

Phy/Ab.Phy/Func/Econ/Comb.%Good= 35/100/100/100/35.0, Depr.Cost = 32,739

Separately Depreciated Items:

(17) Garages

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

Base Cost	13.25	896	11,872
County Multiplier = 1.38 =>		Cost New =	16,383
Phy/Ab.Phy/Func/Econ/Comb.%Good= 77/100/100/100/77.0,		Depr.Cost =	12,615

Total Depreciated Cost = 45,354
ECF (RESIDENTIAL RURAL/ NON SUB) 0.500 => TCV of Bldg: 1 = 22,677

2017 Est. T.C.V. 009-020-005-90 = 28,094
Est. TCv/Total Floor Area = 15.44, Most recent sale 07/01/1999 for 38,500

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
15,100	15,100	15,100	13,741	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-1,100	0	123	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
14,000	14,000	14,000	13,864	13,864	13,864

009-020-006-60 2017 Est. T.C.V. RINCKEY CARL
 Property Class: 401 3060 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	312.00	418.00	1.0000	1.0000	40	100		12,480
312 Actual Front Feet, 2.99 Total Acres Total Est. Land Value =								12,480

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	96	49	151
Total Estimated Land Improvements True Cash Value =					151

< 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/Slab	31.75	288	9,144

(2) Skirting				
Brick/Stone Ven		7.69	158	1,215

(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		8.08	80	646
Treated Wood,Standard		6.38	224	1,429

(17) Garages				
Class:CD Exterior: Pole Foundation: 18 Inch (Unfinished)				
Base Cost		9.71	1200	11,652
Mechanical Doors		350.00	2	700

County Multiplier = 1.38 => Cost New = 78,947

Phy/Ab.Phy/Func/Econ/Comb.%Good= 35/100/100/100/35.0, Depr.Cost = 27,631
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.500 => TCV of Bldg: 1 = 13,816

2017 Est. T.C.V. 009-020-006-60 = 26,447

Est. TCV/Total Floor Area = 22.08

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
13,900	13,900	13,900	12,437	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-700	0	0	111	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
13,200	13,200	13,200	12,548	12,548	0

009-020-007-03	2017 Est. T.C.V.	GRAHAM THOMAS
Property Class: 401		10511 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
50/FF	335.50	597.50	1.0000	1.0000	50	100		16,775
336 Actual Front Feet, 4.60 Total Acres Total Est. Land Value =								16,775

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	192	71	406
Shed: Wood Frame	8.24	1.00	160	71	937
Shed: Metal Prefab	7.77	1.00	80	45	280
Total Estimated Land Improvements True Cash Value =					1,622

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

(11) Heating System: Space Heater

Ground Area = Size for Rates = 972 SF Floor Area = 972 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	48.79	-8.49	-1.89	576	22,124
1	Story Siding	Crawl Space	48.79	-8.49	-1.89	396	15,210

Other Additions/Adjustments	Rate	Size	Cost
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(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
WSEP (1 Story), Standard 34.49 80 2,759

(17) Garages
Class:D Exterior: Siding Foundation: 18 Inch (Unfinished)
Base Cost 15.03 672 10,100
Mechanical Doors 325.00 2 650

County Multiplier = 1.38 => Cost New = 78,520

Phy/Ab.Phy/Func/Econ/Comb.%Good= 71/100/100/100/71.0, Depr.Cost = 55,750
ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 52,962

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 2006

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: 10 Height per Story Multiplier: 1.000
Ave. Floor Area: 1,560 Perimeter: 0 Perim. Multiplier: 1.000
Refined Square Foot Cost for Upper Floors: 11.65

County Multiplier: 1.38, Final Square Foot Cost for Upper Floors = 16.077

Parcel Number: 009-020-007-03

Page: 2

Total Floor Area: 1,560	Base Cost New of Upper Floors =	25,080
	Reproduction/Replacement Cost =	25,080
Eff.Age:5 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 82 /100/100/100/82.0	Total Depreciated Cost =	20,566
ECF (RESIDENTIAL RURAL/ NON SUB)	1.100 => TCV of Bldg: 1 =	22,622
Replacement Cost/Floor Area= 16.08	Est. TCV/Floor Area= 14.50	

Total Estimated True Cash Value of Commercial/Industrial Buildings = 22,622

2017 Est. T.C.V. 009-020-007-03 = 93,981

Est. TCV/Total Floor Area = 37.12

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
45,300	45,300	45,300	38,166	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,700	0	0	343	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
47,000	47,000	47,000	38,509	38,509	38,509	

009-020-007-06 2017 Est. T.C.V. PROCTOR SUSAN B
 Property Class: 401 10575 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
50/FF	335.50	597.00	1.0000	1.0000	50	100		16,775
336 Actual Front Feet, 4.60 Total Acres Total Est. Land Value =								16,775

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	456	0	0
D/W/P: Asphalt Paving	1.61	1.00	300	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.0	95	950
Total Estimated Land Improvements True Cash Value =					950

< Cost 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	Ribbed	Comp.Shingle	34.46	1.24	-6	980	32,960
Other Additions/Adjustments							
Addition/Crawl			37.50			336	12,600
(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, 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			8.18			76	622
Treated Wood w/Roof,Standard			36.50			22	803
(17) Garages							
Class:C Exterior: Siding Foundation: 18 Inch (Unfinished)							
Base Cost			13.50			1200	16,200
Mechanical Doors			350.00			2	700

County Multiplier = 1.38 => Cost New = 99,018
 Phy/Ab.Phy/Func/Econ/Comb.%Good= 44/100/100/100/44.0, Depr.Cost = 43,568
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.500 => TCV of Bldg: 1 = 21,784

2017 Est. T.C.V. 009-020-007-06					=	39,509
Est. TCV/Total Floor Area = 30.02						
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
20,800	20,800	20,800	18,555	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-1,000	0	0	166	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
19,800	19,800	19,800	18,721	18,721	0	

009-020-007-09 2017 Est. T.C.V. WINOWIECKI DAVID & CASSANDRA L
 Property Class: 401 10661 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
50/FF	335.00	597.00	1.0000	1.0000	50	100		16,750
335 Actual Front Feet, 4.59 Total Acres Total Est. Land Value =								16,750

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.20	1.00	288	0	0
D/W/P: Asphalt Paving	1.51	1.00	2700	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 MANU-BOCA/STATE Cls CD Blt 1982

(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	Crawl Space	59.86	-8.86	0.00	960	48,960

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			
WSEP (1 Story), Standard	37.46	72	2,697
(16) Deck/Balcony			
Treated Wood,Standard	10.15	48	487
(17) Garages			
Class:CD Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	20.12	384	7,726
Common Wall: 1 Wall	-1000.00	1	-1,000
Mechanical Doors	350.00	1	350
Class:CD Exterior: Pole Foundation: 18 Inch (Unfinished)			
Base Cost	11.07	777	8,601
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 => Cost New = 103,068

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 66,994
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.650 => TCV of Bldg: 1 = 43,546

2017 Est. T.C.V. 009-020-007-09 = 62,671
 Est. TCV/Total Floor Area = 65.28, Most recent sale 12/01/2016 for 60,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
42,200	42,200	42,200	33,713	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-10,900	0	-2,413	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
31,300	31,300	31,300	34,016	31,300	31,300

009-020-007-12 2017 Est. T.C.V. DAVIS STEVEN J & BRENDA K
 Property Class: 401 10711 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
50/FF	335.00	597.00	1.0000	1.0000	50	100		16,750
335 Actual Front Feet, 4.59 Total Acres Total Est. Land Value =								16,750

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	10.13	1.00	60	52	316
Total Estimated Land Improvements True Cash Value =					316

< 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	32.73	-0.80	0	552	17,625

Other Additions/Adjustments	Rate	Size	Cost
Addition/Crawl	30.25	312	9,438
Free Standing Roof	4.15	42	174

(2) Skirting				
Brick/Stone Ven		6.94	116	805

(9) Foundation				
Foundation Wall: Concrete		7.13	0	0

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

(17) Garages				
Class:D Exterior: Siding Foundation: 18 Inch (Unfinished)				
Base Cost		19.23	384	7,384

County Multiplier = 1.38 => Cost New = 54,816
 Notes: 1959 GENERAL MH

Phy/Ab.Phy/Func/Econ/Comb.%Good= 35/100/100/100/35.0, Depr.Cost = 19,186
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.500 => TCV of Bldg: 1 = 9,593

2017 Est. T.C.V. 009-020-007-12					=	26,659
Est. TCV/Total Floor Area = 30.86, Most recent sale 04/12/2005 for 58,000						
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
13,800	13,800	13,800	12,402	0.90		
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-500		0	0	111	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
13,300	13,300	13,300	12,513	12,513	12,513	

009-020-007-18 2017 Est. T.C.V. SHELDON ROBERT D & MARY ANN L
 Property Class: 401 10639 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
<Site Value A> GROUP A		\$5000			5000	100		5,000
338 Actual Front Feet, 2.60 Total Acres Total Est. Land Value =								5,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

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

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

(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	64.84	-8.95	0.00	1680	93,895

Other Additions/Adjustments Rate Size Cost

(1) Exterior							
Stone Veneer		10.25				64	656

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

(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							
CCP (1 Story), Standard		38.96				48	1,870

(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
Automatic Doors		375.00				1	375

County Multiplier = 1.38 => Cost New = 163,923

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 147,530
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 140,154

2017 Est. T.C.V. 009-020-007-18 = 146,124

Est. TCV/Total Floor Area = 86.98, Most recent sale 05/01/2012 for 142,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
68,900	68,900	68,900	59,919	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	4,200	0	539	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
73,100	73,100	73,100	60,458	60,458	60,458	

009-020-007-20 2017 Est. T.C.V. SHELDON ROBERT
 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
<Site Value A> GROUP A		\$5000			5000	100		5,000
335 Actual Front Feet, 2.65 Total Acres							Total Est. Land Value =	5,000

2017 Est. T.C.V. 009-020-007-20 = 5,000

Est. TCV/Total Floor Area = 2.98, Most recent sale 05/23/2012 for 7,250

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

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

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

009-020-007-21 2017 Est. T.C.V. PEARSON BENJAMIN L & LEAHANN
 Property Class: 401 10635 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
<Site Value A> GROUP A		\$5000			5000	100		5,000
334 Actual Front Feet, 2.57 Total Acres Total Est. Land Value =								5,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

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

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

(11) Heating System: Forced Air w/ Ducts

(Heating system cost adjusted in area(s): 2)
 Ground Area = Size for Rates = 1422 SF Floor Area = 1422 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	63.28	0.00	0.00	1131	71,570
1	Story Siding	Slab	63.28	-10.93	-3.95	291	14,084

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
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(16) Porches

WPP, Standard	10.94	189	2,068
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(17) Garages

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

Base Cost	14.55	1024	14,899
Common Wall: 1 Wall	-1300.00	1	-1,300
Mechanical Doors	350.00	3	1,050

County Multiplier = 1.38 => Cost New = 152,947
 Notes: ORIGINAL 1970 THEN REMODEL YEAR 2000 THEN RELOCATED 2015

Phy/Ab.Phy/Func/Econ/Comb.%Good= 88/100/100/100/88.0, Depr.Cost = 134,593
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 127,863

2017 Est. T.C.V. 009-020-007-21 = 135,238
 Est. TCV/Total Floor Area = 95.10, Most recent sale 11/18/2013 for 6,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
63,800	63,800	63,800	63,289	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,800	0	569	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
67,600	67,600	67,600	63,858	63,858	63,858

009-020-007-22 2017 Est. T.C.V. PEARSON DEBRA L TRUST
 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
<Site Value A> GROUP A		\$5000			5000	100		5,000
338 Actual Front Feet, 2.60 Total Acres							Total Est. Land Value =	5,000

2017 Est. T.C.V. 009-020-007-22 = 5,000

Est. TCV/Total Floor Area = 3.52, Most recent sale 11/18/2013 for 6,000

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

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

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

009-020-007-24 2017 Est. T.C.V. PHILLIPS RONALD J
 Property Class: 401 10665 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	379.50	958.43	1.0000	1.0000	40	100		15,180
380 Actual Front Feet, 8.35 Total Acres Total Est. Land Value =								15,180

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	528	35	591
Total Estimated Land Improvements True Cash Value =					591

Cost Est. for Res. Bldg: 1 Single Family MANU-BOCA/STATE Cls CD Blt 2004

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

Ground Area = Size for Rates = 1326 SF Floor Area = 1326 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	56.35	-8.13	-0.71	990	47,035
1	Story Siding	Crawl Space	56.35	-8.13	-0.71	336	15,963

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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(17) Garages

Class:CD Exterior: Pole Foundation: 42 Inch (Unfinished)			
Base Cost	11.51	840	9,668
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 => Cost New = 112,479
 Notes: 2004 PATRIOT MH

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 101,231
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.650 => TCV of Bldg: 1 = 65,800

2017 Est. T.C.V. 009-020-007-24 = 81,571

Est. TCV/Total Floor Area = 61.52

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
35,500	35,500	35,500	33,233	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	5,300	0	299	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
40,800	40,800	40,800	33,532	33,532	33,532

009-020-007-28 2017 Est. T.C.V. MAJORS LINDSAY & JESSIE
 Property Class: 401 10625 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
<Site Value A> GROUP A		\$5000			5000	100		5,000
296 Actual Front Feet, 2.00 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	8.75	1.00	192	50	840
Shed: Wood Frame	8.27	1.00	250	50	1,033
Total Estimated Land Improvements True Cash Value =					1,873

Cost Est. for Res. Bldg: 1 Single Family 2S Cls CD Blt 2004

(11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 1722 SF Floor Area = 3444 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Siding	Crawl Space	86.10	-7.59	-0.43	1722	134,454

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

Average Fixture(s)	630.00	1	630
3 Fixture Bath	1975.00	2	3,950

(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	11.92	36	429
Treated Wood, Standard	16.26	20	325
Treated Wood w/Roof, Standard	23.55	73	1,719

County Multiplier = 1.38 => Cost New = 206,299

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0, Depr.Cost = 175,354
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.900 => TCV of Bldg: 1 = 157,819

2017 Est. T.C.V. 009-020-007-28 = 164,692

Est. TCV/Total Floor Area = 47.82, Most recent sale 10/29/2015 for 144,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
73,100	73,100	73,100	73,100	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	9,200	0	657	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
82,300	82,300	82,300	73,757	73,757	73,757

009-020-007-30	2017 Est. T.C.V.	FENSTEMAKER JAMES & BRENDA J
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 8 - 17 @\$1900		10.24	Acres		1900	100		19,456
		10.24	Total Acres				Total Est. Land Value =	19,456

2017 Est. T.C.V. 009-020-007-30	=	19,456			
Est. TCV/Total Floor Area =	5.65, Most recent sale 11/01/1997 for 10,000				
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
10,800	10,800	10,800	8,424	0.90	
2017	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-1,100	0	0	75	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
9,700	9,700	9,700	8,499	8,499	0

009-020-007-36	2017 Est. T.C.V.	DAVID TIMOTHY J & DARRYL 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
Residentia 8 - 17 @\$1900		10.07 Acres			1900	100		19,133
		10.07 Total Acres					Total Est. Land Value =	19,133

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	8.14	1.00	168	90	1,230
	Total Estimated Land Improvements True Cash Value =				1,230

< 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
Other Additions/Adjustments				Rate		Size	Cost
(9) Foundation							
Foundation Wall: Concrete				7.13		0	0
County Multiplier = 1.38 =>						Cost New =	0
Notes: 1962 10X50 TRL							
Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0,						Depr.Cost =	0

Separately Depreciated Items:

Unit-in-Place Cost Items:

MOBILE HOME		1.00		1500	1,500
County Multiplier = 1.38 =>				Cost New =	2,070
Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0,				Depr.Cost =	1,553
ROOF STRUCT. (SQ FT)		3.97		624	2,477
County Multiplier = 1.38 =>				Cost New =	3,419
Phy/Ab.Phy/Func/Econ/Comb.%Good= 45/100/100/100/45.0,				Depr.Cost =	1,538
				Total Depreciated Cost =	3,091
ECF (RESIDENTIAL RURAL/ NON SUB)		0.500 =>		TCV of Bldg: 1 =	1,545

2017 Est. T.C.V. 009-020-007-36	=	21,908			
Est. TCV/Total Floor Area = 0.00					
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
12,000	12,000	12,000	11,935	0.90	
2017 New Eq. Adjustment	Loss		Additions	Tax Adjustment	Losses
0	-1,000	0	0	-935	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
11,000	11,000	11,000	12,042	11,000	0

009-020-007-54 2017 Est. T.C.V. HOLBROOK BRUCE E TRUST
 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	29.71	Acres	2000	100		59,420
			29.71	Total Acres			Total Est. Land Value =	59,420

2017 Est. T.C.V. 009-020-007-54 = 59,420

Est. TCV/Total Floor Area = 0.00

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
29,700	29,700	29,700	9,939	0.90

2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	0	0	0	89	0

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
29,700	29,700	29,700	10,028	10,028	0

009-020-007-72 2017 Est. T.C.V. HOLBROOK BRUCE E TRUST
 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	660.00	0.00	1.0000	0.0000	40	100*		0
Residentia 18 -29 @\$2000		29.67	Acres		2000	100		59,340
* denotes lines that do not contribute to the total acreage calculation.								
660 Actual Front Feet, 29.67 Total Acres Total Est. Land Value =								59,340

2017 Est. T.C.V. 009-020-007-72 = 59,340

Est. TCV/Total Floor Area = 0.00

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
29,700	29,700	29,700	10,426	0.90		
2017	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	93	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
29,700	29,700	29,700	10,519	10,519	0	

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009-020-007-78 2017 Est. T.C.V. EMBERTSON DAVID L & LINDA F
 Property Class: 401 10603 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			15.290	Acres	2,100	100		32,109
		15.29	Total	Acres	Total	Est.	Land Value =	32,109

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	624	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 2500	2500.00	1.00	1.0	95	2,375
Total Estimated Land Improvements True Cash Value =					2,375

Cost Est. for Res. Bldg: 1 Single Family 1.75S Cls C+5 Blt 2004

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1949 SF Floor Area = 3411 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.75	Story Siding	Basement	92.23	0.00	3.53	1949	186,636

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

WCP (1 Story), Standard	16.03	527	8,448
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(17) Garages

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

Base Cost	14.55	1088	15,830
Common Wall: 1 Wall	-1300.00	1	-1,300
Automatic Doors	375.00	2	750
Storage area over garage	3.95	725	2,864

County Multiplier = 1.38 => Cost New = 309,242

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 278,318
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 264,402

2017 Est. T.C.V. 009-020-007-78 = 298,886

Est. TCV/Total Floor Area = 87.62, Most recent sale 08/01/2002 for 39,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
141,600	141,600	141,600	120,514	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	7,800	0	1,084	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
149,400	149,400	149,400	121,598	121,598	121,598	

009-020-007-84 2017 Est. T.C.V. GLENN SANDRA J
 Property Class: 401 10599 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	338.00	672.09	1.0000	1.0000	40	100		13,520
338 Actual Front Feet, 5.21 Total Acres Total Est. Land Value =								13,520

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 1990

(11) Heating System: Forced Air w/ Ducts

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	54.65	-10.63	0.66	624	27,880

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	22.75	240	5,460
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(16) Deck/Balcony

Treated Wood, Standard	8.08	80	646
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County Multiplier = 1.38 => Cost New = 55,258

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, Depr.Cost = 30,392

Separately Depreciated Items:

Unit-in-Place Cost Items:

MOBILE HOME 1.00 2500 2,500

County Multiplier = 1.38 => Cost New = 3,450

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0, Depr.Cost = 2,933

ROOF STRUCT. (SQ FT) 3.97 336 1,334

County Multiplier = 1.38 => Cost New = 1,841

Phy/Ab.Phy/Func/Econ/Comb.%Good= 45/100/100/100/45.0, Depr.Cost = 828

Total Depreciated Cost = 34,153

ECF (RESIDENTIAL RURAL/ NON SUB) 0.900 => TCV of Bldg: 1 = 30,737

2017 Est. T.C.V. 009-020-007-84 = 44,257

Est. TCV/Total Floor Area = 70.92, Most recent sale 10/01/2002 for 43,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
22,000	22,000	22,000	18,324	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	100	0	164	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
22,100	22,100	22,100	18,488	18,488	18,488	

009-020-007-90 2017 Est. T.C.V. KORTJOHN GEORGE W
 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 8 - 17 @\$1900		10.36	Acres	1900	100			19,684
		10.36	Total Acres				Total Est. Land Value =	19,684

2017 Est. T.C.V. 009-020-007-90 = 19,684

Est. TCV/Total Floor Area = 31.54

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
10,900	10,900	10,900	5,929	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-1,100	0	0	53	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
9,800	9,800	9,800	5,982	5,982	0	

009-020-007-96 2017 Est. T.C.V. EISEN PAUL C & GRACE A
 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
<Site Value A> GROUP A		\$5000			5000	100		5,000
334 Actual Front Feet, 2.57 Total Acres							Total Est. Land Value =	5,000

2017 Est. T.C.V. 009-020-007-96 = 5,000

Est. TCV/Total Floor Area = 8.01, Most recent sale 04/01/2000 for 25,000

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

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

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

009-020-007-97	2017 Est. T.C.V.	JIMENEZ RAMIRO & JENNIFER
Property Class: 401		10591 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
<Site Value A> GROUP A		\$5000			5000	100		5,000
338 Actual Front Feet, 2.60 Total Acres							Total Est. Land Value =	5,000

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Ren. Conc.	4.21	1.00	480	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.5	95	1,425
Total Estimated Land Improvements True Cash Value =					1,425

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

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1504 SF Floor Area = 1504 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	69.04	0.00	2.11	1504	107,010

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
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(16) Porches

CCP (1 Story), Standard	26.30	128	3,366
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(17) Garages

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

Base Cost	22.65	576	13,046
Common Wall: 1 Wall	-1300.00	1	-1,300

County Multiplier = 1.38 => Cost New = 183,516

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 165,164
ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 156,906

2017 Est. T.C.V. 009-020-007-97 = 163,331

Est. TCV/Total Floor Area = 108.60, Most recent sale 11/07/2005 for 204,200

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
77,000	77,000	77,000	67,257	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	4,700	0	605	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
81,700	81,700	81,700	67,862	67,862	67,862

009-020-007-98 2017 Est. T.C.V. EISEN PAUL C & GRACE A
 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
<Site Value A> GROUP A		\$5000			5000	100		5,000
334 Actual Front Feet, 2.57 Total Acres							Total Est. Land Value =	5,000

2017 Est. T.C.V. 009-020-007-98 = 5,000

Est. TCV/Total Floor Area = 3.32, Most recent sale 07/25/2012 for 12,000

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

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

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

009-020-007-99 2017 Est. T.C.V. EISEN PAUL C & GRACE A
 Property Class: 401 10579 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
<Site Value A> GROUP A		\$5000			5000	100		5,000
338 Actual Front Feet, 2.60 Total Acres Total Est. Land Value =								5,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Ren. Conc.	4.21	1.00	270	94	1,068
Total Estimated Land Improvements True Cash Value =					1,068

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C+5 Blt 2001

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1580 SF Floor Area = 1585 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	65.40	0.00	2.01	1580	106,508
0.5	Story Siding	Overhang	17.06	0.00	0.00	10	171

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: Prefab 1 Story	2200.00	1	2,200

(16) Porches

CCP (1 Story), Standard	24.40	159	3,880
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(16) Deck/Balcony

Treated Wood, Standard	6.68	290	1,937
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(17) Carports

Aluminum	7.70	189	1,455
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(17) Garages

Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	19.20	576	11,059
Common Wall: 2 Wall	-2575.00	1	-2,575
Automatic Doors	375.00	2	750
Class:D Exterior: Pole Foundation: 42 Inch (Unfinished)			
Base Cost	18.50	288	5,328
Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	14.55	1517	22,072
Automatic Doors	375.00	3	1,125
No Floor Deduction	-3.15	1517	-4,779

County Multiplier = 1.38 => Cost New = 220,788

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 198,709
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 188,774

2017 Est. T.C.V. 009-020-007-99 = 194,842
 Est. TCV/Total Floor Area = 122.93, Most recent sale 05/15/2006 for 205,000
 2016 Assessed MBOR S.E.V. Base for Cap C.P.I.

Parcel Number: 009-020-007-99

Page: 2

	91,800	91,800	91,800	79,383	0.90	
2017	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	5,600	0	0	714	0
2017	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	97,400	97,400	97,400	80,097	80,097	80,097

009-020-008-00 2017 Est. T.C.V. PEARSON DEBRA L
 Property Class: 101 10919 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		35.00 Acres			3600	100		126,000
AG SW 2014 30 - 65 ACRES		42.62 Acres			3600	100		153,432
77.62 Total Acres Total Est. Land Value =								279,432

2017 Est. T.C.V. 009-020-008-00 = 279,432

Est. TCV/Total Floor Area = 176.30, Most recent sale 04/09/2009 for 212,500

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
139,700	139,700	139,700	85,594	0.90		
2017	New Eq.	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	0	770	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
139,700	139,700	139,700	86,364	86,364	86,364	

009-020-008-90	2017 Est. T.C.V.	PEARSON JOHN L & MARIA J TRUST
Property Class: 401		10919 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
D/W/P: 4in Ren. Conc.	4.21	1.00	336	0	0
Fencing: Wd, Picket, 30-40	11.64	1.00	90	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	0.5	95	475
Total Estimated Land Improvements True Cash Value =					475

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C-5 Blt 1999

(11) Heating System: Forced Air w/ Ducts
Ground Area = Size for Rates = 1792 SF Floor Area = 2240 SF.
Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost
1.5 Story Siding Basement 74.07 0.00 0.00 896 66,367
1 Story Siding Overhang 35.59 0.00 0.00 896 31,889

Other Additions/Adjustments Rate Size Cost

(1) Exterior
Stone Veneer 10.25 120 1,230

(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
Fireplace: Interior 1 Story 3250.00 1 3,250

(16) Porches
CGEP (1 Story), Standard 46.10 96 4,426
CCP (1 Story), Standard 44.00 40 1,760
WCP (1 Story), Standard 33.96 64 2,173
WPP, Standard 12.22 144 1,760

(17) Garages
Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)
Base Cost 15.56 896 13,942
Common Wall: 2 Wall -2575.00 1 -2,575
Automatic Doors 375.00 2 750
Class:C Exterior: Pole Foundation: 42 Inch (Unfinished)
Base Cost 10.91 1200 13,092
Mechanical Doors 350.00 1 350

County Multiplier = 1.38 => Cost New = 204,444

Notes: 2016 ADDITION 4 UPSTAIRS BEDROOMS

Phy/Ab.Phy/Func/Econ/Comb.%Good= 88/100/100/100/88.0, Depr.Cost = 179,911
ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 170,915

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

Parcel Number: 009-020-008-90

Page: 2

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	1.125	0.00	936	1.38	19,093

Phy/Ab.Phy/Func/Econ/Comb.%Good= 35/100/ 50/100/17.5, Depr.Cost = 3,341

ECF (RESIDENTIAL RURAL/ NON SUB) 1.100 => TCV of Bldg: 1 = 3,675

Total Estimated True Cash Value of Agricultural Buildings = 3,675

2017 Est. T.C.V. 009-020-008-90 = 183,705

Est. TCV/Total Floor Area = 82.01, Most recent sale 06/15/2009 for 80,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
75,800	75,800	75,800	55,844	0.90		

2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	4,400	11,700	0	4,400	502	0

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
91,900	91,900	91,900	60,746	60,746	60,746

009-020-010-00	2017 Est. T.C.V.	STATE OF MICHIGAN
Property Class: 700		X 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 30 - 65	\$2000	40.00	Acres	2000	100			80,000
		40.00	Total Acres				Total Est. Land Value =	80,000

2017 Est. T.C.V. 009-020-010-00 = 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

009-020-011-00 2017 Est. T.C.V. ROGERS ROBERT F
 Property Class: 402
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia LTDACCESS@\$1200	40.00	Acres	1200	100				48,000
	40.00	Total Acres					Total Est. Land Value =	48,000

2017 Est. T.C.V. 009-020-011-00 = 48,000

Est. TCV/Total Floor Area = 21.43

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
20,000	20,000	20,000	9,939	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	4,000	0	0	89	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
24,000	24,000	24,000	10,028	10,028	0	

009-020-012-00	2017 Est. T.C.V.	RODARTE MARY L TRUST
Property Class: 401		3856 S LA CHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP I 100/FF	1320.00	1531.99	1.0000	1.0000	100	100		132,000
1320 Actual Front Feet, 46.42	Total Acres		Total Est. Land Value =					132,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Crushed Rock	1.24	1.00	2800	0	0
D/W/P: 4in Ren. Conc.	4.21	1.00	800	0	0
D/W/P: Patio Blocks	8.13	1.00	700	0	0
D/W/P: 3.5 Concrete	3.44	1.00	700	0	0

Residential Local Cost Land Improvements

Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 10000	10000.00	1.00	1.0	95	9,500
Total Estimated Land Improvements True Cash Value =					9,500

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

(11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 1720 SF Floor Area = 1720 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	64.64	-8.89	-0.28	1720	95,408

Other Additions/Adjustments	Rate	Size	Cost
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(1) Exterior			
Stone Veneer	10.25	200	2,050

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

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

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

(16) Porches			
CCP (1 Story), Standard	31.93	80	2,554

(17) Garages			
Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	17.28	720	12,442
Automatic Doors	375.00	2	750

County Multiplier = 1.38 => Cost New = 175,452

Notes: 90% OF HOME REBUILT 2007

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0,	Depr.Cost =	114,044
ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 =		108,342

2017 Est. T.C.V. 009-020-012-00 = 249,842

Est. TCV/Total Floor Area = 145.26, Most recent sale 02/01/2016 for 320,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
121,700	121,700	121,700	112,724	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,200	0	12,176	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT

Parcel Number: 009-020-012-00

Page: 2

124,900	124,900	124,900	113,738	124,900	124,900
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009-020-012-80 2017 Est. T.C.V. FENT ANDREW & SAMANTHA
 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
<Site Value C>	.50	-1.0	AC	M/L	8000	100		8,000
208 Actual Front Feet, 1.71 Total Acres Total Est. Land Value =								8,000

2017 Est. T.C.V. 009-020-012-80 = 8,000

Est. TCV/Total Floor Area = 4.65, Most recent sale 08/22/2014 for 7,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
3,800	3,800	3,800	3,800	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	200	0	0	34	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
4,000	4,000	4,000	3,834	3,834	3,834	

009-020-012-85 2017 Est. T.C.V. FENT ANDREW D & SAMANTHA A
 Property Class: 401 3530 S LA CHANCE RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C>	.50	-1.0	AC	M/L	8000	100		8,000
208 Actual Front Feet, 0.99 Total Acres Total Est. Land Value =								8,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Ren. Conc.	3.78	1.00	306	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.0	95	950
Total Estimated Land Improvements True Cash Value =					950

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 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 56.24 0.00 0.00 1344 75,587

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: Direct-Vented Gas 925.00 1 925

(17) Garages
 Class:CD Exterior: Siding Foundation: 42 Inch (Unfinished)
 Base Cost 18.45 576 10,627
 Common Wall: 1 Wall -1225.00 1 -1,225
 Mechanical Doors 350.00 1 350

County Multiplier = 1.38 => Cost New = 132,106

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 118,895
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 112,950

2017 Est. T.C.V. 009-020-012-85 = 121,900
 Est. TCV/Total Floor Area = 90.70, Most recent sale 06/20/2014 for 109,999

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
57,300	57,300	57,300	53,861	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	3,700	0	0	484	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
61,000	61,000	61,000	54,345	54,345	54,345

009-020-012-90 2017 Est. T.C.V. DTE GAS COMPANY
 Property Class: 302 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 B> SITE	7000				7000	100		7,000
208 Actual Front Feet, 0.99 Total Acres							Total Est. Land Value =	7,000

2017 Est. T.C.V. 009-020-012-90 = 7,000

Est. TCV/Total Floor Area = 5.21

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
3,500	3,500	3,500	2,206	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	
3,500	3,500	3,500	2,225	2,225	0	

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009-020-013-00 2017 Est. T.C.V. BAKER KYLE J
 Property Class: 401 3732 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	1.88	Acres	5500	100		10,340
			1.88	Total Acres			Total Est. Land Value =	10,340

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	240	66	507
	Total Estimated Land Improvements True Cash Value =				507

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

(11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 1216 SF Floor Area = 1328 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	57.19	-8.32	-0.21	768	37,371
1.25	Story Siding	Crawl Space	66.33	-8.32	-0.27	448	25,868

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
 Fireplace: Wood Stove 1125.00 2 2,250

(16) Porches
 WCP (1 Story), Standard 46.31 32 1,482
 WCP (1 Story), Standard 49.94 26 1,298
 WCP (1 Story), Standard 32.60 64 2,086

(16) Deck/Balcony
 Treated Wood,Standard 6.81 192 1,308

(16) Breezeways
 Frame Wall,Finished 27.25 200 5,450

(17) Garages
 Class:CD Exterior: Siding Foundation: 18 Inch (Unfinished)
 Base Cost 19.75 400 7,900
 Common Wall: 1 Wall -1000.00 1 -1,000
 Mechanical Doors 350.00 2 700

County Multiplier = 1.38 => Cost New = 125,894

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 81,831
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 77,740

2017 Est. T.C.V. 009-020-013-00 = 88,587

Est. TCV/Total Floor Area = 66.71, Most recent sale 09/18/2014 for 84,500

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
42,000	42,000	42,000	39,518	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	2,300	0	0	355	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
44,300	44,300	44,300	39,873	39,873	39,873	

009-020-014-00 2017 Est. T.C.V. BENDER ROBERT & DYER SEAN P J/T
 Property Class: 401 3876 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	660.00	0.00	1.0000	1.0000	50	100		33,000
Residentia 3 - 7 @\$3000			4.62 Acres		3000	100		13,860
660 Actual Front Feet, 4.62 Total Acres Total Est. Land Value =								46,860

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	96	71	218
Total Estimated Land Improvements True Cash Value =					218

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

(11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 968 SF Floor Area = 1106 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25	Story Siding	Crawl Space	69.30	-8.84	-0.27	552	33,225
1	Story Siding	Crawl Space	59.75	-8.84	-0.21	208	10,546
1	Story Siding	Crawl Space	59.75	-8.84	-0.21	208	10,546

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

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

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

(16) Porches			
CGEP (1 Story), Standard	29.48	240	7,075

(17) Garages			
Class:CD Exterior: Pole Foundation: 18 Inch (Unfinished)			
Base Cost	11.79	675	7,958

County Multiplier = 1.38 => Cost New = 106,039

Phy/Ab.Phy/Func/Econ/Comb.%Good= 64/100/100/100/64.0,	Depr.Cost =	67,865
ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 =		64,471

2017 Est. T.C.V. 009-020-014-00 = 111,549

Est. TCV/Total Floor Area = 100.86, Most recent sale 02/19/2016 for 0

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
53,900	53,900	53,900	38,862	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,900	0	349	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
55,800	55,800	55,800	39,211	39,211	39,211

009-020-015-00 2017 Est. T.C.V. ROBERTSON MARK A
 Property Class: 401 3806 S LA CHANCE RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP H \$75/FF	72.00	226.11	1.0000	1.0000	75	100		5,400
50/FF	179.00	226.11	1.0000	1.0000	50	100		8,950
251 Actual Front Feet, 1.30 Total Acres Total Est. Land Value =								14,350

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

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

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

(11) Heating System: Electric Baseboard

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	56.55	-9.82	-0.21	720	33,494
1	Story Siding	Slab	56.55	-9.82	-0.21	576	26,796

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

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

(15) Built-Ins & Fireplaces

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

(16) Porches

CGEP (1 Story), Standard	37.91	128	4,852
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(17) Garages

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

Base Cost	11.79	675	7,958
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 => Cost New = 115,114

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 74,824
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 71,083

2017 Est. T.C.V. 009-020-015-00 = 85,908

Est. TCV/Total Floor Area = 66.29, Most recent sale 08/04/2006 for 90,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
40,800	40,800	40,800	32,094	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,200	0	288	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
43,000	43,000	43,000	32,382	32,382	32,382

009-020-016-00	2017 Est. T.C.V.	TRINKLEIN PAUL A & SUSAN E
Property Class: 401		3800 S LA CHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 150/FF	185.00	579.23	1.0000	1.0000	150	100	CLAM RIVER	27,750
185 Actual Front Feet, 2.46 Total Acres					Total Est.		Land Value =	27,750

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	971	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 2500	2500.00	1.00	1.0	95	2,375
Total Estimated Land Improvements True Cash Value =					2,375

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C+10 Blt 1960

(11) Heating System: Forced Air w/ Ducts
Ground Area = Size for Rates = 1305 SF Floor Area = 1305 SF.
Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost
1 Story Siding Basement 70.57 0.00 0.00 1305 92,094

Other Additions/Adjustments Rate Size Cost

(9) Basement Finish
Basement Recreation Finish 11.45 675 7,729
Walk out Basement Door(s) 775.00 1 775

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

(14) Water/Sewer
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) Deck/Balcony
Treated Wood,Standard 7.38 162 1,196

(17) Garages
Class:CD Exterior: Siding Foundation: 18 Inch (Unfinished)
Base Cost 14.18 851 12,067
Storage area over garage 3.85 400 1,540

County Multiplier = 1.38 => Cost New = 174,895

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 139,916

Separately Depreciated Items:

(16) Deck/Balcony
Treated Wood,Standard 6.59 320 2,109
County Multiplier = 1.38 => Cost New = 2,910
Phy/Ab.Phy/Func/Econ/Comb.%Good= 95/100/100/100/95.0, Depr.Cost = 2,765

Total Depreciated Cost = 142,680
ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 135,546

Cost Est. for Res. Bldg: 2 Single Family 1S Cls C Blt 0

Parcel Number: 009-020-016-00

Page: 2

(11) Heating System: Space Heater

Ground Area = Size for Rates = 380 SF Floor Area = 380 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	85.35	-14.38	0.00	380	26,969

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

Average Fixture(s)	760.00	1	760
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(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
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County Multiplier = 1.38 =>	Cost New =	40,908
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Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0,	Depr.Cost =	28,636
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ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 =>	TCV of Bldg: 2 =	27,204
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2017 Est. T.C.V. 009-020-016-00	=	192,875
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Est. TCV/Total Floor Area = 114.47, Most recent sale 05/15/2010 for 150,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
91,600	91,600	91,600	75,484	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	4,800	0	0	679	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
96,400	96,400	96,400	76,163	76,163	76,163	

009-020-017-00	2017 Est. T.C.V.	THOMAS ROGER & CHARLEEN
Property Class: 401		3820 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 I> RIVER SITE					35000	100		35,000
Residentia 66 - 120	\$2200	49.66 Acres			2200	100		109,252
1320 Actual Front Feet, 49.66 Total Acres							Total Est. Land Value =	144,252

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	240	0	0
D/W/P: Asphalt Paving	1.61	1.00	5000	0	0
Shed: Wood Frame	12.88	1.00	56	50	361

Residential Local Cost Land Improvements

Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 10000	10000.00	1.00	1.0	95	9,500
Total Estimated Land Improvements True Cash Value =					9,861

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

(11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 1184 SF Floor Area = 1296 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	68.44	0.00	-0.28	800	54,528
1	Story Siding	Crawl Space	68.44	-9.82	-0.28	384	22,403
1	Story Siding	Overhang	37.86	0.00	0.00	112	4,240

Other Additions/Adjustments

Rate Size Cost

(1) Exterior
Stone Veneer 10.25 784 8,036

(9) Basement Finish
Basement Living Finish 17.25 500 8,625
Walk out Basement Door(s) 775.00 2 1,550

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

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

(15) Built-Ins & Fireplaces
Appliance Allowance 1915.00 1 1,915
Fireplace: Interior 1 Story 3250.00 1 3,250
Fireplace: Wood Stove 1350.00 1 1,350

(16) Porches
CGEP (1 Story), Standard 42.74 112 4,787
WCP (1 Story), Standard 31.33 78 2,444
WCP (1 Story), Standard 31.33 78 2,444

(17) Garages
Class:C Exterior: Brick Foundation: 42 Inch (Finished)
Base Cost 19.00 1152 21,888
Common Wall: 1 Wall -2275.00 1 -2,275
Automatic Doors 375.00 2 750
Class:D Exterior: Pole Foundation: 18 Inch (Unfinished)
Base Cost 9.30 1500 13,950
Mechanical Doors 325.00 3 975

Parcel Number: 009-020-017-00 Page: 2

County Multiplier = 1.38 => Cost New = 220,530

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0, Depr.Cost = 165,397

Separately Depreciated Items:

Local Cost Items:

GENERATOR 1500.00 1 1,500

Phy/Ab.Phy/Func/Econ/Comb.%Good= 95/100/100/100/95.0, Depr.Cost = 1,425

Total Depreciated Cost = 166,822

ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 158,481

2017 Est. T.C.V. 009-020-017-00 = 312,594

Est. TCV/Total Floor Area = 241.20, Most recent sale 11/01/2002 for 270,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
137,600	137,600	137,600	114,095	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	18,700	0	0	1,026	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
156,300	156,300	156,300	115,121	115,121	115,121	

009-020-019-00 2017 Est. T.C.V. HOLBROOK JANET K
 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
\$65 /FF	468.91	516.50	1.0000	1.0000	65	100		30,479
469 Actual Front Feet, 5.56 Total Acres Total Est. Land Value =								30,479

2017 Est. T.C.V. 009-020-019-00 = 30,479

Est. TCV/Total Floor Area = 23.52

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
15,200	15,200	15,200	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	
15,200	15,200	15,200	4,360	4,360	0	

009-020-021-00	2017 Est. T.C.V.	SCHOLTEN PHIL LIVING TRUST &
Property Class: 401		3840 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 I> RIVER SITE					35000	100		35,000
Residentia LTDACCESS@\$1200	5.56 Acres		1200		1200	100		6,672
319 Actual Front Feet, 5.56 Total Acres Total Est. Land Value =								41,672

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Brick on Sand	11.28	1.00	1200	0	0
D/W/P: 4in Ren. Conc.	5.31	1.00	1200	0	0
Shed: Wood Frame	14.13	1.00	120	50	848
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
OUTDOOR FURNACE	2500.00	1.00	1.0	95	2,375
LAND IMPROVE 10000	10000.00	1.00	1.0	95	9,500
Total Estimated Land Improvements True Cash Value =					12,723

Cost Est. for Res. Bldg: 1 Single Family 1S Cls BC Blt 1997

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 2674 SF Floor Area = 2674 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	70.23	0.00	1.85	2674	192,742

Other Additions/Adjustments	Rate	Size	Cost
Walk out Basement Door(s)	1025.00	1	1,025

(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	2610.00	1	2,610
Fireplace: Interior 1 Story	4100.00	1	4,100

(16) Porches

CCP (1 Story), Standard	35.10	78	2,738
CCP (1 Story), Standard	40.24	54	2,173

(17) Garages

Class:BC Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	20.95	1144	23,967
Common Wall: 1.5 Wall	-2150.00	1	-2,150
Automatic Doors	425.00	2	850
Storage area over garage	4.50	600	2,700
Class:BC Exterior: Pole Foundation: 18 Inch (Unfinished)			
Base Cost	12.19	2304	28,086
Automatic Doors	425.00	2	850

County Multiplier = 1.38 => Cost New = 378,755

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 340,880
ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 323,836

2017 Est. T.C.V. 009-020-021-00 = 378,231
Est. TCV/Total Floor Area = 141.45, Most recent sale 07/26/2006 for 289,500
2016 Assessed MBOR S.E.V. Base for Cap C.P.I.

Parcel Number: 009-020-021-00

Page: 2

	173,600	173,600	173,600	150,920	0.90	
2017	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	15,500	0	0	1,358	0
2017	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	189,100	189,100	189,100	152,278	152,278	152,278

009-020-022-00 2017 Est. T.C.V. STAGG JOSEPH
 Property Class: 401 3890 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
\$65 /FF	585.00	98.29	1.0000	1.0000	65	100		38,025
585 Actual Front Feet, 1.32 Total Acres Total Est. Land Value =								38,025

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls CD Blt 1975

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 936 SF Floor Area = 1170 SF.
 Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost
 1.25 Story Siding Basement 69.79 0.00 0.00 936 65,323

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

(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance 1415.00 1 1,415
 Fireplace: Interior 1 Story 2900.00 1 2,900
 Fireplace: Wood Stove 1125.00 1 1,125

(16) Deck/Balcony

Treated Wood,Standard 6.51 260 1,693
 Treated Wood,Standard 6.75 200 1,350
 Wood Balcony 15.00 40 600

(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 = 127,695

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 89,387

Separately Depreciated Items:

(9) Basement Finish

Basement Recreation Finish 11.25 468 5,265
 County Multiplier = 1.38 => Cost New = 7,266
 Phy/Ab.Phy/Func/Econ/Comb.%Good= 50/100/100/100/50.0, Depr.Cost = 3,633

Total Depreciated Cost = 93,020

ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 88,369

2017 Est. T.C.V. 009-020-022-00 = 126,394

Est. TCV/Total Floor Area = 108.03, Most recent sale 06/17/2013 for 120,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
60,600	60,600	60,600	54,620	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	2,600	0	0	491	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
63,200	63,200	63,200	55,111	55,111	55,111

009-020-023-00 2017 Est. T.C.V. ROBERTSON ROBIN K
 Property Class: 401 3914 S LA CHANCE RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP I 100/FF	100.00	215.00	1.0000	1.0000	100	100		10,000
100 Actual Front Feet, 0.49 Total Acres Total Est. Land Value =								10,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.44	1.00	600	71	1,465
Shed: Wood Frame	11.06	1.00	120	50	663
Total Estimated Land Improvements True Cash Value =					2,128

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C Blt 1973

(11) Heating System: Electric Baseboard

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Basement	88.61	0.00	-0.40	840	74,096

Other Additions/Adjustments Rate Size Cost

(1) Exterior

Brick Veneer	8.25	344	2,838
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, 100 Feet	2700.00	1	2,700
1000 Gal Septic	3085.00	1	3,085

(15) Built-Ins & Fireplaces

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

(16) Deck/Balcony

Treated Wood,Standard	6.47	384	2,484
Treated Wood,Standard	14.72	24	353

(17) Carports

Fiberglass	6.75	300	2,025
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County Multiplier = 1.38 => Cost New = 132,317

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 86,006

Separately Depreciated Items:

(9) Basement Finish

Basement Recreation Finish	11.45	630	7,214
County Multiplier = 1.38 =>			Cost New = 9,955
Phy/Ab.Phy/Func/Econ/Comb.%Good= 50/100/100/100/50.0,			Depr.Cost = 4,977

ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 86,434

2017 Est. T.C.V. 009-020-023-00 = 98,562

Est. TCV/Total Floor Area = 78.22

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
46,700	46,700	46,700	38,514	0.90

Parcel Number: 009-020-023-00

Page: 2

2017	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	2,600	0	0	346	0
2017 Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	49,300	49,300	49,300	38,860	38,860	38,860

009-020-024-00	2017 Est. T.C.V.	WESTDORP TIM
Property Class: 401		3934 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 I> RIVER SITE					35000	100		35,000
248 Actual Front Feet, 2.25 Total Acres								Total Est. Land Value = 35,000

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

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

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C+10 Blt 2004

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 952 SF Floor Area = 1190 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25	Story Cedar Logs	Basement	95.50	0.00	2.67	952	93,458

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

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

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

(15) Built-Ins & Fireplaces			
Appliance Allowance	1915.00	1	1,915
Fireplace: Direct-Vented Gas	1200.00	1	1,200

(16) Deck/Balcony			
Treated Wood w/Roof,Standard	17.95	204	3,662

(17) Garages			
Class:D Exterior: Pole Foundation: 18 Inch (Unfinished)			
Base Cost	9.30	1200	11,160
Mechanical Doors	325.00	1	325
No Floor Deduction	-3.00	1200	-3,600

County Multiplier = 1.38 => Cost New = 159,307

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 143,376

Separately Depreciated Items:

(9) Basement Finish			
Basement Recreation Finish	11.45	476	5,450
County Multiplier = 1.38 =>			Cost New = 7,521
Phy/Ab.Phy/Func/Econ/Comb.%Good= 50/100/100/100/50.0,			Depr.Cost = 3,761

(16) Deck/Balcony			
Treated Wood,Standard	6.73	272	1,831
County Multiplier = 1.38 =>			Cost New = 2,526
Phy/Ab.Phy/Func/Econ/Comb.%Good= 61/100/100/100/61.0,			Depr.Cost = 1,541

Total Depreciated Cost = 148,678
ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 141,244

Parcel Number: 009-020-024-00

Page: 2

2017 Est. T.C.V. 009-020-024-00 = 178,619
Est. TCV/Total Floor Area = 150.10, Most recent sale 08/01/2002 for 57,500

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
82,600	82,600	82,600	69,442	0.90

2017	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	6,700	0	0	624	0

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
89,300	89,300	89,300	70,066	70,066	0

009-020-024-25 2017 Est. T.C.V. BONVENTRE JOSEPH M & JOYCE A
 Property Class: 401 3954 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 I> RIVER SITE					35000	100		35,000
382 Actual Front Feet, 2.60 Total Acres Total Est. Land Value =								35,000

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	1488	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.5	95	1,425
Total Estimated Land Improvements True Cash Value =					1,425

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C-5 Blt 1956

(11) Heating System: Electric Baseboard

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	60.68	-8.59	-0.26	896	46,440
1	Story Siding	Slab	60.68	-10.52	-0.26	448	22,355

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
Fireplace: Interior 1 Story	3250.00	1	3,250

(16) Porches

CCP (1 Story), Standard	27.17	120	3,260
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(17) Garages

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

Base Cost	19.47	560	10,903
Common Wall: 1 Wall	-1300.00	1	-1,300
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 => Cost New = 132,644

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 79,586
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.900 => TCV of Bldg: 1 = 71,627

2017 Est. T.C.V. 009-020-024-25				=	108,052
Est. TCV/Total Floor Area = 80.40					
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
51,300	51,300	51,300	42,800	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,700	0	385	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
54,000	54,000	54,000	43,185	43,185	0

009-020-024-50 2017 Est. T.C.V. SCHOLTEN PHIL LIVING TRUST &
 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 I> RIVER SITE					35000	100		35,000
Residentia LTDACCESS@\$1200		5.27 Acres			1200	100		6,324
248 Actual Front Feet, 5.27 Total Acres Total Est. Land Value =								41,324

2017 Est. T.C.V. 009-020-024-50 = 41,324

Est. TCV/Total Floor Area = 30.75, Most recent sale 09/19/2006 for 26,500

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
14,100	14,100	14,100	14,100	0.90		
2017	New Eq.	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	6,600	0	0	126	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
20,700	20,700	20,700	14,226	14,226	14,226	

02:43 PM

009-020-025-00 2017 Est. T.C.V. RIMATZKI DONALD & JANE
 Property Class: 401 3926 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 I> RIVER SITE					35000	100		35,000
466 Actual Front Feet, 3.87 Total Acres Total Est. Land Value =								35,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	7.44	1.00	240	71	1,268
Total Estimated Land Improvements True Cash Value =					1,268

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

(11) Heating System: Space Heater

Ground Area = Size for Rates = 860 SF Floor Area = 860 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	50.16	-8.78	-1.89	860	33,961

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 6.74 168 1,132
 Treated Wood,Standard 6.38 224 1,429

(17) Garages
 Class:D Exterior: Siding Foundation: 18 Inch (Unfinished)
 Base Cost 18.05 440 7,942
 Mechanical Doors 325.00 1 325

County Multiplier = 1.38 => Cost New = 70,166

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 42,100
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.900 => TCV of Bldg: 1 = 37,890

2017 Est. T.C.V. 009-020-025-00 = 74,158

Est. TCV/Total Floor Area = 86.23, Most recent sale 10/01/2002 for 60,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
34,400	34,400	34,400	30,061	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,700	0	0	270	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
37,100	37,100	37,100	30,331	30,331	0	

009-020-025-80	2017 Est. T.C.V.	SCHOLTEN PHILIP J TRUST &
Property Class: 401		3920 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 I> RIVER SITE					35000	100		35,000
316 Actual Front Feet, 3.05 Total Acres Total Est. Land Value =								35,000

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.44	1.00	432	0	0
Shed: Wood Frame	12.07	1.00	80	94	908

Residential Local Cost Land Improvements

Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.0	95	950
Total Estimated Land Improvements True Cash Value =					1,858

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C-5 Blt 1983

(11) Heating System: Forced Hot Water

Ground Area = Size for Rates = 981 SF Floor Area = 1374 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Crawl Space	81.60	-9.34	1.58	672	49,620
1.25	Story Siding	Crawl Space	73.71	-9.34	1.33	228	14,980
1	Story Siding	Crawl Space	64.10	-9.34	1.05	81	4,521

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	48.28	32	1,545
WPP, Standard	8.99	333	2,994

(16) Deck/Balcony

Roof Cover Only, Standard	11.50	164	1,886
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(17) Garages

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

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

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

Base Cost	14.43	384	5,541
Mechanical Doors	325.00	1	325

County Multiplier = 1.38 => Cost New = 141,768

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0, Depr.Cost = 106,326

ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 101,010

2017 Est. T.C.V. 009-020-025-80 = 137,868

Est. TCV/Total Floor Area = 100.34, Most recent sale 07/28/2016 for 137,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
60,900	60,900	60,900	53,804	0.90

2017 New Eq. Adjustment Loss Additions Tax Adjustment Losses

Parcel Number: 009-020-025-80

Page: 2

1,200	6,800	0	1,200	13,896	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
68,900	68,900	68,900	55,488	68,900	0

009-020-025-90 2017 Est. T.C.V. RIMATZKI, DONALD & JANE
 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
GROUP B 150/FF	101.90	829.31	1.0000	1.0000	150	100		15,285
102 Actual Front Feet, 1.94 Total Acres							Total Est. Land Value =	15,285

2017 Est. T.C.V. 009-020-025-90 = 15,285

Est. TCV/Total Floor Area = 11.12, Most recent sale 12/23/2004 for 0

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

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
7,600	7,600	7,600	7,668	7,600	0

009-021-001-00	2017 Est. T.C.V.	GALLUP DIANA
Property Class: 401		9021 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 30 - 65	\$2000	30.35	Acres	2000	100			60,700
30.35 Total Acres Total Est. Land Value =								60,700

Land Improvement Cost Estimates
Land Improvment Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	6.45	1.00	960	50	3,096
Shed: Wood Frame	6.45	1.00	600	50	1,935
Total Estimated Land Improvements True Cash Value =					5,031

Cost Est. for Res. Bldg: 1 Single Family MANU-BOCA/STATE Cls D Blt 1996

(11) Heating System: Forced Air w/ Ducts

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Piers	45.67	-11.25	0.66	1352	47,428

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
Fireplace: Wood Stove	950.00	1	950

(16) Deck/Balcony

Roof Cover Only, Standard	10.00	192	1,920
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County Multiplier = 1.38 => Cost New = 81,217

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0, Depr.Cost = 69,035
ECF (RESIDENTIAL RURAL/ NON SUB) 0.650 => TCV of Bldg: 1 = 44,873

2017 Est. T.C.V. 009-021-001-00 = 110,604

Est. TCV/Total Floor Area = 81.81, Most recent sale 08/01/1996 for 20,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
45,400	45,400	45,400	42,901	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
3,400	6,500	0	3,400	386	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
55,300	55,300	55,300	46,687	46,687	46,687

009-021-001-30	2017 Est. T.C.V.	RICHARDS JAMES A (Deceased 6-09)
Property Class: 402		
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$1900		10.03	Acres		1900	100		19,057
		10.03	Total Acres				Total Est. Land Value =	19,057

2017 Est. T.C.V.	009-021-001-30	=	19,057
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Est. TCV/Total Floor Area = 14.10, Most recent sale 01/16/2009 for 4,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
10,500	10,500	10,500	9,680	0.90

2017	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-1,000	0	0	-180	0

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
9,500	9,500	9,500	9,767	9,500	0

009-021-001-40 2017 Est. T.C.V. AUGER DALE O SR & MARY J LE
 Property Class: 401 9145 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
<Site Value B> SITE	7000				7000	100		7,000
150 Actual Front Feet, 0.69 Total Acres							Total Est. Land Value =	7,000

< 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
Addition/Crawl	37.50	248	9,300

(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
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

(17) Garages				
Class:C Exterior: Siding Foundation: 18 Inch (Unfinished)				
Base Cost		14.67	864	12,675

County Multiplier = 1.38 => Cost New = 84,997

Phy/Ab.Phy/Func/Econ/Comb.%Good= 35/100/100/100/35.0, Depr.Cost = 29,749
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.500 => TCV of Bldg: 1 = 14,874

2017 Est. T.C.V. 009-021-001-40 = 21,874

Est. TCV/Total Floor Area = 17.81

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
11,600	11,600	11,600	11,600	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-700	0	0	-700	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
10,900	10,900	10,900	11,704	10,900	10,900	

009-021-001-50 2017 Est. T.C.V. LEEUW SHAWN P & AMANDA S
 Property Class: 401 9041 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
<Site Value B> SITE	7000				7000	100		7,000
160 Actual Front Feet, 0.81 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: Metal Prefab	7.77	1.00	80	50	311
Total Estimated Land Improvements True Cash Value =					311

Cost Est. for Res. Bldg: 1 Single Family MANU-NATIONAL Cls D Blt 1986

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 986 SF Floor Area = 986 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Piers	48.63	-12.26	0.66	986	36,512

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 = 61,019

Notes: HUD

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 42,713
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.550 => TCV of Bldg: 1 = 23,492

2017 Est. T.C.V. 009-021-001-50 = 30,803

Est. TCV/Total Floor Area = 31.24, Most recent sale 03/01/2015 for 30,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
13,200	13,200	13,200	13,200	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	2,200	0	118	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
15,400	15,400	15,400	13,318	13,318	13,318	

009-021-001-52	2017 Est. T.C.V.	STEINACKER SANDRA LOUISE
Property Class: 401		9039 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	330.00	1.0000	1.0000	40	100		13,200
330 Actual Front Feet, 2.50 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	6.45	1.00	960	50	3,096
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 =					4,036

Cost Est. for Res. Bldg: 1 Single Family MANU-NATIONAL Cls D Blt 1999

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

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Piers	46.56	-11.59	0.00	1216	42,524

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
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(17) Carports

Comp.Shingle	7.50	384	2,880
Comp.Shingle	7.50	384	2,880

(17) Garages

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

Base Cost	21.35	384	8,198
Automatic Doors	350.00	1	350
No Floor Deduction	-3.00	384	-1,152

County Multiplier = 1.38 => Cost New = 87,471

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0, Depr.Cost = 74,351
ECF (RESIDENTIAL RURAL/ NON SUB) 0.550 => TCV of Bldg: 1 = 40,893

2017 Est. T.C.V. 009-021-001-52 = 58,129

Est. TCV/Total Floor Area = 47.80, Most recent sale 03/01/1999 for 20,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
24,700	24,700	24,700	21,564	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	4,400	0	194	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
29,100	29,100	29,100	21,758	21,758	21,758	

009-021-001-55 2017 Est. T.C.V. STEINACKER TED L
 Property Class: 401 9045 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	570.00	1.0000	1.0000	40	100		13,200
330 Actual Front Feet, 4.32 Total Acres Total Est. Land Value =								13,200

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 D+5 Blt 2003

(11) Heating System: Forced Air w/ Ducts

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Piers	51.49	-13.00	0.69	951	37,260

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 6.21 264 1,639

County Multiplier = 1.38 => Cost New = 62,037

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 55,834
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.650 => TCV of Bldg: 1 = 36,292

2017 Est. T.C.V. 009-021-001-55 = 50,442

Est. TCV/Total Floor Area = 53.04, Most recent sale 02/24/2005 for 4,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
21,800	21,800	21,800	16,772	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
700	2,700	0	700	150	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
25,200	25,200	25,200	17,622	17,622	17,622	

009-021-001-58 2017 Est. T.C.V. WILDS WAYNE A
 Property Class: 401 9055 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			2.580 Acres		4,682	100		12,080
		2.58	Total Acres				Total Est. Land Value =	12,080

< 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	Ribbed	Comp.Shingle	33.88	1.24	-6	1120	37,058

Other Additions/Adjustments Rate Size Cost

(2) Skirting							
Metal Enamel			5.70			188	1,072

(9) Foundation							
Foundation Wall: Concrete			6.92			0	0

(13) Plumbing							
Average Fixture(s)				530.00		1	530
2 Fixture Bath				1060.00		1	1,060

(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 = 62,444

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, Depr.Cost = 34,344
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.500 => TCV of Bldg: 1 = 17,172

2017 Est. T.C.V. 009-021-001-58 = 29,252
 Est. TCV/Total Floor Area = 26.12, Most recent sale 03/30/2007 for 15,300

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
15,400	15,400	15,400	13,640	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-800	0	0	122	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
14,600	14,600	14,600	13,762	13,762	0	

Parcel Number: 009-021-001-60

Page: 2

	Total Depreciated Cost =	156,351
ECF (RESIDENTIAL RURAL/ NON SUB)	0.950 => TCV of Bldg: 1 =	148,534

2017 Est. T.C.V. 009-021-001-60 = 164,812

Est. TCV/Total Floor Area = 99.89, Most recent sale 07/01/2005 for 0

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
78,000	78,000	78,000	65,536	0.90		
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	4,400	0	0	589	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
82,400	82,400	82,400	66,125	66,125	66,125	

009-021-001-70 2017 Est. T.C.V. ROOT DEAN & CHERYL
 Property Class: 401 9019 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
<Site Value B> SITE	7000				7000	100		7,000
171 Actual Front Feet, 0.78 Total Acres							Total Est. Land Value =	7,000

< 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	Comp.Shingle	47.81	1.24	0	980	48,069

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

(16) Deck/Balcony							
Treated Wood,Standard			8.34			72	600

County Multiplier = 1.38 => Cost New = 76,848

Notes: PRE 1976 CONSTRUCTION TYPE - HUD

Phy/Ab.Phy/Func/Econ/Comb.%Good= 49/100/100/100/49.0, Depr.Cost = 37,656
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.500 => TCV of Bldg: 1 = 18,828

2017 Est. T.C.V. 009-021-001-70 = 25,828

Est. TCV/Total Floor Area = 26.36, Most recent sale 06/12/2003 for 15,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
13,800	13,800	13,800	12,336	0.90		
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-900		0	0	111	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-		PRE/MBT
12,900	12,900	12,900	12,447	12,447		0

009-021-001-80 2017 Est. T.C.V. MORELLO JASON
 Property Class: 401 9099 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		10.98 Acres	1900	100				20,862
		10.98 Total Acres					Total Est. Land Value =	20,862

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	8.24	1.00	160	45	594
	Total Estimated Land Improvements True Cash Value =				594

< 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	Comp.Shingle	28.12	1.21	0	924	27,101

Other Additions/Adjustments Rate Size Cost

(9) Foundation
 Foundation Wall: Concrete 7.13 0 0

(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 = 43,326

Phy/Ab.Phy/Func/Econ/Comb.%Good= 35/100/100/100/35.0, Depr.Cost = 15,164
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.500 => TCV of Bldg: 1 = 7,582

Cost Est. for Res. Bldg: 2 Single Family 1S Cls D Blt 1960

(11) Heating System: Forced Air w/ Ducts
 Ground Area = Size for Rates = 750 SF Floor Area = 750 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	51.96	0.00	0.66	750	39,465

Other Additions/Adjustments Rate Size Cost

County Multiplier = 1.38 => Cost New = 54,462

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 32,677
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.900 => TCV of Bldg: 2 = 29,409
 20 % Completed => Est. True Cash Value 2017 = 5,882

2017 Est. T.C.V. 009-021-001-80 = 34,920

Est. TCV/Total Floor Area = 20.86, Most recent sale 03/08/2005 for 0

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
18,900	18,900	18,900	16,749	0.90		
2017	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-1,400	0	0	150	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
17,500	17,500	17,500	16,899	16,899	0	

009-021-001-90	2017 Est. T.C.V.	BRAINARD DALE
Property Class: 401		9171 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		10.30	Acres		1900	100		19,570
		10.30	Total Acres				Total Est. Land Value =	19,570

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	6.45	1.00	468	50	1,509
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	0.2	95	190
Total Estimated Land Improvements True Cash Value =					1,699

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

(11) Heating System: Forced Air w/ Ducts

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Piers	47.93	-12.03	0.66	1056	38,607

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

WSEP (1 Story), Shallow	17.07	324	5,531
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(17) Garages

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

Base Cost	14.43	384	5,541
No Floor Deduction	-3.00	384	-1,152

County Multiplier = 1.38 => Cost New = 75,323

Notes: HUD

Phy/Ab.Phy/Func/Econ/Comb.%Good= 79/100/100/100/79.0, Depr.Cost = 59,505

ECF (RESIDENTIAL RURAL/ NON SUB) 0.550 => TCV of Bldg: 1 = 32,728

2017 Est. T.C.V. 009-021-001-90 = 53,997

Est. TCV/Total Floor Area = 51.13

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
22,900	22,900	22,900	20,762	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	4,100	0	186	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
27,000	27,000	27,000	20,948	20,948	20,948	

009-021-003-00 2017 Est. T.C.V. MILLER DALE
Property Class: 401 9291 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		11.68 Acres	1900	100				22,192
		11.68 Total Acres	Total Est. Land Value =					22,192

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1301 SF Floor Area = 1301 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	64.17	-9.12	0.00	1301	71,620

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
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(16) Porches

CGEP (1 Story), Standard	44.51	104	4,629
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(16) Deck/Balcony

Roof Cover Only, Standard	15.55	72	1,120
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(17) Garages

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

Base Cost	10.13	1620	16,411
Mechanical Doors	350.00	2	700

County Multiplier = 1.38 => Cost New = 140,504

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 91,327
ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 86,761

2017 Est. T.C.V. 009-021-003-00 = 108,953

Est. TCV/Total Floor Area = 83.75, Most recent sale 01/24/2001 for 53,100

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
53,100	53,100	53,100	26,584	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,400	0	0	239	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
54,500	54,500	54,500	26,823	26,823	26,823	

009-021-004-00 2017 Est. T.C.V. TRUMBLE JEFFREY R
 Property Class: 401 9251 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
<Site Value C>	.50	-1.0	AC	M/L	8000	100		8,000
132 Actual Front Feet, 1.00 Total Acres Total Est. Land Value =								8,000

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

(11) Heating System: Space Heater

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	51.65	-9.05	-1.89	768	31,265

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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County Multiplier = 1.38 => Cost New = 51,502

Phy/Ab.Phy/Func/Econ/Comb.%Good= 68/100/100/100/68.0, Depr.Cost = 35,021
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 33,270

2017 Est. T.C.V. 009-021-004-00 = 41,270

Est. TCV/Total Floor Area = 53.74

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
19,400	19,400	19,400	15,943	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,200	0	0	143	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
20,600	20,600	20,600	16,086	16,086	0	

009-021-004-50 2017 Est. T.C.V. TRUMBLE JEFFREY R
 Property Class: 401 9271 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
<Site Value C>	.50	-1.0	AC	M/L	8000	100		8,000
132 Actual Front Feet, 1.00 Total Acres Total Est. Land Value =								8,000

Cost Est. for Res. Bldg: 1 Single Family MANU-BOCA/STATE Cls D Blt 1985

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1760 SF Floor Area = 1760 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	43.67	-7.22	0.66	1248	46,313
1	Story Siding	Crawl Space	43.67	-7.22	0.66	512	19,000

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

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

(14) Water/Sewer

Well, 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	9.61	960	9,226
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County Multiplier = 1.38 => Cost New = 112,738

Notes: 1985 MONTERAY MHD

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 78,917
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.650 => TCV of Bldg: 1 = 51,296

2017 Est. T.C.V. 009-021-004-50 = 59,296
 Est. TCV/Total Floor Area = 33.69

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
25,300	25,300	25,300	24,252	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	4,300	0	0	218	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
29,600	29,600	29,600	24,470	24,470	24,470	

009-021-005-00 2017 Est. T.C.V. MCGINNIS JOY (L/E ETAL)
 Property Class: 401 9391 W KELLY RD X 100
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$1900		11.39	Acres	1900	100			21,641
		11.39	Total Acres				Total Est. Land Value =	21,641

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	48	0	0
Fencing: Wire Mesh, #9	1.87	1.00	600	0	0
Shed: Wood Frame	7.23	1.00	864	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.0	95	950
Total Estimated Land Improvements True Cash Value =					950

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

(11) Heating System: Forced Air w/ Ducts
 Ground Area = Size for Rates = 1350 SF Floor Area = 1350 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	56.20	0.00	0.00	810	45,522
1	Story Siding	Crawl Space	56.20	-8.09	0.00	540	25,979

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

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

(16) Deck/Balcony
 Treated Wood,Standard 6.35 300 1,905
 Treated Wood,Standard 10.15 48 487

(17) Garages
 Class:CD Exterior: Pole Foundation: 18 Inch (Unfinished)
 Base Cost 11.14 768 8,556
 Mechanical Doors 350.00 1 350

County Multiplier = 1.38 => Cost New = 131,554

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 85,510
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 81,234

Ag. Bld 1 0, 4 Wall Barn, General Purpose Class:D,Frame Quality:Average
 Heating System:No Heating/Cooling Rate Adj.:0.00 Desc:

Rate	Height-%Adj	Perim.-%Adj	Heat-Adj	Size	CountyMult.	Cost New
16.80	1.269	1.200	0.00	720	1.38	25,419

 Phy/Ab.Phy/Func/Econ/Comb.%Good= 35/100/ 50/100/17.5, Depr.Cost = 4,448
 ECF (RESIDENTIAL RURAL/ NON SUB) 1.100 => TCV of Bldg: 1 = 4,893

Total Estimated True Cash Value of Agricultural Buildings = 4,893

Parcel Number: 009-021-005-00

Page: 2

2017 Est. T.C.V. 009-021-005-00			=	108,718		
Est. TCV/Total Floor Area = 80.53						
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
53,000	53,000	53,000	47,398	0.90		
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	1,400	0	0	426	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
54,400	54,400	54,400	47,824	47,824	47,824	

009-021-006-00 2017 Est. T.C.V. MCGINNIS JOY (L/E ETAL)
 Property Class: 402 W KELLY RD X
 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	275.00	541.73	1.0000	1.0000	40	100		11,000
275 Actual Front Feet, 3.42 Total Acres Total Est. Land Value =								11,000

2017 Est. T.C.V. 009-021-006-00 = 11,000

Est. TCV/Total Floor Area = 8.15

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
5,500	5,500	5,500	3,843	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	34	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
5,500	5,500	5,500	3,877	3,877	0	

009-021-008-00	2017 Est. T.C.V.	RICHARDS BRIAN & FOSTER JULIE &
Property Class: 401		9391 W KELLY RD X 351
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	293.00	1175.97	1.0000	1.0000	40	100		11,720
293 Actual Front Feet, 7.91 Total Acres Total Est. Land Value =								11,720

Cost Est. for Res. Bldg: 1 Single Family MANU-BOCA/STATE Cls D Blt 0

(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	Piers	44.54	-10.83	0.66	1560	53,617

Other Additions/Adjustments	Rate	Size	Cost
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(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 = 79,919

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 47,951
ECF (RESIDENTIAL RURAL/ NON SUB) 0.650 => TCV of Bldg: 1 = 31,168

2017 Est. T.C.V. 009-021-008-00 = 42,888

Est. TCV/Total Floor Area = 27.49, Most recent sale 03/14/2008 for 15,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
19,000	19,000	19,000	10,296	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,400	0	0	92	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
21,400	21,400	21,400	10,388	10,388	0	

009-021-009-00	2017 Est. T.C.V.	RICHARDS JEFFREY J
Property Class: 401		9391 W KELLY RD X 451
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			10.020	Acres	2,100	100		21,042
	10.02	Total Acres			Total Est.		Land Value =	21,042

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	7.23	1.00	1200	50	4,338
Gazebo(s): Standard	1800.00	1.00	1	0	0

Residential Local Cost Land Improvements

Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.0	95	950
Total Estimated Land Improvements True Cash Value =					5,288

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

(11) Heating System: Wall/Floor Furnace
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 -1.63 1040 59,550

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
CPP, Standard 30.25 20 605

County Multiplier = 1.38 => Cost New = 92,005

Lump Sum Item(s):
FV 1200 SQ FT BARN 1.00 3700.0 3,700

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 57,423
ECF (RESIDENTIAL RURAL/ NON SUB) 0.900 => TCV of Bldg: 1 = 51,681

Ag. Bld 1 2015, 4 Wall 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
4.00 1.000 1.122 0.00 1280 1.38 7,928
Phy/Ab.Phy/Func/Econ/Comb.%Good= 98/100/100/100/98.0, Depr.Cost = 7,769
ECF (RESIDENTIAL RURAL/ NON SUB) 1.100 => TCV of Bldg: 1 = 8,546

Ag. Bld 2 2011, 4 Wall Quonset, Utility 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
5.60 1.000 1.034 0.00 1680 1.38 13,424
Phy/Ab.Phy/Func/Econ/Comb.%Good= 86/100/100/100/86.0, Depr.Cost = 11,545
ECF (RESIDENTIAL RURAL/ NON SUB) 1.100 => TCV of Bldg: 2 = 12,700

Total Estimated True Cash Value of Agricultural Buildings = 21,246

2017 Est. T.C.V. 009-021-009-00 = 99,257

Parcel Number: 009-021-009-00

Page: 2

Est. TCV/Total Floor Area = 95.44, Most recent sale 02/05/2004 for 115,500

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
43,500	43,500	43,500	36,339	0.90		
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
9,500	-3,400		0	9,500	327	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
49,600	49,600	49,600	46,166	46,166	46,166	

009-021-010-00	2017 Est. T.C.V.	RICHARDS BRIAN & FOSTER JULIE
Property Class: 401		9391 W KELLY RD X 400
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		10.01	Acres		1900	100		19,019
		10.01	Total Acres				Total Est. Land Value =	19,019

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

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

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 = 1216 SF Floor Area = 1216 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Piers	46.56	-11.59	0.66	1216	43,326

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
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County Multiplier = 1.38 => Cost New = 70,423

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0, Depr.Cost = 59,859
 ECF (201C COMMERCIAL GROUP C) 0.650 => TCV of Bldg: 1 = 38,909

Ag. Bld 1 2013, 4 Wall 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
4.00	1.000	1.023	0.00	2220	1.38	12,536

Phy/Ab.Phy/Func/Econ/Comb.%Good= 92/100/100/100/92.0, Depr.Cost = 11,533
 ECF (201C COMMERCIAL GROUP C) 1.100 => TCV of Bldg: 1 = 12,687

Total Estimated True Cash Value of Agricultural Buildings = 12,687

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

Description of Occupancy: NORTH BLDG

Costs are taken from the Shed, Arch Rib cost schedules.

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

Class: C Quality: Low Cost Percent Adj: +100

Base Rate for Upper Floors = 0.00

(10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 1.60 100%
 Misc. Rate Adj.(for upper flrs): CAL 164 + HEAT ADJ Cost/Sq.Ft.: 10.90
 Adjusted Square Foot Cost for Upper Floors = 12.50

1 Stories Number of Stories Multiplier: 1.000

Average Height per Story: 0 Height per Story Multiplier: 0.960

Parcel Number: 009-021-010-00

Page: 2

Ave. Floor Area: 4,000 Perimeter: 0 Perim. Multiplier: 1.000
Refined Square Foot Cost for Upper Floors: 12.00

County Multiplier: 1.42, Final Square Foot Cost for Upper Floors = 17.040

Total Floor Area: 4,000 Base Cost New of Upper Floors = 68,160
Reproduction/Replacement Cost = 68,160
Eff.Age:10 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 86 /100/100/100/86.0
Total Depreciated Cost = 58,618

ECF (201C COMMERCIAL GROUP C) 0.800 => TCV of Bldg: 1 = 46,894
Replacement Cost/Floor Area= 17.04 Est. TCV/Floor Area= 11.72

Cost Estimates for Commercial/Industrial Building/Section: 2 Built 2011
Description of Occupancy: MAIN BLDG, SOUTH, RED ROOF

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

Base Rate for Upper Floors = 9.75

(10) Heating system: No Heating or Cooling Cost/SqFt: 0.00 100%
Adjusted Square Foot Cost for Upper Floors = 9.75

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: 10.53

County Multiplier: 1.38, Final Square Foot Cost for Upper Floors = 14.531

Total Floor Area: 4,000 Base Cost New of Upper Floors = 58,126
Reproduction/Replacement Cost = 58,126
Eff.Age:10 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 82 /100/100/100/82.0
Total Depreciated Cost = 47,663

ECF (201C COMMERCIAL GROUP C) 0.800 => TCV of Bldg: 2 = 38,130
Replacement Cost/Floor Area= 14.53 Est. TCV/Floor Area= 9.53

Cost Estimates for Commercial/Industrial Building/Section: 3 Built 2016
Description of Occupancy: WEST OF MAIN BLDGS RED ROOF

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

(10) Heating system: Wall or Floor Furnace Cost/SqFt: 1.45 100%
Adjusted Square Foot Cost for Upper Floors = 9.70

1 Stories Number of Stories Multiplier: 1.000
Average Height per Story: 0 Height per Story Multiplier: 0.960
Ave. Floor Area: 800 Perimeter: 120 Perim. Multiplier: 1.171
Refined Square Foot Cost for Upper Floors: 10.90

County Multiplier: 1.38, Final Square Foot Cost for Upper Floors = 15.048

Total Floor Area: 800 Base Cost New of Upper Floors = 12,038
Reproduction/Replacement Cost = 12,038
Eff.Age:1 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 96 /100/100/100/96.0

Parcel Number: 009-021-010-00 Page: 3

Total Depreciated Cost = 11,557

ECF (201C COMMERCIAL GROUP C) 0.800 => TCV of Bldg: 3 = 9,245
Replacement Cost/Floor Area= 15.05 Est. TCV/Floor Area= 11.56

Cost Estimates for Commercial/Industrial Building/Section: 4 Built 2011
Description of Occupancy: NE OF ARCH RIB BLDG

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

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

1 Stories Number of Stories Multiplier: 1.000
Average Height per Story: 0 Height per Story Multiplier: 0.960
Ave. Floor Area: 320 Perimeter: 72 Perim. Multiplier: 1.368
Refined Square Foot Cost for Upper Floors: 10.83

County Multiplier: 1.38, Final Square Foot Cost for Upper Floors = 14.952

Total Floor Area: 320 Base Cost New of Upper Floors = 4,785
Reproduction/Replacement Cost = 4,785
Eff.Age:5 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 82 /100/100/100/82.0
Total Depreciated Cost = 3,923

ECF (201C COMMERCIAL GROUP C) 0.800 => TCV of Bldg: 4 = 3,139
Replacement Cost/Floor Area= 14.95 Est. TCV/Floor Area= 9.81

Total Estimated True Cash Value of Commercial/Industrial Buildings = 97,408

2017 Est. T.C.V. 009-021-010-00 = 168,973

Est. TCV/Total Floor Area = 16.35						
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
99,700	99,700	99,700	73,516	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
6,310	-21,510	0	6,310	661	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
84,500	84,500	84,500	80,487	80,487	0	

009-021-011-00	2017 Est. T.C.V.	RICHARDS NANCY JILL
Property Class: 401		9461 W KELLY RD X500
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SALES & 2013 EQ RATE			20.020	Acres	2,100	100		42,042
		20.02	Total	Acres	Total	Est.	Land Value =	42,042

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

Unit	Exterior	Roof	Rate	Heat/Roof	Ext.(%)	Size	Cost
BaseUnit	Ribbed	Comp.Shingle	27.86	0.41	0	1560	44,101

Other Additions/Adjustments

	Rate	Size	Cost
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(2) Skirting							
Metal Enamel			5.43			178	967

(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 = 70,384

Phy/Ab.Phy/Func/Econ/Comb.%Good= 35/100/100/100/35.0, Depr.Cost = 24,634

Separately Depreciated Items:

(16) Deck/Balcony							
Treated Wood,Standard			5.91			390	2,305

County Multiplier = 1.38 => Cost New = 3,181

Phy/Ab.Phy/Func/Econ/Comb.%Good= 45/100/100/100/45.0, Depr.Cost = 1,431

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

Base Cost 9.30 1500 13,950

No Floor Deduction -3.00 1500 -4,500

County Multiplier = 1.38 => Cost New = 13,041

Phy/Ab.Phy/Func/Econ/Comb.%Good= 45/100/100/100/45.0, Depr.Cost = 5,868

Total Depreciated Cost = 31,934

ECF (RESIDENTIAL RURAL/ NON SUB) 0.500 => TCV of Bldg: 1 = 15,967

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

Unit	Exterior	Roof	Rate	Heat/Roof	Ext.(%)	Size	Cost
BaseUnit	Ribbed	Comp.Shingle	27.78	0.41	0	980	27,626

Other Additions/Adjustments

	Rate	Size	Cost
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(2) Skirting							
Metal Enamel			5.43			168	912

(9) Foundation

Parcel Number: 009-021-011-00

Page: 2

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 =	47,573
Phy/Ab.Phy/Func/Econ/Comb.%Good= 35/100/100/100/35.0,		Depr.Cost =	16,651

Separately Depreciated Items:

(16) Deck/Balcony			
Pine,Standard	4.59	480	2,203
County Multiplier = 1.38 =>		Cost New =	3,040
Phy/Ab.Phy/Func/Econ/Comb.%Good= 45/100/100/100/45.0,		Depr.Cost =	1,368
		Total Depreciated Cost =	18,019
ECF (RESIDENTIAL RURAL/ NON SUB)	0.500 =>	TCV of Bldg: 2 =	9,009

< Cost Estimates for Res. Building: 3 Mobile Home Class: Fair Quality >

(11) Heating System: Wall Furnace

Unit	Exterior	Roof	Rate	Heat/Roof	Ext.(%)	Size	Cost
Other Additions/Adjustments			Rate			Size	Cost
(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
County Multiplier = 1.38 =>						Cost New =	8,273
Notes: 12X60 FV MH							
Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0,						Depr.Cost =	7,032

Separately Depreciated Items:

Unit-in-Place Cost Items:

MOBILE HOME	1.00	2000	2,000
County Multiplier = 1.38 =>		Cost New =	2,760
Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0,		Depr.Cost =	1,794
		Total Depreciated Cost =	8,826
ECF (RESIDENTIAL RURAL/ NON SUB)	0.500 =>	TCV of Bldg: 3 =	4,413

2017 Est. T.C.V. 009-021-011-00 = 71,431

Est. TCv/Total Floor Area = 28.12

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
37,100	37,100	37,100	31,460	0.90

Parcel Number: 009-021-011-00

Page: 3

2017	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-1,400	0	0	283	0
2017 Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	35,700	35,700	35,700	31,743	31,743	26,664

009-021-012-00 2017 Est. T.C.V. ENSERCH EXPLORATION INC
 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 30 - 65	\$2000	39.00	Acres	2000	100			78,000
Residentia ROAD @ ZERO		1.00	Acres	0	100			0
		40.00	Total Acres				Total Est. Land Value =	78,000

2017 Est. T.C.V. 009-021-012-00 = 78,000

Est. TCV/Total Floor Area = 30.71

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
35,100	35,100	35,100	14,279	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,900	0	0	128	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
39,000	39,000	39,000	14,407	14,407	0	

009-021-013-00	2017 Est. T.C.V.	BURTON LARRY & ERLENE H&W
Property Class: 401		9979 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	163.87	819.78	1.0000	1.0000	40	100		6,555
90 Actual Front Feet, 3.78 Total Acres Total Est. Land Value =								6,555

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	1200	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.0	95	950
Total Estimated Land Improvements True Cash Value =					950

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1352 SF Floor Area = 1352 SF.							
Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	45.67	-7.76	0.66	1352	52,147

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
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(16) Deck/Balcony

Treated Wood,Standard	7.24	120	869
Treated Wood,Standard	9.68	48	465

County Multiplier = 1.38 => Cost New = 84,435

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 75,992

Separately Depreciated Items:

(17) Garages

Class:D Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	14.18	768	10,890
County Multiplier = 1.38 =>			Cost New = 15,029
Phy/Ab.Phy/Func/Econ/Comb.%Good= 86/100/100/100/86.0,			Depr.Cost = 12,925

Total Depreciated Cost = 88,916

ECF (RESIDENTIAL RURAL/ NON SUB) 0.650 => TCV of Bldg: 1 = 57,796

2017 Est. T.C.V. 009-021-013-00 = 65,301

Est. TCV/Total Floor Area = 48.30

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
28,000	28,000	28,000	28,000	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	4,700	0	0	252	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
32,700	32,700	32,700	28,252	28,252	28,252	

009-021-013-25 2017 Est. T.C.V. MONETTE CLINTON E
 Property Class: 401 9941 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 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	46	485
	Total Estimated Land Improvements True Cash Value =				485

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

(11) Heating System: Forced Air w/ Ducts

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	47.93	-8.30	0.66	1056	42,546

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 6.74 168 1,132
 Treated Wood,Standard 6.58 190 1,250

County Multiplier = 1.38 => Cost New = 70,358

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 49,250

Separately Depreciated Items:

(17) Garages
 Class:D Exterior: Siding Foundation: 18 Inch (Unfinished)
 Base Cost 19.23 384 7,384
 County Multiplier = 1.38 => Cost New = 10,190
 Phy/Ab.Phy/Func/Econ/Comb.%Good= 46/100/100/100/46.0, Depr.Cost = 4,688

Total Depreciated Cost = 53,938
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 51,241

2017 Est. T.C.V. 009-021-013-25 = 66,726
 Est. TCV/Total Floor Area = 63.19, Most recent sale 07/08/2006 for 89,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
31,800	31,800	31,800	28,328	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	1,600	0	254	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
33,400	33,400	33,400	28,582	28,582	28,582	

009-021-013-40 2017 Est. T.C.V. CONSUMERS ENERGY COMPANY
 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			3.29 Acres		3000	100		9,870
			3.29 Total Acres				Total Est. Land Value =	9,870

2017 Est. T.C.V. 009-021-013-40 = 9,870

Est. TCV/Total Floor Area = 9.35, Most recent sale 11/01/1999 for 10,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
4,900	4,900	4,900	4,900	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	
4,900	4,900	4,900	4,944	4,900		0

009-021-013-50 2017 Est. T.C.V. NEWMAN ROBERT K & HELGA R
 Property Class: 401 3151 S LA CHANCE RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$1900		10.00	Acres		1900	100		19,000
		10.00	Total Acres				Total Est. Land Value =	19,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Asphalt Paving	1.42	1.00	1900	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 MANU-BOCA/STATE Cls D Blt 1991

(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 Crawl Space 49.35 -8.61 0.66 924 38,254

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), Standard 34.21 140 4,789

(16) Deck/Balcony
 Treated Wood w/Roof,Standard 17.90 162 2,900

(17) Garages
 Class:D Exterior: Pole Foundation: 18 Inch (Unfinished)
 Base Cost 9.30 1200 11,160

County Multiplier = 1.38 => Cost New = 87,158

Phy/Ab.Phy/Func/Econ/Comb.%Good= 83/100/100/100/83.0, Depr.Cost = 72,341
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.650 => TCV of Bldg: 1 = 47,022

2017 Est. T.C.V. 009-021-013-50 = 67,447
 Est. TCV/Total Floor Area = 72.99

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	2,700	0	279	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
33,700	33,700	33,700	31,279	31,279	31,279	

009-021-014-00	2017 Est. T.C.V.	WIGGINS JON
Property Class: 401		S LA CHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
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	3.44	1.00	358	45	554
Shed: Wood Frame	9.36	1.00	240	46	1,034
Shed: Wood Frame	9.36	1.00	240	46	1,034
Total Estimated Land Improvements True Cash Value =					2,621

< 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	Comp.Shingle	38.41	0.49	-6	720	26,349

Other Additions/Adjustments	Rate	Size	Cost
Expando	23.10	92	2,125
Addition/Crawl	37.50	144	5,400

(2) Skirting			
Metal Enamel	5.70	144	821

(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 = 56,241

Phy/Ab.Phy/Func/Econ/Comb.%Good= 35/100/100/100/35.0, Depr.Cost = 19,685
ECF (RESIDENTIAL RURAL/ NON SUB) 0.500 => TCV of Bldg: 1 = 9,842

2017 Est. T.C.V. 009-021-014-00 = 33,463

Est. TCV/Total Floor Area = 38.73

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
17,200	17,200	17,200	16,148	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-500	0	145	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
16,700	16,700	16,700	16,293	16,293	0	

009-021-015-00 2017 Est. T.C.V. SNOW DAVID A JR & JULIE L
 Property Class: 401 3221 S LA CHANCE RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$1900		10.00	Acres		1900	100		19,000
		10.00	Total Acres				Total Est. Land Value =	19,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	9.83	1.00	192	50	943
	Total Estimated Land Improvements True Cash Value =				943

Cost Est. for Res. Bldg: 1 Single Family 1.75S Cls C Blt 1978

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1220 SF Floor Area = 1805 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.75	Story Siding	Basement	94.17	0.00	0.00	780	73,453
1	Story Siding	Basement	64.86	0.00	0.00	440	28,538

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

(15) Built-Ins & Fireplaces

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

(16) Porches

CCP (1 Story), Standard	67.30	16	1,077
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(16) Deck/Balcony

Treated Wood,Standard	8.82	80	706
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(17) Garages

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

Base Cost	11.60	768	8,909
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(17) Basement Garages

Basement Garage: 2 Car	2100.00	1	2,100
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County Multiplier = 1.38 => Cost New = 178,699

Phy/Ab.Phy/Func/Econ/Comb.%Good= 71/100/100/100/71.0, Depr.Cost = 126,876
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 120,533

2017 Est. T.C.V. 009-021-015-00 = 140,476

Est. TCV/Total Floor Area = 77.83, Most recent sale 04/01/2002 for 129,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
67,700	67,700	67,700	58,910	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	2,500	0	0	530	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
70,200	70,200	70,200	59,440	59,440	59,440

009-021-016-00 2017 Est. T.C.V. GUNNERSON GORDON G
 Property Class: 401 3463 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			40.000	Acres	1,600	100		64,000
		40.00	Total Acres		Total Est.		Land Value =	64,000

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	1500	50	2,400
Total Estimated Land Improvements True Cash Value =					2,400

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

(11) Heating System: Forced Air w/ Ducts

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	57.07	0.00	0.00	1232	70,310

Other Additions/Adjustments Rate Size Cost

(9) Basement Finish

Basement Recreation Finish	11.25	308	3,465
Walk out Basement Door(s)	700.00	1	700

(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Porches

CPP, Standard	26.75	25	669
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(17) Garages

Class:CD Exterior: Siding Foundation: 18 Inch (Unfinished)							
Base Cost		13.85		896			12,410
Common Wall: 1 Wall		-1000.00		1			-1,000
Mechanical Doors		350.00		1			350
Class:CD Exterior: Pole Foundation: 18 Inch (Unfinished)							
Base Cost		12.78		560			7,157
Class:CD Exterior: Pole Foundation: 18 Inch (Unfinished)							
Base Cost		9.71		1200			11,652

County Multiplier = 1.38 => Cost New = 163,775

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 98,265
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.900 => TCV of Bldg: 1 = 88,438

2017 Est. T.C.V. 009-021-016-00 = 154,838

Est. TCV/Total Floor Area = 125.68

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
77,100	77,100	77,100	62,948	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	300	0	566	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
77,400	77,400	77,400	63,514	63,514	63,514	

009-021-017-00	2017 Est. T.C.V.	GUNNERSON JOE PHIL (LE ETAL)
Property Class: 402		
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 30 - 65	\$2000	40.00	Acres	2000	100			80,000
		40.00	Total Acres				Total Est. Land Value =	80,000

2017 Est. T.C.V. 009-021-017-00 = 80,000

Est. TCV/Total Floor Area = 64.94, Most recent sale 09/05/2002 for 0

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
36,000	36,000	36,000	14,437	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	4,000	0	0	129	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
40,000	40,000	40,000	14,566	14,566	0	

009-021-018-00	2017 Est. T.C.V.	VANANTWERPEN BERTON
Property Class: 401		9692 CLAM RIVER DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

	* Factors *	FF IS APPROX WIDTH OF LOT	
Description	Frontage	Depth	Value
<Site Value I> RIVER SITE			35,000
<Site Value G> RURAL SITES			15,000
350 Actual Front Feet, 5.72 Total Acres			Total Est. Land Value = 50,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	10.27	1.00	96	95	937

Residential Local Cost Land Improvements

Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	0.5	95	475
Total Estimated Land Improvements True Cash Value =					1,412

Cost Est. for Res. Bldg: 1 Single Family MANU-BOCA/STATE CIs CD Blt 1999

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1328 SF Floor Area = 1328 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Piers	56.34	-11.79	0.00	1040	46,332
1	Story Siding	Crawl Space	56.34	-8.13	0.00	288	13,884

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) Porches

WGEP (1 Story), Standard	31.31	192	6,012
WGEP (1 Story), Shallow	27.30	192	5,242

(16) Deck/Balcony

Treated Wood,Standard	8.47	80	678
Treated Wood,Standard	6.69	216	1,445

County Multiplier = 1.38 => Cost New = 113,273

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 101,946
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.650 => TCV of Bldg: 1 = 66,265

2017 Est. T.C.V. 009-021-018-00 = 117,677

Est. TCV/Total Floor Area = 88.61

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
51,000	51,000	51,000	43,920	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	7,800	0	395	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
58,800	58,800	58,800	44,315	44,315	44,315

009-021-018-50 2017 Est. T.C.V. VANANTWERPEN BERTON & MARIE
 Property Class: 402 CLAM RIVER DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value I> RIVER SITE					35000	100		35,000
181 Actual Front Feet, 5.18 Total Acres							Total Est. Land Value =	35,000

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

Unit	Exterior	Roof	Rate	Heat/Roof	Ext.(%)	Size	Cost
Other Additions/Adjustments				Rate		Size	Cost
(9) Foundation							
Foundation Wall: Concrete				6.92		0	0
(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 = 5,927

Notes: SALEM LITE - TRAVEL TRAILER

Phy/Ab.Phy/Func/Econ/Comb.%Good= 76/100/100/100/76.0, Depr.Cost = 4,505

Separately Depreciated Items:

Unit-in-Place Cost Items:							
TRAVEL TRAILER				1.00		3000	3,000
County Multiplier = 1.38 => Cost New = 4,140							
Phy/Ab.Phy/Func/Econ/Comb.%Good= 95/100/100/100/95.0, Depr.Cost = 3,933							

Total Depreciated Cost = 8,438

ECF (RESIDENTIAL RURAL/ NON SUB) 0.500 => TCV of Bldg: 1 = 4,219

2017 Est. T.C.V. 009-021-018-50 = 39,219

Est. TCV/Total Floor Area = 0.00, Most recent sale 06/12/2009 for 0

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
17,300	17,300	17,300	13,356	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,300	0	0	120	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
19,600	19,600	19,600	13,476	13,476	0	

009-021-019-00 2017 Est. T.C.V. NEDRY STANELY D & MARILYN J
 Property Class: 402 9606 W CLAM RIVER DR
 Map #: LAKE TOWNSHIP Lake City, MI 49651

Land Value Estimates for Land Table Riv .CLAM RIVER AREA SUBS&SITES
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> CLAM RIVER 15K					15000	100		15,000
120 Actual Front Feet, 1.27 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	9.85	1.00	120	94	1,111
Total Estimated Land Improvements True Cash Value =					1,111

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

(11) Heating System: Forced Air w/o 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

(17) Garages

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

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

County Multiplier = 1.38 => Cost New = 13,206

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 11,886
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 11,291

2017 Est. T.C.V. 009-021-019-00 = 27,402

Est. TCV/Total Floor Area = 0.00

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
13,400	13,400	13,400	4,419	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	300	0	39	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
13,700	13,700	13,700	4,458	4,458	0	

009-021-019-80 2017 Est. T.C.V. SIZEMORE JOE H
 Property Class: 402 W CLAM RIVER DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Riv .CLAM RIVER AREA SUBS&SITES
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> CLAM RIVER	15K				15000	100		15,000
100 Actual Front Feet, 1.21			Total Acres				Total Est. Land Value =	15,000

2017 Est. T.C.V. 009-021-019-80 = 15,000

Est. TCV/Total Floor Area = 0.00

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
7,500	7,500	7,500	4,020	0.90

2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	36	0

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
7,500	7,500	7,500	4,056	4,056	0

009-021-020-00 2017 Est. T.C.V. SMITHEE ROBERT D & JOANNE C
 Property Class: 401 9586 CLAM RIVER DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
50/FF	498.00	0.00	1.0000	1.0000	50	100		24,900
Residentia 3 - 7 @\$3000			6.35 Acres		3000	100		19,050
498 Actual Front Feet, 6.35 Total Acres Total Est. Land Value =								43,950

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	50	358
Total Estimated Land Improvements True Cash Value =					358

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

(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	44.49	-7.45	0.66	1568	59,114

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
 Fireplace: Interior 1 Story 2600.00 1 2,600

(16) Porches
 WSEP (1 Story), Standard 22.58 224 5,058

County Multiplier = 1.38 => Cost New = 100,501

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 70,350

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= 71/100/100/100/71.0, Depr.Cost = 8,006

Unit-in-Place Cost Items:
 ROOF STRUCT. (SQ FT) 3.97 240 953
 County Multiplier = 1.38 => Cost New = 1,315
 Phy/Ab.Phy/Func/Econ/Comb.%Good= 71/100/100/100/71.0, Depr.Cost = 934

Total Depreciated Cost = 79,290
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 75,326

2017 Est. T.C.V. 009-021-020-00 = 119,634

Est. TCV/Total Floor Area = 76.30

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
57,600	57,600	57,600	41,288	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	2,200	0	0	371	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT

Parcel Number: 009-021-020-00

Page: 2

59,800	59,800	59,800	41,659	41,659	41,659
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009-021-021-00	2017 Est. T.C.V.	COMMERCIAL FOREST CERT # 2013-47-57
Property Class: 700		W LOTAN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SALES & 2013 EQ RATE			40.000	Acres	1,600	100		64,000
		40.00	Total Acres		Total Est.	Land Value =		64,000

2017 Est. T.C.V. 009-021-021-00 = 0

Est. TCV/Total Floor Area = 0.00, Most recent sale 09/01/1999 for 35,000

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

009-021-022-00 2017 Est. T.C.V. RAU JOHN H & MELBA G TRUSTEES
 Property Class: 402 W LOTAN RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 30 - 65	\$2000	40.00	Acres	2000	100			80,000
40.00 Total Acres Total Est. Land Value =								80,000

2017 Est. T.C.V. 009-021-022-00 = 80,000

Est. TCV/Total Floor Area = 51.02

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
36,000	36,000	36,000	12,671	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	4,000	0	0	114	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
40,000	40,000	40,000	12,785	12,785	0	

009-021-023-00	2017 Est. T.C.V.	COMMERCIAL FOREST CERT # 2013-47-57
Property Class: 700		W LOTAN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SALES & 2013 EQ RATE			20.000		2,100	100		42,000
		20.00	Total Acres		Total Est.		Land Value =	42,000

2017 Est. T.C.V. 009-021-023-00 = 0

Est. TCV/Total Floor Area = 0.00, Most recent sale 09/01/1999 for 22,500

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

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

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

009-021-023-60 2017 Est. T.C.V. RAU JOHN H & MELBA G TRUSTEES
 Property Class: 402 W LOTAN 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			9.36 Acres		1900	100		17,784
			9.36 Total Acres				Total Est. Land Value =	17,784

2017 Est. T.C.V. 009-021-023-60 = 17,784
 Est. TCV/Total Floor Area = 11.34, Most recent sale 09/01/1999 for 12,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
9,800	9,800	9,800	9,421	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-900	0	-521	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
8,900	8,900	8,900	9,505	8,900	0	

009-021-023-75 2017 Est. T.C.V. JONES CHRISTOPHER & DEENA
 Property Class: 402 W LOTAN 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			9.88 Acres		1900	100		18,772
			9.88 Total Acres				Total Est. Land Value =	18,772

2017 Est. T.C.V. 009-021-023-75 = 18,772
 Est. TCV/Total Floor Area = 11.97, Most recent sale 08/11/2006 for 30,000

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	

009-021-023-80	2017 Est. T.C.V.	MISSAUKEE COUNTY ROAD COMMISSION
Property Class: 700		
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table .

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
			0.640 Acres		0	100		0
		0.64	Total Acres		Total Est.		Land Value =	0

2017 Est. T.C.V. 009-021-023-80 = 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

009-021-023-95	2017 Est. T.C.V.	MISSAUKEE COUNTY ROAD COMMISSION
Property Class: 700		
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table .

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
			0.120 Acres		0	100		0
		0.12 Total Acres			Total Est. Land Value =			0

2017 Est. T.C.V. 009-021-023-95 = 0

Est. TCV/Total Floor Area = 0.00

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

009-021-024-00 2017 Est. T.C.V. RAU JOHN H & MELBA G TRUSTEES
 Property Class: 401 9421 W LOTAN 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	500.00	0.00	1.0000	1.0000	40	100		20,000
Residentia 30 - 65	\$2000	37.62	Acres		2000	100		75,240
500 Actual Front Feet, 37.62 Total Acres Total Est. Land Value =								95,240

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

(11) Heating System: Electric Wall Heat
 Ground Area = Size for Rates = 800 SF Floor Area = 800 SF.
 Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost
 1 Story Siding Crawl Space 62.30 -9.30 -2.31 800 40,552

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
 WGEF (1 Story), Standard 33.26 168 5,588
 WSEP (1 Story), Standard 27.75 147 4,079
 WPP, Standard 28.03 22 617

(16) Deck/Balcony
 Treated Wood,Standard 12.51 32 400
 Treated Wood,Standard 12.81 30 384

(17) Garages
 Class:CD Exterior: Siding Foundation: 42 Inch (Unfinished)
 Base Cost 18.25 590 10,768
 Mechanical Doors 350.00 1 350

County Multiplier = 1.38 => Cost New = 95,569

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 66,898
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 63,553

2017 Est. T.C.V. 009-021-024-00 = 158,793

Est. TCV/Total Floor Area = 198.49

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
73,700	73,700	73,700	44,567	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	5,700	0	401	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
79,400	79,400	79,400	44,968	44,968	0

009-021-024-95	2017 Est. T.C.V.	MISSAUKEE COUNTY ROAD COMMISSION
Property Class: 700		
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table .

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		0.00	Total Acres		Total Est.		Land Value =	0

2017 Est. T.C.V. 009-021-024-95 = 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

009-022-001-00 2017 Est. T.C.V. HARRIS BERNARD R
 Property Class: 102 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 66 - 120 Acres		80.00 Acres			3600	100		288,000
		80.00 Total Acres					Total Est. Land Value =	288,000

2017 Est. T.C.V. 009-022-001-00 = 288,000

Est. TCV/Total Floor Area = 360.00

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
144,000	144,000	144,000	32,206	0.90

2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	289	0

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
144,000	144,000	144,000	32,495	32,495	0

009-022-001-50	2017 Est. T.C.V.	HARRIS LAWRENCE & ANTHONY
Property Class: 401		8519 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			64.450	Acres	1,555	100		100,230
		64.45	Total Acres		Total Est.		Land Value =	100,230

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,Pole Quality: Average Percent Adj: +0

Base Rate for Upper Floors = 14.75

(10) Heating system: Wall or Floor Furnace Cost/SqFt: -0.15 100%
Adjusted Square Foot Cost for Upper Floors = 14.60

1 Stories Number of Stories Multiplier: 1.000
Average Height per Story: 10 Height per Story Multiplier: 1.000
Ave. Floor Area: 2,714 Perimeter: 215 Perim. Multiplier: 0.985
Refined Square Foot Cost for Upper Floors: 14.38

County Multiplier: 1.38, Final Square Foot Cost for Upper Floors = 19.846

Total Floor Area: 2,714 Base Cost New of Upper Floors = 53,861
Reproduction/Replacement Cost = 53,861
Eff.Age:15 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 74 /100/100/100/74.0
Total Depreciated Cost = 39,857

ECF (RESIDENTIAL RURAL/ NON SUB) 1.100 => TCV of Bldg: 1 = 43,843
Replacement Cost/Floor Area= 19.85 Est. TCV/Floor Area= 16.15

Total Estimated True Cash Value of Commercial/Industrial Buildings = 43,843

2017 Est. T.C.V. 009-022-001-50 = 144,073
Est. TCV/Total Floor Area = 53.09, Most recent sale 10/09/2012 for 95,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
71,900	71,900	71,900	60,955	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	100	0	548	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
72,000	72,000	72,000	61,503	61,503	0	

009-022-001-90	2017 Est. T.C.V.	HARRIS EVA MARIE
Property Class: 401		8539 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			10.100	Acres	2,100	100		21,210
		10.10	Total Acres		Total Est.		Land Value =	21,210

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Ren. Conc.	3.39	1.00	388	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.0	95	950
Total Estimated Land Improvements True Cash Value =					950

Cost Est. for Res. Bldg: 1 Single Family 2S Cls C+5 Blt 2010

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1160 SF Floor Area = 2392 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Siding	Basement	108.59	0.00	4.02	1160	130,628
1	Story Siding	Overhang	37.99	0.00	0.00	72	2,735

Other Additions/Adjustments	Rate	Size	Cost
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(1) Exterior			
Stone Veneer	10.25	160	1,640

(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	17.13	448	7,674
CCP (1 Story), Standard	33.08	72	2,382

(17) Garages			
Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	17.79	676	12,026
Common Wall: 1 Wall	-1300.00	1	-1,300
Automatic Doors	375.00	1	375

County Multiplier = 1.38 => Cost New = 230,487

Phy/Ab.Phy/Func/Econ/Comb.%Good= 98/100/100/100/98.0,	Depr.Cost =	225,878
ECF (RESIDENTIAL RURAL/ NON SUB) 0.900 => TCV of Bldg: 1 =		203,290

2017 Est. T.C.V. 009-022-001-90 = 225,450

Est. TCV/Total Floor Area = 94.25, Most recent sale 05/05/2008 for 5,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
92,100	92,100	92,100	81,938	0.90	
2017 New Eq. Adjustment Loss Additions Tax Adjustment Losses					
9,900	10,700	0	9,900	737	0
2017 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT					
112,700	112,700	112,700	92,575	92,575	92,575

009-022-002-00	2017 Est. T.C.V.	KOLODZIEJ EUGENE
Property Class: 402		S DICKERSON 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. 009-022-002-00 = 19,000

Est. TCV/Total Floor Area = 7.94

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
10,500	10,500	10,500	6,089	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-1,000	0	0	54	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
9,500	9,500	9,500	6,143	6,143	0	

Parcel Number: 009-022-003-00

Page: 2

29,800	29,800	29,800	27,848	27,848	27,848
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009-022-004-00 2017 Est. T.C.V. COLLINSWORTH RICHARD L
 Property Class: 401 S DICKERSON 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	20.00	Acres	2000	100		40,000
20.00 Total Acres Total Est. Land Value =								40,000

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

(11) Heating System: No Heating/Cooling

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

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

(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 = 13,301

Phy/Ab.Phy/Func/Econ/Comb.%Good= 95/100/100/100/95.0, Depr.Cost = 12,636
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 12,004

2017 Est. T.C.V. 009-022-004-00 = 52,004

Est. TCV/Total Floor Area = 0.00, Most recent sale 03/01/2000 for 21,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
25,600	25,600	25,600	21,015	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	400	0	0	189	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
26,000	26,000	26,000	21,204	21,204	0	

009-022-006-00 2017 Est. T.C.V. HILL LOUIE
 Property Class: 401 8125 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	18.70	Acres	2000	100		37,400
18.70 Total Acres Total Est. Land Value =								37,400

Cost Est. for Res. Bldg: 1 Single Family GRG Cls CD Blt 1977

(11) Heating System: No Heating/Cooling

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

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

(14) Water/Sewer

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

(17) Garages

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

Base Cost			12.15			624	7,582
Mechanical Doors			350.00			1	350

County Multiplier = 1.38 => Cost New = 17,114

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 11,980

ECF (RESIDENTIAL RURAL/ NON SUB) 0.900 => TCV of Bldg: 1 = 10,782

2017 Est. T.C.V. 009-022-006-00 = 48,182

Est. TCV/Total Floor Area = 0.00, Most recent sale 12/04/2009 for 40,400

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
24,100	24,100	24,100	19,463	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	175	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
24,100	24,100	24,100	19,638	19,638	0	

009-022-006-95	2017 Est. T.C.V.	LAKE TOWNSHIP
Property Class: 700		8105 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 8000/A			1.30 Acres		8000	100		10,400
		1.30 Total Acres			Total Est.		Land Value =	10,400

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value	
Commercial/Industrial Local Cost Land Improvements						
Description	Rate	CountyMult.	Size	%Good	%Arch.Mult	Cash Value
PAVING	1.00	1.00	20000.0	83	100	16,600
/CI16/YARI/PATR/PICSA		21.75	1.00	480.0	100	10,440
		Total Estimated Land Improvements True Cash Value =				27,040

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 0
Description of Occupancy: CAL 140

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

Base Rate for Upper Floors = 73.65

(10) Heating system: Package Heating & Cooling Cost/SqFt: 2.30 100%
Elevator Adjustment (Applied to upper floors rate) Cost/Sq.Ft.: -1.50
Adjusted Square Foot Cost for Upper Floors = 74.45

1 Stories Number of Stories Multiplier: 1.000
Average Height per Story: 10 Height per Story Multiplier: 0.950
Ave. Floor Area: 4,506 Perimeter: 375 Perim. Multiplier: 1.072
Refined Square Foot Cost for Upper Floors: 75.82

County Multiplier: 1.38, Final Square Foot Cost for Upper Floors = 104.631

Total Floor Area: 4,506 Base Cost New of Upper Floors = 471,469
Reproduction/Replacement Cost = 471,469
Eff.Age:15 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 74 /100/100/100/74.0
Total Depreciated Cost = 348,887

<<<<< Segregated Cost Computations >>>>>
Costs taken from Segregated Cost Section 5: Offices, Banks, Hospitals

Item Description	Cost Col.	Rate	# or SqFt	Height Adj.	Storys Adj.	Base Cost
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(39) Miscellaneous
Canopies & Marquees:
Wood Frame 1 Up 17.25 75 1.000 1.000 1294
Total Base Cost of Lump-Sum Items = 1294
Total Base Cost New = 1294

County Multiplier: 1.38 Architectural Multiplier: 0.66 Combined: 0.911

Reproduction/Replacement Cost = 1,178
Eff.Age:15 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 74 /100/100/100/74.0
Total Depreciated Cost = 872

Local Cost Items	Rate	Quantity/Area	%Good	Depr.Cost
WATER WELL	5000.00	1	90	4,500
SEWER	3000.00	1	90	2,700

Parcel Number: 009-022-006-95 Page: 2

ECF (201B COMMERCIAL GROUP B) 0.980 => TCV of Bldg: 1 = 349,820
Replacement Cost/Floor Area= 106.49 Est. TCV/Floor Area= 77.63

Total Estimated True Cash Value of Commercial/Industrial Buildings = 349,820

2017 Est. T.C.V. 009-022-006-95 = 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

009-022-007-00	2017 Est. T.C.V.	JENEMA JASON M & LYNN M
Property Class: 401		3350 S DICKERSON 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	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
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: Average Quality >
(11) Heating System: Wall Furnace

Unit	Exterior	Roof	Rate	Heat/Roof	Ext.(%)	Size	Cost
BaseUnit	Ribbed	Comp.Shingle	39.79	0.49	-6	600	22,736
Other Additions/Adjustments			Rate			Size	Cost
Addition/Crawl			37.50			160	6,000
Addition/Slab			32.75			320	10,480

(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

(17) Garages
Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)
Base Cost 19.20 576 11,059
No Floor Deduction -3.15 832 -2,621
Class:C Exterior: Pole Foundation: 18 Inch (Unfinished)
Base Cost 11.18 832 9,302

County Multiplier = 1.38 => Cost New = 86,962

Phy/Ab.Phy/Func/Econ/Comb.%Good= 35/100/100/100/35.0, Depr.Cost = 30,437
ECF (RESIDENTIAL RURAL/ NON SUB) 0.500 => TCV of Bldg: 1 = 15,218

Cost Est. for Res. Bldg: 2 Single Family LOG Cls C+10 Blt 2004

(11) Heating System: Forced Air w/ Ducts
Ground Area = Size for Rates = 1380 SF Floor Area = 1725 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25	Story Pine Logs	Basement	87.74	0.00	0.00	1380	121,081

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

Parcel Number: 009-022-007-00 Page: 2

Well, 200 Feet	4975.00	1	4,975
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			
Pine w/Roof, Standard	17.25	180	3,105
 (17) Garages			
Class:C Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	18.97	840	15,935
Common Wall: 1 Wall	-1300.00	1	-1,300
Automatic Doors	375.00	1	375

County Multiplier = 1.38 => Cost New = 215,818

Notes: 1PS PINE LOG

Phy/Ab.Phy/Func/Econ/Comb.%Good= 94/100/100/100/94.0, Depr.Cost = 202,869
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 2 = 192,726

2017 Est. T.C.V. 009-022-007-00	=	252,694				
Est. TCV/Total Floor Area = 90.09, Most recent sale 01/01/1999 for 64,000						
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
121,300	121,300	121,300	102,084	0.90		
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	5,000	0	0	918	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
126,300	126,300	126,300	103,002	103,002	103,002	

009-022-009-00 2017 Est. T.C.V. DUVALL JON & LEANN DUVALL
 Property Class: 401 8909 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			5.000	Acres	2,700	100		13,500
		5.00	Total Acres		Total Est. Land Value =			13,500

Cost Est. for Res. Bldg: 1 Single Family MANU-BOCA/STATE Cls CD Blt 2001

(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
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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	20.60	9	185
Treated Wood,Standard	9.15	64	586

(17) Garages

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

Base Cost	10.46	1200	12,552
Automatic Doors	375.00	2	750

County Multiplier = 1.38 => Cost New = 139,267

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 125,340
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.650 => TCV of Bldg: 1 = 81,471

2017 Est. T.C.V. 009-022-009-00 = 94,971

Est. TCV/Total Floor Area = 56.53, Most recent sale 01/01/2001 for 15,700

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
36,200	36,200	36,200	36,200	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
5,700	5,600	0	5,700	325	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
47,500	47,500	47,500	42,225	42,225	42,225	

009-022-009-50	2017 Est. T.C.V.	CELMER KATHLEEN
Property Class: 401		8981 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 3 - 7 @\$3000			3.99 Acres		3000	100		11,976
			3.99 Total Acres				Total Est. Land Value =	11,976

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	1680	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	2.0	95	1,900
Total Estimated Land Improvements True Cash Value =					1,900

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1988

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1322 SF Floor Area = 1322 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	56.38	0.00	1.87	1322	77,007

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	6.13	456	2,795
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(17) Garages

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

Base Cost	14.85	768	11,405
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 => Cost New = 138,064

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0, Depr.Cost = 103,548

ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 98,371

2017 Est. T.C.V. 009-022-009-50 = 112,247

Est. TCV/Total Floor Area = 84.91, Most recent sale 05/01/2002 for 5,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
53,500	53,500	53,500	45,483	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
517	2,083	0	442	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
56,100	56,100	56,100	45,892	45,892	45,892	

009-022-009-90 2017 Est. T.C.V. SCAFE DOUGLAS & JANE
 Property Class: 401 8945 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	129.36	339.44	1.0000	1.0000	40	100		5,174
129 Actual Front Feet, 1.01 Total Acres Total Est. Land Value =								5,174

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Ren. Conc.	4.21	1.00	240	0	0
D/W/P: Crushed Rock	1.24	1.00	1000	0	0
Shed: Wood Frame	8.72	1.00	320	50	1,395
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 =					2,345

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 2002

(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 Crawl Space 65.85 -9.49 0.00 1120 63,123

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: Interior 1 Story 3250.00 1 3,250

(16) Porches
 WCP (1 Story), Standard 31.12 80 2,490

(17) Garages
 Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)
 Base Cost 19.20 576 11,059
 Common Wall: 1 Wall -1300.00 1 -1,300
 Mechanical Doors 350.00 1 350

County Multiplier = 1.38 => Cost New = 123,968

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0, Depr.Cost = 105,373
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 100,104

2017 Est. T.C.V. 009-022-009-90 = 107,623
 Est. TCV/Total Floor Area = 96.09, Most recent sale 05/13/2016 for 103,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
53,400	53,400	53,400	43,865	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	917	517	0	9,902	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
53,800	53,800	53,800	44,259	53,800	53,800

009-022-010-00 2017 Est. T.C.V. KENDALL JONATHON D
 Property Class: 401 8745 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	234.00	657.00	1.0000	1.0000	40	100		9,360
234 Actual Front Feet, 3.53 Total Acres Total Est. Land Value =								9,360

Cost Est. for Res. Bldg: 1 Single Family MANU-NATIONAL Cls D Blt 2016

(11) Heating System: Forced Air w/ Ducts

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Piers	46.56	-11.59	0.66	1216	43,326

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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(16) Deck/Balcony

Treated Wood,Standard		17.66		16	283
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County Multiplier = 1.38 => Cost New = 68,536

Phy/Ab.Phy/Func/Econ/Comb.%Good= 99/100/100/100/99.0, Depr.Cost = 67,850
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.550 => TCV of Bldg: 1 = 37,318

2017 Est. T.C.V. 009-022-010-00 = 46,678

Est. TCV/Total Floor Area = 38.39, Most recent sale 04/20/2010 for 30,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
4,700	4,700	4,700	4,700	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
18,500	100	0	18,500	42	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
23,300	23,300	23,300	23,242	23,242	0

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009-022-010-50 2017 Est. T.C.V. REED REX R JR & ROSEANNA K
 Property Class: 401 8851 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	180.00	657.00	1.0000	1.0000	40	100		7,200
180 Actual Front Feet, 2.71 Total Acres Total Est. Land Value =								7,200

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Crushed Rock	1.22	1.00	480	50	293
Total Estimated Land Improvements True Cash Value =					293

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 = 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	0.00	1248	60,765

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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(17) Garages

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

Base Cost	16.80	576	9,677
Mechanical Doors	350.00	2	700

County Multiplier = 1.38 => Cost New = 109,892

Notes: HOLLY PARK HUD MHSER#2HP995721

Phy/Ab.Phy/Func/Econ/Comb.%Good= 89/100/100/100/89.0, Depr.Cost = 97,804

Separately Depreciated Items:

(16) Porches

WPP, Standard	35.15	12	422
County Multiplier = 1.38 =>			Cost New = 582
Phy/Ab.Phy/Func/Econ/Comb.%Good= 88/100/100/100/88.0,			Depr.Cost = 512

(16) Deck/Balcony

Treated Wood,Standard	7.32	140	1,025
County Multiplier = 1.38 =>			Cost New = 1,414
Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0,			Depr.Cost = 1,202
Treated Wood,Standard	20.60	12	247
County Multiplier = 1.38 =>			Cost New = 341
Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0,			Depr.Cost = 290

Total Depreciated Cost = 99,808

ECF (RESIDENTIAL RURAL/ NON SUB) 0.650 => TCV of Bldg: 1 = 64,875

2017 Est. T.C.V. 009-022-010-50 = 72,368

Est. TCV/Total Floor Area = 57.99

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

Parcel Number: 009-022-010-50

Page: 2

	31,000	31,000	31,000	30,978	0.90	
2017	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	5,200	0	0	278	0
2017	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	36,200	36,200	36,200	31,256	31,256	31,256

009-022-011-00 2017 Est. T.C.V. KENDALL JONATHON D
 Property Class: 401 8741 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	132.00	657.00	1.0000	1.0000	40	100		5,280
132 Actual Front Feet, 1.99 Total Acres Total Est. Land Value =								5,280

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Metal Prefab	8.49	1.00	80	50	340
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	0.2	95	190
Total Estimated Land Improvements True Cash Value =					530

< 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	Comp.Shingle	31.92	0.42	-5	840	25,825

Other Additions/Adjustments	Rate	Size	Cost
Free Standing Roof	4.35	992	4,315

(2) Skirting

Metal Enamel	5.60	132	739
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(9) Foundation

Foundation Wall: Concrete	7.28	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	7.38	112	827
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(17) Garages

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

Base Cost	10.81	960	10,378
Mechanical Doors	350.00	1	350
No Floor Deduction	-3.10	960	-2,976

County Multiplier = 1.38 => Cost New = 60,378

Phy/Ab.Phy/Func/Econ/Comb.%Good= 35/100/100/100/35.0, Depr.Cost = 21,132
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.500 => TCV of Bldg: 1 = 10,566

2017 Est. T.C.V. 009-022-011-00 = 16,376
 Est. TCV/Total Floor Area = 19.50

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
8,100	8,100	8,100	7,120	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
500	-400	0	500	64	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
8,200	8,200	8,200	7,684	7,684	0	

009-022-012-00 2017 Est. T.C.V. SANDERSON HERBERT RICHARDO
 Property Class: 401
 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	20.00	Acres	2000	100		40,000
20.00 Total Acres Total Est. Land Value =								40,000

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

(11) Heating System: Space Heater

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	50.11	-8.77	-1.89	864	34,085

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: Interior 1 Story	2600.00	1	2,600

County Multiplier = 1.38 => Cost New = 58,981

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 38,338
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 36,421

2017 Est. T.C.V. 009-022-012-00 = 76,421

Est. TCV/Total Floor Area = 88.45

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
37,100	37,100	37,100	25,520	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,100	0	0	229	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
38,200	38,200	38,200	25,749	25,749	0	

009-022-013-00 2017 Est. T.C.V. PRESSELL MARK A & CAROL J
 Property Class: 401 8995 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 30 - 65	\$2000	40.00	Acres	2000	100			80,000
40.00 Total Acres Total Est. Land Value =								80,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Asphalt Paving	1.42	1.00	7000	0	0
Shed: Wood Frame	8.14	1.00	168	94	1,285
Shed: Wood Frame	7.67	1.00	204	94	1,472

Residential Local Cost Land Improvements

Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 10000	10000.00	1.00	1.0	95	9,500
Total Estimated Land Improvements True Cash Value =					12,256

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C+10 Blt 2001

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1500 SF Floor Area = 2250 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Basement	87.97	0.00	0.00	1500	131,955

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

Treated Wood w/Roof,Standard	16.45	276	4,540
Treated Wood,Standard	6.45	405	2,612

(16) Breezeways

Frame Wall,Finished	27.75	122	3,386
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(17) Garages

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

Base Cost	17.79	676	12,026
Automatic Doors	375.00	2	750

County Multiplier = 1.38 => Cost New = 229,258

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 206,332
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 196,016

2017 Est. T.C.V. 009-022-013-00 = 288,272

Est. TCV/Total Floor Area = 128.12, Most recent sale 05/01/1999 for 56,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
126,900	126,900	126,900	106,950	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	17,200	0	962	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
144,100	144,100	144,100	107,912	107,912	107,912

009-022-014-00 2017 Est. T.C.V. RICHARDS BRIAN
 Property Class: 401 8871 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	116.00	657.50	1.0000	1.0000	40	100		4,640
116 Actual Front Feet, 1.75 Total Acres Total Est. Land Value =								4,640

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	10.63	1.00	84	50	446
Total Estimated Land Improvements True Cash Value =					446

< 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	Siding	Comp.Shingle	28.32	1.21	0	1280	37,798

Other Additions/Adjustments	Rate	Size	Cost
Addition/Crawl	33.75	182	6,143
Free Standing Roof	4.35	1476	6,421

(2) Skirting			
Metal Enamel	5.60	192	1,075

(9) Foundation			
Foundation Wall: Concrete	7.28	0	0

(13) Plumbing			
Average Fixture(s)	465.00	1	465
3 Fixture Bath	1395.00	1	1,395

(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	9.40	50	470
Roof Cover Only,Standard	11.05	160	1,768

(17) Garages			
Class:CD Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	20.12	384	7,726
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 => Cost New = 95,414
 Notes: MANOR HOMES #MO209171

Phy/Ab.Phy/Func/Econ/Comb.%Good= 46/100/100/100/46.0, Depr.Cost = 43,891
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.500 => TCV of Bldg: 1 = 21,945

2017 Est. T.C.V. 009-022-014-00	=	27,031			
Est. TCV/Total Floor Area = 18.49, Most recent sale 04/15/2015 for 35,000					
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
14,500	14,500	14,500	14,500	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-1,000	0	-1,000	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
13,500	13,500	13,500	14,630	13,500	0

009-022-015-00 2017 Est. T.C.V. BORNAK RUTH M LE
 Property Class: 401 8621 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 3 - 7 @\$3000			5.45 Acres		3000	100		16,350
			5.45 Total Acres				Total Est. Land Value =	16,350

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Ren. Conc.	4.21	1.00	600	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.0	95	950
Total Estimated Land Improvements True Cash Value =					950

Cost Est. for Res. Bldg: 1 Single Family BI Cls C-5 Blt 1976

(11) Heating System: Forced Air w/ Ducts
 Ground Area = Size for Rates = 960 SF Floor Area = 1536 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
Bi-Level	Siding	Bi-Lev. 60%	83.05	-3.57	0.00	960	76,301

Other Additions/Adjustments	Rate	Size	Cost
(1) Exterior			
Brick Veneer	8.25	100	825
(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) Deck/Balcony			
Treated Wood,Standard	6.65	300	1,995
(17) Garages			
Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	16.02	840	13,457
Common Wall: 1 Wall	-1300.00	1	-1,300
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 => Cost New = 136,568

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 88,769
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.900 => TCV of Bldg: 1 = 79,893

2017 Est. T.C.V. 009-022-015-00 = 97,193
 Est. TCV/Total Floor Area = 63.28

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
48,300	48,300	48,300	39,946	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	300	0	0	359	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
48,600	48,600	48,600	40,305	40,305	40,305

009-022-016-00 2017 Est. T.C.V. DAVIS DOUGLAS & MARYANN
 Property Class: 401 8528 W LOTAN 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	220.00	445.00	1.0000	1.0000	50	100		11,000
220 Actual Front Feet, 2.25 Total Acres Total Est. Land Value =								11,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Ren. Conc.	4.21	1.00	168	0	0
Shed: Wood Frame	11.53	1.00	96	94	1,041
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 =					1,991

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 = 1380 SF Floor Area = 1380 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	60.40	-8.53	0.00	1380	71,581

Other Additions/Adjustments	Rate	Size	Cost
(13) Plumbing			
Average Fixture(s)	760.00	1	760
(14) Water/Sewer			
Well, 100 Feet	2700.00	1	2,700
1000 Gal Septic	3085.00	1	3,085
(15) Built-Ins & Fireplaces			
Appliance Allowance	1915.00	1	1,915
(16) Porches			
CPP, Standard	22.91	40	916
(16) Deck/Balcony			
Treated Wood,Standard	7.39	160	1,182
(17) Garages			
Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	17.28	720	12,442
Common Wall: 1 Wall	-1300.00	1	-1,300
Automatic Doors	375.00	1	375

County Multiplier = 1.38 => Cost New = 129,245

Phy/Ab.Phy/Func/Econ/Comb.%Good= 84/100/100/100/84.0, Depr.Cost = 108,566
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 103,138

2017 Est. T.C.V. 009-022-016-00	=	116,129				
Est. TCV/Total Floor Area = 84.15, Most recent sale 09/30/2015 for 105,000						
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
55,000	55,000	55,000	55,000	0.90		
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	3,100	0	0	0	495	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
58,100	58,100	58,100	55,495	55,495	55,495	

009-022-016-03 2017 Est. T.C.V. ANDERSON TODD B & KIMMY J
 Property Class: 401 8544 W LOTAN 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	220.00	445.00	1.0000	1.0000	50	100		11,000
220 Actual Front Feet, 2.25 Total Acres Total Est. Land Value =								11,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Ren. Conc.	4.21	1.00	1900	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 2500	2500.00	1.00	1.0	95	2,375
Total Estimated Land Improvements True Cash Value =					2,375

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C Blt 2000

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1700 SF Floor Area = 2525 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25	Siding	Basement	70.90	0.00	0.00	1700	120,530
1	Story Siding	Overhang	35.86	0.00	0.00	400	14,344

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

WCP (1 Story), Standard	20.35	240	4,884
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(17) Garages

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

Base Cost	16.02	840	13,457
Automatic Doors	375.00	2	750
Class:C Exterior: Pole Foundation: 42 Inch (Unfinished)			
Base Cost	12.54	768	9,631
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 => Cost New = 241,232

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 217,108
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 206,253

2017 Est. T.C.V. 009-022-016-03 = 219,628
 Est. TCV/Total Floor Area = 86.98, Most recent sale 08/01/1999 for 11,300

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
103,700	103,700	103,700	88,314	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	6,100	0	794	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
109,800	109,800	109,800	89,108	89,108	89,108

009-022-016-06 2017 Est. T.C.V. ANDERSON TODD B & KIM J
 Property Class: 402 W LOTAN 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	220.00	445.00	1.0000	1.0000	40	100		8,800
220 Actual Front Feet, 2.25 Total Acres Total Est. Land Value =								8,800

2017 Est. T.C.V. 009-022-016-06 = 8,800

Est. TCV/Total Floor Area = 3.49, Most recent sale 04/01/2002 for 11,850

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

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

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

009-022-016-09 2017 Est. T.C.V. CORNETTE DANNY L & CHARLOTTE B
 Property Class: 401 8656 W LOTAN 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	220.00	445.00	1.0000	1.0000	40	100		8,800
220 Actual Front Feet, 2.25 Total Acres Total Est. Land Value =								8,800

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

(11) Heating System: Forced Air w/ Ducts

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

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

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1415.00	1	1,415
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(17) Garages

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

Base Cost	9.71	1152	11,186
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 => Cost New = 124,563

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 112,106
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.650 => TCV of Bldg: 1 = 72,869

2017 Est. T.C.V. 009-022-016-09 = 81,669

Est. TCV/Total Floor Area = 56.09, Most recent sale 05/01/2000 for 10,500

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
35,000	35,000	35,000	33,958	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	5,800	0	0	305	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
40,800	40,800	40,800	34,263	34,263	34,263	

009-022-016-12	2017 Est. T.C.V.	POIRIER DANIEL J & SAMANTHA M
Property Class: 401		8688 W LOTAN 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	220.00	445.00	1.0000	1.0000	40	100		8,800
220 Actual Front Feet, 2.25 Total Acres Total Est. Land Value =								8,800

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

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

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

(11) Heating System: Forced Heat & Cool

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	61.83	-8.54	1.92	1664	91,869

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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(17) Garages

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

Base Cost	17.84	672	11,988
Automatic Doors	375.00	2	750
Storage area over garage	3.95	600	2,370

County Multiplier = 1.38 => Cost New = 166,514

Notes: 2003 NORTHRIDGE MHD

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0,	Depr.Cost =	149,863
ECF (RESIDENTIAL RURAL/ NON SUB) 0.650 => TCV of Bldg: 1 =		97,411

2017 Est. T.C.V. 009-022-016-12 = 107,181

Est. TCV/Total Floor Area = 64.41, Most recent sale 03/28/2014 for 94,900

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
45,800	45,800	45,800	45,800	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	7,800	0	412	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
53,600	53,600	53,600	46,212	46,212	46,212

009-022-016-15 2017 Est. T.C.V. HANLON PATRICK D
 Property Class: 402 W LOTAN 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	220.00	445.50	1.0000	1.0000	40	100		8,800
220 Actual Front Feet, 2.25 Total Acres Total Est. Land Value =								8,800

2017 Est. T.C.V. 009-022-016-15 = 8,800

Est. TCV/Total Floor Area = 5.29, Most recent sale 07/29/2011 for 12,000

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

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

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
4,400	4,400	4,400	4,439	4,400	0

009-022-016-18 2017 Est. T.C.V. COWLEY MARIE J
 Property Class: 402 W LOTAN 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. 009-022-016-18 = 19,000

Est. TCV/Total Floor Area = 11.42, Most recent sale 11/22/2016 for 19,000

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	-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

009-022-016-23 2017 Est. T.C.V. BOLLMAN HAROLD R & HARRIET M TRUST
 Property Class: 401 8500 W LOTAN RD X 301
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651-9505

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
40/FF	250.00	906.05	1.0000	1.0000	40	100		10,000
250 Actual Front Feet, 5.20 Total Acres Total Est. Land Value =								10,000

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 2002

(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	45.71	0.00	0.66	1344	62,321

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	6.30	240	1,512
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(17) Garages

Class:D Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	16.37	672	11,001
Common Wall: 1 Wall	-1175.00	1	-1,175
Automatic Doors	350.00	1	350
Class:D Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	16.05	576	9,245
Mechanical Doors	325.00	1	325
No Floor Deduction	-3.00	576	-1,728

County Multiplier = 1.38 => Cost New = 124,760

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0, Depr.Cost = 93,570
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 88,891

2017 Est. T.C.V. 009-022-016-23 = 98,891

Est. TCV/Total Floor Area = 73.58, Most recent sale 09/27/2006 for 145,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
42,200	42,200	42,200	38,166	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	7,200	0	0	343	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
49,400	49,400	49,400	38,509	38,509	38,509

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009-022-016-26 2017 Est. T.C.V. BURLEW LEE E & HELEN J TRUSTEES OF
 Property Class: 401 8500 W LOTAN RD X 201
 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	338.00	644.38	1.0000	1.0000	40	100		13,520
338 Actual Front Feet, 5.00 Total Acres Total Est. Land Value =								13,520

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Fencing: Wd, Solid, 6 ft.	16.41	1.00	54	0	0
Fencing: Wd, Split, 2 Rail	8.01	1.00	30	0	0
Shed: Metal Prefab	9.20	1.00	85	50	391
Shed: Metal Prefab	10.08	1.00	15	50	76
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 =					941

Cost Est. for Res. Bldg: 1 Single Family GRG Cls C Blt 2012

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

Other Additions/Adjustments Rate Size Cost

(13) Plumbing
 3 Fixture Bath 2400.00 -1 -2,400

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

(17) Garages
 Class:C Exterior: Pole Foundation: 18 Inch (Unfinished)
 Base Cost 12.26 679 8,325
 Mechanical Doors 350.00 2 700
 No Floor Deduction -3.15 679 -2,139

County Multiplier = 1.38 => Cost New = 8,364

Notes: TRAILER PAD & GARAGE

Phy/Ab.Phy/Func/Econ/Comb.%Good= 98/100/100/100/98.0, Depr.Cost = 8,196
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 7,787

2017 Est. T.C.V. 009-022-016-26 = 22,248

Est. TCV/Total Floor Area = 0.00, Most recent sale 06/23/2009 for 10,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
10,900	10,900	10,900	10,554	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	200	0	0	94	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
11,100	11,100	11,100	10,648	10,648	0

009-022-016-28 2017 Est. T.C.V. LINDER FRED M & KARLL-LINDER STACY
 Property Class: 401 8500 W LOTAN RD X300
 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		18.79 Acres			1900	100		35,701
		18.79 Total Acres					Total Est. Land Value =	35,701

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	1300	0	0
D/W/P: Crushed Rock	1.22	1.00	1200	0	0
Shed: Wood Frame	7.47	1.00	364	94	2,556
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 2500	2500.00	1.00	1.0	95	2,375
Total Estimated Land Improvements True Cash Value =					4,931

Cost Est. for Res. Bldg: 1 Single Family GRG Cls CD Blt 2000

(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 Overhang 35.73 0.00 0.00 768 27,441

Other Additions/Adjustments Rate Size Cost

(9) Basement Finish
 Basement Recreation Finish 11.25 768 8,640

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

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

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

(16) Porches
 CCP (1 Story), Standard 17.99 384 6,908
 WCP (1 Story), Standard 20.47 208 4,258

(17) Garages
 Class:CD Exterior: Pole Foundation: 42 Inch (Finished)
 Base Cost 14.87 768 11,420
 Mechanical Doors 350.00 1 350

County Multiplier = 1.38 => Cost New = 91,779

Notes: POLE GARGE WITH DWELLING SPACE
 99 SPLIT FROM 016-00 FOR 00 PC GRG @50% FOR 01
 LIVING AREA & CFP FOR 02

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0, Depr.Cost = 78,012
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 74,112

2017 Est. T.C.V. 009-022-016-28 = 114,744
 Est. TCV/Total Floor Area = 149.41, Most recent sale 08/31/2015 for 110,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
54,200	54,200	54,200	54,200	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,200	0	487	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT

Parcel Number: 009-022-016-28

Page: 2

57,400	57,400	57,400	54,687	54,687	54,687
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009-022-016-40	2017 Est. T.C.V.	LINDER FRED M & KARLL-LINDER STACY
Property Class: 402		8500 W LOTAN RD X
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		13.24 Acres	1900		100			25,156
		13.24 Total Acres					Total Est. Land Value =	25,156

2017 Est. T.C.V. 009-022-016-40 = 25,156

Est. TCV/Total Floor Area = 32.76, Most recent sale 03/19/2004 for 0

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
11,900	11,900	11,900	11,900	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	700	0	107	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
12,600	12,600	12,600	12,007	12,007	12,007	

009-022-016-45	2017 Est. T.C.V.	LINDER FRED M & KARLL-LINDER STACY
Property Class: 402		8500 W LOTAN RD X
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		13.82 Acres	1900		100			26,258
		13.82 Total Acres					Total Est. Land Value =	26,258

2017 Est. T.C.V. 009-022-016-45 = 26,258

Est. TCV/Total Floor Area = 34.19, Most recent sale 09/12/2016 for 22,400

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
14,500	14,500	14,500	14,500	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-1,400	0	0	-1,400	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
13,100	13,100	13,100	14,630	13,100	13,100	

009-022-016-50 2017 Est. T.C.V. RUPPEL DANNY R
 Property Class: 402 W LOTAN 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			80.000	Acres	1,525	100		122,000
		80.00	Total Acres		Total Est.	Land Value =		122,000

2017 Est. T.C.V. 009-022-016-50 = 122,000

Est. TCV/Total Floor Area = 158.85

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
61,000	61,000	61,000	41,708	0.90

2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	0	0	0	375	0

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
61,000	61,000	61,000	42,083	42,083	0

009-022-017-00 2017 Est. T.C.V. POSHADLO LAWRENCE M & JUDITH L TTEE
 Property Class: 401 3536 S DICKERSON 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	70.00	Acres	2200	100			154,000
70.00 Total Acres Total Est. Land Value =								154,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Ren. Conc.	3.78	1.00	800	86	2,601
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
GENERATOR	2000.00	1.00	1.0	97	1,940
OUTDOOR FURNACE	2500.00	1.00	1.0	97	2,425
Total Estimated Land Improvements True Cash Value =					6,966

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

(11) Heating System: Forced Air w/ Ducts
 Ground Area = Size for Rates = 1664 SF Floor Area = 1664 SF.
 Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost
 1 Story Siding Basement 54.35 0.00 0.00 1664 90,438

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) Porches
 CSEP (1 Story), Standard 27.67 160 4,427
 WPP, Standard 6.85 752 5,151

(17) Garages
 Class:CD Exterior: Pole Foundation: 18 Inch (Unfinished)
 Base Cost 9.71 1536 14,915
 Automatic Doors 375.00 1 375
 Class:CD Exterior: Siding Foundation: 42 Inch (Finished)
 Base Cost 18.25 832 15,184
 Common Wall: 1 Wall -1225.00 1 -1,225
 Automatic Doors 375.00 1 375
 Mechanical Doors 350.00 1 350

County Multiplier = 1.38 => Cost New = 191,103
 Notes: 3536

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 171,993
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.650 => TCV of Bldg: 1 = 111,795

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

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

Other Additions/Adjustments Rate Size Cost

Parcel Number: 009-022-017-00 Page: 2

(13) Plumbing				
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
(16) Porches				
WSEP (1 Story), Standard	24.18		187	4,522
CCP (1 Story), Standard	45.58		31	1,413
(17) Garages				
Class:D Exterior: Pole Foundation: 42 Inch (Unfinished)				
Base Cost	14.47		473	6,844
Mechanical Doors	325.00		2	650

County Multiplier = 1.38 => Cost New = 23,355
 Notes: 3636 - REMOVED MANUFACTURED

Phy/Ab.Phy/Func/Econ/Comb.%Good= 95/100/100/100/95.0, Depr.Cost = 22,187
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 2 = 21,078

2017 Est. T.C.V. 009-022-017-00				=	293,839
Est. TCV/Total Floor Area = 176.59					
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
123,400	123,400	123,400	104,350	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	23,500	0	0	939	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
146,900	146,900	146,900	105,289	105,289	105,289

009-022-017-90	2017 Est. T.C.V.	JACOBSON MICHAEL D & TANYA
Property Class: 401		3726 S DICKERSON 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 1.25S Cls D Blt 1955

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1695 SF Floor Area = 2035 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25	Story Siding	Basement	50.85	0.00	0.83	1359	70,233
1	Story Siding	Crawl Space	43.92	-7.30	0.66	336	12,526

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: 18 Inch (Unfinished)			
Base Cost	16.05	576	9,245
Automatic Doors	350.00	1	350
Class:D Exterior: Pole Foundation: 18 Inch (Unfinished)			
Base Cost	9.30	1200	11,160
No Floor Deduction	-3.00	1200	-3,600
Class:D Exterior: Pole Foundation: 18 Inch (Unfinished)			
Base Cost	9.30	1200	11,160
No Floor Deduction	-3.00	1200	-3,600

County Multiplier = 1.38 => Cost New = 156,670

Phy/Ab.Phy/Func/Econ/Comb.%Good= 68/100/100/100/68.0, Depr.Cost = 106,536
ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 101,209

2017 Est. T.C.V. 009-022-017-90 = 122,209

Est. TCV/Total Floor Area = 60.05

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
58,100	58,100	58,100	41,328	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	3,000	0	0	371	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
61,100	61,100	61,100	41,699	41,699	41,699

009-022-018-00 2017 Est. T.C.V. POPOUR DAWN C
 Property Class: 401 3910 S DICKERSON 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		15.00	Acres	1900	100			28,500
		15.00	Total Acres				Total Est. Land Value =	28,500

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	7.44	1.00	240	50	893
	Total Estimated Land Improvements True Cash Value =				893

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 1998

(11) Heating System: Space Heater

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

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

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing
 Average Fixture(s) 525.00 1 525

(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 = 48,673

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 34,071
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 32,367

2017 Est. T.C.V. 009-022-018-00 = 61,760

Est. TCV/Total Floor Area = 91.90, Most recent sale 04/01/2010 for 0

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
31,400	31,400	31,400	25,424	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-500	0	228	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
30,900	30,900	30,900	25,652	25,652	0

009-022-019-00 2017 Est. T.C.V. DICKISON BARBARA G
 Property Class: 401 8230 W LOTAN 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		10.09 Acres			1900	100		19,179
		10.09 Total Acres					Total Est. Land Value =	19,179

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

(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	Crawl Space	52.99	-8.91	0.66	576	25,770
1	Story Siding	Crawl Space	50.84	-8.91	0.66	240	10,222

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 6.50 200 1,300

(17) Garages
 Class:D Exterior: Pole Foundation: 18 Inch (Unfinished)
 Base Cost 12.04 576 6,935
 Class:D Exterior: Pole Foundation: 18 Inch (Unfinished)
 Base Cost 9.93 896 8,897
 Mechanical Doors 325.00 1 325
 Class:D Exterior: Pole Foundation: 42 Inch (Unfinished)
 Base Cost 14.36 480 6,893
 Automatic Doors 350.00 1 350

County Multiplier = 1.38 => Cost New = 92,111

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 59,872
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 56,878

2017 Est. T.C.V. 009-022-019-00 = 76,057

Est. TCV/Total Floor Area = 93.21

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
40,900	40,900	40,900	33,566	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-2,900	0	0	302	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
38,000	38,000	38,000	33,868	33,868	33,868	

02:43 PM

009-022-020-00	2017 Est. T.C.V.	DERUITER DONALD R & KAREN J TRUST
Property Class: 401		3780 S DICKERSON 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		15.00	Acres	1900	100			28,500
		15.00	Total Acres				Total Est. Land Value =	28,500

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

(11) Heating System: Forced Air w/ Ducts

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	60.01	0.00	0.00	1440	86,414

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

Basement Recreation Finish	11.45	720	8,244
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(13) Plumbing

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

(14) Water/Sewer

Well, 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) Deck/Balcony

Treated Wood,Standard	6.85	240	1,644
Treated Wood,Standard	6.76	264	1,785

(17) Garages

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

Base Cost	10.10	864	8,726
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(17) Basement Garages

Basement Garage: 2 Car	2025.00	1	2,025
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County Multiplier = 1.38 => Cost New = 162,527

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 105,643
ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 100,361

2017 Est. T.C.V. 009-022-020-00 = 128,861

Est. TCV/Total Floor Area = 89.49

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
62,900	62,900	62,900	55,908	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	1,500	0	503	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
64,400	64,400	64,400	56,411	56,411	56,411	

009-022-022-00 2017 Est. T.C.V. LAURENT TOM & TAMI
 Property Class: 401 8320 W LOTAN 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	19.74	Acres	2000	100		39,480
19.74 Total Acres Total Est. Land Value =								39,480

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Ren. Conc.	5.31	1.00	624	0	0
Shed: Wood Frame	10.52	1.00	384	95	3,839
Shed: Wood Frame	14.13	1.00	120	95	1,611
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 =					6,875

Cost Est. for Res. Bldg: 1 Single Family 1S Cls BC Blt 2010

(11) Heating System: Forced Air w/ Ducts
 Ground Area = Size for Rates = 1413 SF Floor Area = 1413 SF.
 Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost
 1 Story Siding Crawl Space 77.88 -11.19 0.00 1413 94,233

Other Additions/Adjustments Rate Size Cost

(1) Exterior
 Stone Veneer 11.20 32 358

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

(14) Water/Sewer
 Well, 100 Feet 3050.00 1 3,050
 1000 Gal Septic 3550.00 1 3,550

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

(17) Garages
 Class:BC Exterior: Siding Foundation: 42 Inch (Unfinished)
 Base Cost 19.34 832 16,091
 Common Wall: 1 Wall -1425.00 1 -1,425
 Automatic Doors 425.00 1 425
 No Floor Deduction -3.35 624 -2,090

County Multiplier = 1.38 => Cost New = 167,597

Phy/Ab.Phy/Func/Econ/Comb.%Good= 96/100/100/100/96.0, Depr.Cost = 160,893

Separately Depreciated Items:

(16) Porches
 WCP (1 Story), Standard 20.47 408 8,352
 County Multiplier = 1.38 => Cost New = 11,525
 Phy/Ab.Phy/Func/Econ/Comb.%Good= 45/100/100/100/45.0, Depr.Cost = 5,186
 WCP (1 Story), Standard 40.94 52 2,129
 County Multiplier = 1.38 => Cost New = 2,938
 Phy/Ab.Phy/Func/Econ/Comb.%Good= 45/100/100/100/45.0, Depr.Cost = 1,322

Total Depreciated Cost = 167,401
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 159,031

Parcel Number: 009-022-022-00

Page: 2

Cost Est. for Res. Bldg: 2 Single Family MANU-BOCA/STATE Cls D Blt 2001

(11) Heating System: Forced Air w/ Ducts

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

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

Other Additions/Adjustments	Rate	Size	Cost
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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

Roof Cover Only,Standard	10.00	192	1,920
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(17) Garages

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

Base Cost	12.04	576	6,935
Mechanical Doors	325.00	1	325

County Multiplier = 1.38 => Cost New = 83,484

Notes: 8350 W LOTAN RD

Phy/Ab.Phy/Func/Econ/Comb.%Good= 87/100/100/100/87.0, Depr.Cost = 72,631

ECF (RESIDENTIAL RURAL/ NON SUB) 0.650 => TCV of Bldg: 2 = 47,210

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 2005

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

Mezzanine 1 Low Storage Base Rate = 9.70

Adjusted Square Foot Cost for Upper Floors = 14.75

1 Stories Number of Stories Multiplier: 1.000

Average Height per Story: 14 Height per Story Multiplier: 1.080

Ave. Floor Area: 3,136 Perimeter: 232 Perim. Multiplier: 0.972

Refined Square Foot Cost for Upper Floors: 15.48

County Multiplier: 1.38, Final Square Foot Cost for Upper Floors = 21.368

for Mezzanine 1 = 13.386

Total Floor Area: 3,136 Base Cost New of Upper Floors = 67,010

Mezzanine 1 Area: 192 Base Cost New of Mezzanine = 2,570

Reproduction/Replacement Cost = 69,580

Eff.Age:8 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 72 /100/100/100/72.0

Total Depreciated Cost = 50,097

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

Costs taken from Segregated Cost Section 4: Garages, Industrials, Warehouses

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

Parcel Number: 009-022-022-00

Page: 3

County Multiplier: 1.38 Architectural Multiplier: 0.00 Combined: 0.000

Reproduction/Replacement Cost = 0
 Eff.Age:8 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 72 /100/100/100/72.0
 Total Depreciated Cost = 0

ECF (RESIDENTIAL RURAL/ NON SUB) 1.100 => TCV of Bldg: 1 = 55,107
 Replacement Cost/Floor Area= 22.19 Est. TCV/Floor Area= 17.57

Total Estimated True Cash Value of Commercial/Industrial Buildings = 55,107

2017 Est. T.C.V. 009-022-022-00 = 307,703

Est. TCV/Total Floor Area = 52.79, Most recent sale 10/01/1999 for 35,590

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
145,100	145,100	145,100	107,612	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	8,800	0	0	968	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
153,900	153,900	153,900	108,580	108,580	65,148	

009-022-022-50 2017 Est. T.C.V. SCHRYER AMANDA
 Property Class: 401 8500 W X 100 LOTAN 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	19.84	Acres	2000	100		39,680
19.84 Total Acres Total Est. Land Value =								39,680

Cost Est. for Res. Bldg: 1 Single Family 1.75S Cls C Blt 2003

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1456 SF Floor Area = 2596 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.75	Story Siding	Basement	91.53	0.00	0.00	1456	133,268
1	Story Siding	Overhang	36.65	0.00	0.00	48	1,759

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

WCP (1 Story), Standard	17.58	416	7,313
WPP, Standard	7.10	784	5,566

(17) Garages

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

Base Cost	16.54	784	12,967
Common Wall: 1 Wall	-1300.00	1	-1,300
Automatic Doors	375.00	2	750

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

Base Cost	9.30	1200	11,160
Mechanical Doors	325.00	1	325
No Floor Deduction	-3.00	1200	-3,600

County Multiplier = 1.38 => Cost New = 247,115

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 222,404
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 211,283

2017 Est. T.C.V. 009-022-022-50 = 250,963

Est. TCV/Total Floor Area = 96.67, Most recent sale 05/01/2001 for 44,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
119,200	119,200	119,200	99,910	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	6,300	0	0	899	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
125,500	125,500	125,500	100,809	100,809	100,809	

009-023-001-00 2017 Est. T.C.V. DUTCHMAN PROPERTIES LLC
 Property Class: 101 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 SURPLUS	1700/	60.00	Acres	1700	100			102,000
60.00 Total Acres Total Est. Land Value =								102,000

Ag. Bld 1	0, 4 Wall Utility Building	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
4.45	0.946	1.154	0.00	920	1.38	6,168
Phy/Ab.Phy/Func/Econ/Comb.%Good= 35/100/100/100/35.0, Depr.Cost =						2,159
ECF (101 AGRICULTURE) 1.150 => TCV of Bldg: 1 =						2,483

Total Estimated True Cash Value of Agricultural Buildings = 2,483

2017 Est. T.C.V. 009-023-001-00 = 104,483

Est. TCV/Total Floor Area = 40.25

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
55,000	55,000	55,000	31,223	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-2,800	0	0	281	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
52,200	52,200	52,200	31,504	31,504	31,504

009-023-002-00	2017 Est. T.C.V.	MANICK ELLEN
Property Class: 401		7347 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 18 - 29 Acres		10.00 Acres	3600		100			35,993
AG SW 2014 SURPLUS 1700/		10.00 Acres	1700		100		POND & UNFARMED AREA	17,000
		20.00 Total Acres					Total Est. Land Value =	52,993

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

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

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

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1365 SF Floor Area = 1365 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	63.70	0.00	1.92	1365	89,571

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

Basement Recreation Finish	11.45	1000	11,450
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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, 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

WCP (1 Story), Standard	24.05	150	3,608
WPP, Standard	12.58	134	1,686

(17) Garages

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

Base Cost	22.55	583	13,147
Common Wall: 1 Wall	-1300.00	1	-1,300
Automatic Doors	375.00	1	375

County Multiplier = 1.38 => Cost New = 179,222

Phy/Ab.Phy/Func/Econ/Comb.%Good= 95/100/100/100/95.0, Depr.Cost = 170,261
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 161,748

Ag. Bld 1 1971, Cylindrical Silo	Kind:Concrete Stave	Roof:Dome	Roof
Diameter Height Base Value	CountyMult.	Cost New	
16 40 13900	1.38	19,182	
Phy/Ab.Phy/Func/Econ/Comb.%Good= 20/100/	1/100/0.2,	Depr.Cost =	38
ECF (RESIDENTIAL RURAL/ NON SUB)	1.100 => TCV of Bldg: 1 =		42

Ag. Bld 2 1970, 4 Wall Utility Building	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

Parcel Number: 009-023-002-00 Page: 2

4.45 1.000 1.142 0.00 864 1.38 6,059
Phy/Ab.Phy/Func/Econ/Comb.%Good= 40/100/100/100/40.0, Depr.Cost = 2,424
ECF (RESIDENTIAL RURAL/ NON SUB) 1.100 => TCV of Bldg: 2 = 2,666

Ag. Bld 3 1951, 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 1.423 1.062 0.00 1440 1.38 36,638
Phy/Ab.Phy/Func/Econ/Comb.%Good= 35/100/ 50/100/17.5, Depr.Cost = 6,412
ECF (RESIDENTIAL RURAL/ NON SUB) 1.100 => TCV of Bldg: 3 = 7,053

Ag. Bld 4 1971, 4 Wall Utility Building 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
4.45 0.946 0.991 0.00 2560 1.38 14,738
Phy/Ab.Phy/Func/Econ/Comb.%Good= 40/100/100/100/40.0, Depr.Cost = 5,895
ECF (RESIDENTIAL RURAL/ NON SUB) 1.100 => TCV of Bldg: 4 = 6,485

Ag. Bld 5 1971, 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 0.946 1.161 0.00 1504 1.38 7,169
Phy/Ab.Phy/Func/Econ/Comb.%Good= 45/100/100/100/45.0, Depr.Cost = 3,226
ECF (RESIDENTIAL RURAL/ NON SUB) 1.100 => TCV of Bldg: 5 = 3,549

Ag. Bld 6 1973, 4 Wall Equipment Shelter 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
4.57 1.038 0.947 0.00 3864 1.38 23,954
Phy/Ab.Phy/Func/Econ/Comb.%Good= 45/100/100/100/45.0, Depr.Cost = 10,779
ECF (RESIDENTIAL RURAL/ NON SUB) 1.100 => TCV of Bldg: 6 = 11,857

Total Estimated True Cash Value of Agricultural Buildings = 31,652

2017 Est. T.C.V. 009-023-002-00 = 247,363

Est. TCV/Total Floor Area = 181.22, Most recent sale 08/31/2016 for 250,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
122,900	122,900	122,900	92,353	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
123,700	0	122,900	0	31,347	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
123,700	123,700	123,700	93,184	123,700	0

009-023-004-00	2017 Est. T.C.V.	MILLER JOHN R TRUST
Property Class: 401		3390 S GREEN 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	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
Shed: Wood Frame	7.36	1.00	252	50	928
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 =					3,303

Cost Est. for Res. Bldg: 1 Single Family 1.75S Cls D Blt 1973

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1862 SF Floor Area = 3258 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.75	Story Siding	Crawl Space	62.08	-7.12	1.15	1202	67,444
1.75	Story Siding	Crawl Space	62.08	-7.12	1.15	660	37,033

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: Interior 1 Story	2600.00	1	2,600

(16) Porches

WCP (1 Story), Standard	17.28	312	5,391
CCP (1 Story), Standard	58.93	18	1,061

County Multiplier = 1.38 => Cost New = 165,026

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 99,015

Separately Depreciated Items:

(16) Porches

CGEP (1 Story), Standard	31.28	184	5,756
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County Multiplier = 1.38 => Cost New = 7,943

Phy/Ab.Phy/Func/Econ/Comb.%Good= 4/100/100/100/4.0, Depr.Cost = 318

Total Depreciated Cost = 99,333

ECF (RESIDENTIAL RURAL/ NON SUB) 0.900 => TCV of Bldg: 1 = 89,400

2017 Est. T.C.V. 009-023-004-00 = 132,703

Est. TCV/Total Floor Area = 40.73

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
66,000	66,000	66,000	55,538	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	400	0	499	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
66,400	66,400	66,400	56,037	56,037	56,037

Parcel Number: 009-023-005-00

Page: 2

83,700	83,700	83,700	67,797	67,797	67,797
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009-023-006-00 2017 Est. T.C.V. MCVICAR MICHELLE & BRIGGS BONNIE M
 Property Class: 401 7727 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	26.67	Acres	2000	100		53,340
26.67 Total Acres Total Est. Land Value =								53,340

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	11.23	1.00	64	50	359
Total Estimated Land Improvements True Cash Value =					359

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 = 1620 SF Floor Area = 1620 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Piers	54.55	-11.19	0.00	1620	70,243

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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County Multiplier = 1.38 => Cost New = 108,652

Notes: 1969 REDMAN MHD

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0, Depr.Cost = 81,489
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.650 => TCV of Bldg: 1 = 52,968

2017 Est. T.C.V. 009-023-006-00 = 106,667

Est. TCV/Total Floor Area = 65.84

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
49,100	49,100	49,100	33,958	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	4,200	0	305	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
53,300	53,300	53,300	34,263	34,263	34,263	

009-023-007-00 2017 Est. T.C.V. DUTCHMAN PROPERTIES LLC
 Property Class: 102 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 66 - 120 Acres		58.00 Acres			3600	100		208,800
AG SW 2014 UNTILLABLE		24.89 Acres			1700	100		42,313
AG SW 2014 ROW		0.75 Acres			0	100		0
83.64 Total Acres Total Est. Land Value =								251,113

2017 Est. T.C.V. 009-023-007-00 = 251,113

Est. TCV/Total Floor Area = 155.01

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
75,300	75,300	75,300	39,030	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	50,300	0	0	351	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
125,600	125,600	125,600	39,381	39,381	39,381	

Parcel Number: 009-023-007-90

Page: 2

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
15,000	15,000	15,000	14,168	14,168	14,168

009-023-008-00 2017 Est. T.C.V. ARLENE PROPERTIES LLC
 Property Class: 102 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 UNTILLED	2200	37.47	Acres	2200	100			82,434
37.47 Total Acres Total Est. Land Value =								82,434

2017 Est. T.C.V. 009-023-008-00 = 82,434

Est. TCV/Total Floor Area = 114.49, Most recent sale 12/31/2015 for 0

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
33,700	33,700	33,700	18,610	0.90

2017	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	7,500	0	0	167	0

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
41,200	41,200	41,200	18,777	18,777	18,777

009-023-008-90	2017 Est. T.C.V.	ANDERSON BILLIE JO
Property Class: 401		3181 S DICKERSON 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	220.00	500.00	1.0000	1.0000	40	100		8,800
220 Actual Front Feet, 2.52 Total Acres Total Est. Land Value =								8,800

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 = 792 SF Floor Area = 792 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Piers	51.24	-13.01	0.66	792	30,801

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1235.00	1	1,235
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County Multiplier = 1.38 => Cost New = 52,034

Phy/Ab.Phy/Func/Econ/Comb.%Good= 84/100/100/100/84.0, Depr.Cost = 43,709

Separately Depreciated Items:

(16) Deck/Balcony

Treated Wood,Standard	6.30	240	1,512
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County Multiplier = 1.38 => Cost New = 2,087

Phy/Ab.Phy/Func/Econ/Comb.%Good= 88/100/100/100/88.0, Depr.Cost = 1,836

Total Depreciated Cost = 45,545

ECF (RESIDENTIAL RURAL/ NON SUB) 0.650 => TCV of Bldg: 1 = 29,604

2017 Est. T.C.V. 009-023-008-90 = 38,404

Est. TCV/Total Floor Area = 48.49, Most recent sale 06/21/2004 for 49,350

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
16,800	16,800	16,800	16,800	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,400	0	0	151	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
19,200	19,200	19,200	16,951	16,951	16,951	

009-023-008-95 2017 Est. T.C.V. BORGSTROM MICHAEL S
 Property Class: 401 3233 S DICKERSON 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	200.00	220.00	1.0000	1.0000	40	100		8,000
200 Actual Front Feet, 1.01 Total Acres Total Est. Land Value =								8,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	8.79	1.00	120	50	527
Total Estimated Land Improvements True Cash Value =					527

Cost Est. for Res. Bldg: 1 Single Family MANU-BOCA/STATE Cls D Blt 1992

(11) Heating System: Forced Air w/ Ducts

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

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

Other Additions/Adjustments Rate Size Cost

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

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

(16) Deck/Balcony
 Treated Wood w/Roof,Standard 15.60 256 3,994

(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 = 91,645

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 73,316
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.650 => TCV of Bldg: 1 = 47,655

2017 Est. T.C.V. 009-023-008-95 = 56,182

Est. TCV/Total Floor Area = 43.89, Most recent sale 07/01/2002 for 58,750

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
24,300	24,300	24,300	24,300	0.90		
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	3,800	0	0	218	0	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
28,100	28,100	28,100	24,518	24,518	24,518	24,518

009-023-009-00 2017 Est. T.C.V. MILLER STEVEN ETAL
 Property Class: 401 3345 S DICKERSON RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 3 - 7 @\$3000			4.61 Acres		3000	100		13,830
			4.61 Total Acres				Total Est. Land Value =	13,830

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

Unit	Exterior	Roof	Rate	Heat/Roof	Ext.(%)	Size	Cost
BaseUnit	Ribbed	Metal	35.01	-0.80	0	520	17,789

Other Additions/Adjustments Rate Size Cost

(9) Foundation							
Foundation Wall: Concrete			7.13			0	0

(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 = 30,476
 Notes: 10 X 52 MH

Phy/Ab.Phy/Func/Econ/Comb.%Good= 35/100/100/100/35.0, Depr.Cost = 10,667

Separately Depreciated Items:

Unit-in-Place Cost Items:							
MOBILE HOME			1.00			2500	2,500
County Multiplier = 1.38 =>						Cost New =	3,450
Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0,						Depr.Cost =	2,588

Total Depreciated Cost = 13,254

ECF (RESIDENTIAL RURAL/ NON SUB) 0.500 => TCV of Bldg: 1 = 6,627

2017 Est. T.C.V. 009-023-009-00 = 20,457

Est. TCV/Total Floor Area = 39.34

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
10,500	10,500	10,500	7,371	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-300	0	0	66	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
10,200	10,200	10,200	7,437	7,437	7,437	

009-023-009-25	2017 Est. T.C.V.	WHEELER DANIEL L
Property Class: 401		3391 S DICKERSON 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	18.18	Acres	2000	100		36,360
18.18 Total Acres								Total Est. Land Value = 36,360

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	320	50	550
Total Estimated Land Improvements True Cash Value =					550

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C-5 Blt 1977

(11) Heating System: Forced Air w/ Ducts

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	63.75	-9.27	0.00	1008	54,916

Other Additions/Adjustments	Rate	Size	Cost
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(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
WPP, Standard 23.44 36 844

(16) Deck/Balcony
Treated Wood,Standard 8.87 78 692

(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 1216 12,318

County Multiplier = 1.38 => Cost New = 118,492

Phy/Ab.Phy/Func/Econ/Comb.%Good= 71/100/100/100/71.0, Depr.Cost = 84,129

Separately Depreciated Items:

(17) Garages
Class:C Exterior: Pole Foundation: 18 Inch (Unfinished)
Base Cost 10.13 1280 12,966
County Multiplier = 1.38 => Cost New = 17,894
Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 16,104

Total Depreciated Cost = 100,234
ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 95,222

2017 Est. T.C.V. 009-023-009-25 = 132,132
Est. TCV/Total Floor Area = 131.08

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
63,200	63,200	63,200	51,886	0.90

Parcel Number: 009-023-009-25

Page: 2

2017	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	2,900	0	0	466	0
2017 Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	66,100	66,100	66,100	52,352	52,352	52,352

009-023-009-40 2017 Est. T.C.V. DYKGRAAF GARY M II & DIANE M
 Property Class: 401 S DICKERSON RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 3 - 7 @\$3000			3.02 Acres		3000	100		9,060
			3.02 Total Acres				Total Est. Land Value =	9,060

Cost Est. for Res. Bldg: 1 Single Family GRG Cls CD Blt 2000

(11) Heating System: No Heating/Cooling

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

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

Other Additions/Adjustments	Rate	Size	Cost

County Multiplier = 1.38 => Cost New = 0

Phy/Ab.Phy/Func/Econ/Comb.%Good= 95/100/100/100/95.0, Depr.Cost = 0

Separately Depreciated Items:

(17) Garages

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

Base Cost 9.71 1680 16,313

County Multiplier = 1.38 => Cost New = 22,512

Phy/Ab.Phy/Func/Econ/Comb.%Good= 91/100/100/100/91.0, Depr.Cost = 20,486

Total Depreciated Cost = 20,486

ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 19,461

2017 Est. T.C.V. 009-023-009-40 = 28,521

Est. TCV/Total Floor Area = 0.00, Most recent sale 05/01/2001 for 52,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
13,700	13,700	13,700	9,328	0.90

2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	600	0	0	83	0

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
14,300	14,300	14,300	9,411	9,411	0

009-023-009-60 2017 Est. T.C.V. SIINO FAMILY TRUST
 Property Class: 402 S DICKERSON 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			6.37 Acres		3000	100		19,113
		6.37	Total Acres				Total Est. Land Value =	19,113

2017 Est. T.C.V. 009-023-009-60 = 19,113

Est. TCV/Total Floor Area = 0.00

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
9,600	9,600	9,600	5,129	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	46	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
9,600	9,600	9,600	5,175	5,175	0	

009-023-009-80 2017 Est. T.C.V. DYKGRAAF GARY M II & DIANE M
 Property Class: 401 3313 S DICKERSON 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	317.91	285.00	1.0000	1.0000	40	100		12,716
318 Actual Front Feet, 2.08 Total Acres Total Est. Land Value =								12,716

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	12.07	1.00	80	50	483
Total Estimated Land Improvements True Cash Value =					483

< 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	Comp.Shingle	34.46	0.49	-6	980	32,225

Other Additions/Adjustments	Rate	Size	Cost
Free Standing Roof	4.57	400	1,828

(2) Skirting				
Brick/Stone Ven	8.55	168	1,436	

(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				
Pine w/Roof,Standard	19.10	96	1,834	

(17) Garages				
Class:CD Exterior: Pole Foundation: 42 Inch (Unfinished)				
Base Cost	16.39	400	6,556	

County Multiplier = 1.38 => Cost New = 68,915
 Notes: 1987 REDMAN MH

Phy/Ab.Phy/Func/Econ/Comb.%Good= 36/100/100/100/36.0,	Depr.Cost =	24,810
ECF (RESIDENTIAL RURAL/ NON SUB) 0.500 => TCV of Bldg: 1 =		12,405

2017 Est. T.C.V. 009-023-009-80 = 25,604
 Est. TCV/Total Floor Area = 26.13

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
13,400	13,400	13,400	13,356	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-600	0	-556	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
12,800	12,800	12,800	13,476	12,800	0	

009-023-009-90 2017 Est. T.C.V. HILL GEOFFREY D
 Property Class: 401 3305 S DICKERSON 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	1.04	Acres	5500	100		5,720
1.04 Total Acres Total Est. Land Value =								5,720

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls D Blt 2009

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1200 SF Floor Area = 1800 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Slab	59.50	-9.03	0.98	1200	61,740

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	8.08	80	646
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County Multiplier = 1.38 => Cost New = 94,449

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, Depr.Cost = 51,947
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.900 => TCV of Bldg: 1 = 46,752
 80 % Completed => Est. True Cash Value 2017 = 37,402

2017 Est. T.C.V. 009-023-009-90 = 43,122

Est. TCV/Total Floor Area = 23.96

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
21,400	21,400	21,400	10,870	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	200	0	97	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
21,600	21,600	21,600	10,967	10,967	10,967	

009-023-009-95 2017 Est. T.C.V. HILL GEOFFREY D
 Property Class: 401 3309 S DICKERSON 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	1.04	Acres	5500	100		5,720
1.04 Total Acres Total Est. Land Value =								5,720

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	100	50	168
Total Estimated Land Improvements True Cash Value =					168

Cost Est. for Res. Bldg: 1 Single Family GRG Cls D Blt 2004

(11) Heating System: Forced Air w/o 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

(17) Garages
 Class:D Exterior: Pole Foundation: 42 Inch (Unfinished)
 Base Cost 10.01 1200 12,012
 Mechanical Doors 325.00 1 325

County Multiplier = 1.38 => Cost New = 17,025

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 15,323
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 14,556

2017 Est. T.C.V. 009-023-009-95						=	20,444
Est. TCV/Total Floor Area =	0.00, Most recent sale 09/13/2004 for 2,500						
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
12,900	12,900	12,900	9,540	0.90			
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment		Losses		
0	300	3,000	0	65		2,219	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-		PRE/MBT	
10,200	10,200	10,200	7,386	7,386		7,386	

009-023-010-00	2017 Est. T.C.V.	SIINO FAMILY TRUST
Property Class: 401		3351 S DICKERSON 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	1.14	Acres	5500	100		6,270
			1.14	Total Acres			Total Est. Land Value =	6,270

Land Improvement Cost Estimates

Land Improvment Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Ren. Conc.	3.78	1.00	146	94	519
Shed: Wood Frame	10.75	1.00	80	50	430
Total Estimated Land Improvements True Cash Value =					949

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

(11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 702 SF Floor Area = 702 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	64.29	-9.62	-0.21	702	38,231

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

(16) Breezeways			
Frame Wall,Finished	27.25	264	7,194

(17) Garages			
Class:CD Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	23.25	352	8,184
Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	20.66	493	10,185
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 => Cost New = 97,510

Phy/Ab.Phy/Func/Econ/Comb.%Good= 71/100/100/100/71.0, Depr.Cost = 69,232

Separately Depreciated Items:

(16) Porches			
CGEP (1 Story), Standard	27.20	306	8,323

County Multiplier = 1.38 => Cost New = 11,486

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 10,337

Total Depreciated Cost = 79,569

ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 75,591

2017 Est. T.C.V. 009-023-010-00 = 82,810

Est. TCV/Total Floor Area = 117.96

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
39,200	39,200	39,200	33,544	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,200	0	301	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT

Parcel Number: 009-023-010-00

Page: 2

41,400	41,400	41,400	33,845	33,845	0
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009-023-011-00 2017 Est. T.C.V. SCHUT RANDALL R
 Property Class: 401 3273 S DICKERSON 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	220.00	285.00	1.0000	1.0000	40	100		8,800
220 Actual Front Feet, 1.44 Total Acres Total Est. Land Value =								8,800

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Ren. Conc.	3.39	1.00	432	0	0
D/W/P: 4in Ren. Conc.	3.39	1.00	360	0	0
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	0.5	95	475
Total Estimated Land Improvements True Cash Value =					1,002

Cost Est. for Res. Bldg: 1 Single Family MANU-BOCA/STATE Cls D Blt 1988

(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	Piers	44.49	-10.81	0.66	1568	53,845

Other Additions/Adjustments Rate Size Cost

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

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

(15) Built-Ins & Fireplaces
 Appliance Allowance 1235.00 1 1,235
 Fireplace: Prefab 1 Story 1330.00 1 1,330

(16) Porches
 WCP (1 Story), Standard 24.20 120 2,904

(17) Garages
 Class:D Exterior: Pole Foundation: 18 Inch (Unfinished)
 Base Cost 10.95 720 7,884
 Mechanical Doors 325.00 2 650

County Multiplier = 1.38 => Cost New = 102,973
 Notes: 2012-03519 AFFMAN

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 82,378
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.650 => TCV of Bldg: 1 = 53,546

2017 Est. T.C.V. 009-023-011-00 = 63,348
 Est. TCV/Total Floor Area = 40.40, Most recent sale 09/27/2012 for 68,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
27,400	27,400	27,400	26,596	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	4,300	0	0	239	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
31,700	31,700	31,700	26,835	26,835	26,835

009-023-012-00	2017 Est. T.C.V.	ROOT DEAN
Property Class: 401		3333 S DICKERSON 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	210.00	220.00	1.0000	1.0000	40	100		8,400
210 Actual Front Feet, 1.06 Total Acres								Total Est. Land Value = 8,400

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	1170	0	0
D/W/P: 4in Ren. Conc.	3.39	1.00	576	0	0
Shed: Wood Frame	8.52	1.00	140	87	1,037

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 =					1,987

Cost Est. for Res. Bldg: 1 Single Family MANU-BOCA/STATE Cls D Blt 1984

(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
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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	14.25	896	12,768
Automatic Doors	350.00	2	700

County Multiplier = 1.38 => Cost New = 75,380

Notes: 1984 MARLETTE MH - HUD

Phy/Ab.Phy/Func/Econ/Comb.%Good= 74/100/100/100/74.0,	Depr.Cost =	55,781
ECF (RESIDENTIAL RURAL/ NON SUB) 0.650 => TCV of Bldg: 1 =		36,258

2017 Est. T.C.V. 009-023-012-00 = 46,645

Est. TCV/Total Floor Area = 49.73, Most recent sale 09/08/2015 for 20,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
20,400	20,400	20,400	20,400	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	2,900	0	183	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
23,300	23,300	23,300	20,583	20,583	0	

009-023-014-00	2017 Est. T.C.V.	MCCLURE DOUGLAS M & HEATHER S
Property Class: 401		7680 W LOTAN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP H \$75/FF	250.00	871.20	1.0000	1.0000	75	100		18,750
250 Actual Front Feet, 5.00 Total Acres Total Est. Land Value =								18,750

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Ren. Conc.	5.31	1.00	675	94	3,369
D/W/P: 3.5 Concrete	4.04	1.00	140	94	532
Total Estimated Land Improvements True Cash Value =					3,901

Cost Est. for Res. Bldg: 1 Single Family 1S Cls BC Blt 2010

(11) Heating System: Forced Heat & Cool
Ground Area = Size for Rates = 1823 SF Floor Area = 2268 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	73.75	0.00	1.85	1823	137,819
1	Story Siding	Overhang	39.91	0.00	0.00	445	17,760

Other Additions/Adjustments

	Rate	Size	Cost
(1) Exterior Stone Veneer	11.20	235	2,632

(13) Plumbing

Average Fixture(s)	Rate	Size	Cost
2 Fixture Bath	1120.00	1	1,120
	2350.00	1	2,350

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

	Rate	Size	Cost
Appliance Allowance	2610.00	1	2,610
Fireplace: Prefab 1 Story	3630.00	1	3,630

(16) Porches

	Rate	Size	Cost
CCP (1 Story), Standard	25.64	178	4,564
WCP (1 Story), Standard	24.17	216	5,221

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

	Rate	Size	Cost
Base Cost	22.34	890	19,883
Common Wall: 2 Wall	-2850.00	1	-2,850
Automatic Doors	425.00	1	425

County Multiplier = 1.38 => Cost New = 278,433

Phy/Ab.Phy/Func/Econ/Comb.%Good= 95/100/100/100/95.0, Depr.Cost = 264,511
ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 251,286

Ag. Bld 1 1974, 4 Wall 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
10.10	0.946	0.989	0.00	2736	1.38	35,678

Phy/Ab.Phy/Func/Econ/Comb.%Good= 35/100/100/100/35.0, Depr.Cost = 12,487
ECF (RESIDENTIAL RURAL/ NON SUB) 1.100 => TCV of Bldg: 1 = 13,736

Total Estimated True Cash Value of Agricultural Buildings = 13,736

2017 Est. T.C.V. 009-023-014-00 = 287,673

Parcel Number: 009-023-014-00

Page: 2

Est. TCV/Total Floor Area = 126.84

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
136,300	136,300	136,300	114,198	0.90		
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	7,500	0	0	1,027	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
143,800	143,800	143,800	115,225	115,225	115,225	

009-023-014-05	2017 Est. T.C.V.	MCCLURE DOUGLAS M & HEATHER S
Property Class: 102		W LOTAN 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		34.70 Acres	3600	100				124,920
		34.70 Total Acres	Total Est. Land Value =					124,920

2017 Est. T.C.V. 009-023-014-05 = 124,920

Est. TCV/Total Floor Area = 55.08

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
64,200	64,200	64,200	18,276	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-1,700	0	0	164	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
62,500	62,500	62,500	18,440	18,440	18,440	

009-023-014-50 2017 Est. T.C.V. VANDERMEULEN SCOTT
 Property Class: 102 6594 W LOTAN 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 18 - 29 Acres		20.00 Acres	3600		100			72,000
AG SW 2014 SURPLUS 1700/		19.70 Acres	1700		100			33,490
		39.70 Total Acres	Total Est. Land Value =					105,490

2017 Est. T.C.V. 009-023-014-50 = 105,490

Est. TCV/Total Floor Area = 46.51

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
54,700	54,700	54,700	20,828	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-2,000	0	0	187	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
52,700	52,700	52,700	21,015	21,015	21,015	

009-023-015-00 2017 Est. T.C.V. KRAFVE LOIS A TRUST
 Property Class: 102 W LOTAN 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		40.00 Acres	3600		100			144,000
AG SW 2014 SURPLUS 1700/		40.00 Acres	1700		100			68,000
		80.00 Total Acres	Total Est. Land Value =					212,000

2017 Est. T.C.V. 009-023-015-00 = 212,000

Est. TCV/Total Floor Area = 93.47

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
110,000	110,000	110,000	26,849	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-4,000	0	0	241	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
106,000	106,000	106,000	27,090	27,090	27,090	

009-023-016-00 2017 Est. T.C.V. CHRISTIE KEVIN P
 Property Class: 101 7180 W LOTAN 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		35.00 Acres	3600		100			126,000
AG SW 2014 UNTILLABLE		45.00 Acres	1700		100			76,500
		80.00 Total Acres					Total Est. Land Value =	202,500

Cost Est. for Res. Bldg: 1 Single Family 1.75S Cls D Blt 1988

(11) Heating System: Forced Air w/ Ducts
 Ground Area = Size for Rates = 884 SF Floor Area = 1547 SF.
 Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost
 1.75 Story Siding Slab 71.54 -9.74 1.15 884 55,648

Other Additions/Adjustments Rate Size Cost

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

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

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

County Multiplier = 1.38 => Cost New = 86,323

Phy/Ab.Phy/Func/Econ/Comb.%Good= 74/100/100/100/74.0, Depr.Cost = 63,879
 ECF (101 AGRICULTURE) 0.900 => TCV of Bldg: 1 = 57,491

Ag. Bld 1 0, 4 Wall 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
 10.10 0.946 0.909 0.00 6400 1.38 76,707
 Phy/Ab.Phy/Func/Econ/Comb.%Good= 62/100/ 50/100/31.0, Depr.Cost = 23,779
 ECF (101 AGRICULTURE) 1.150 => TCV of Bldg: 1 = 27,346

Total Estimated True Cash Value of Agricultural Buildings = 27,346

2017 Est. T.C.V. 009-023-016-00 = 287,337

Est. TCV/Total Floor Area = 185.74

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
146,500	142,000	142,000	83,511	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	1,700	0	0	751	0	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
143,700	143,700	143,700	84,262	84,262	84,262	84,262

009-023-017-00 2017 Est. T.C.V. TACOMA DAIRY INC
 Property Class: 102 W LOTAN 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		80.00 Acres			3600	100		288,000
		80.00 Total Acres					Total Est. Land Value =	288,000

2017 Est. T.C.V. 009-023-017-00 = 288,000

Est. TCV/Total Floor Area = 186.17, Most recent sale 02/12/2010 for 240,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
144,000	144,000	144,000	79,590	0.90

2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	0	0	0	716	0

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
144,000	144,000	144,000	80,306	80,306	80,306