

009-028-004-95 2017 Est. T.C.V. HATT KENNETH L & JANE
 Property Class: 401 4269 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	215.00	405.20	1.0000	1.0000	40	100		8,600
215 Actual Front Feet, 2.00 Total Acres Total Est. Land Value =								8,600

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	9.59	1.00	80	50	384
Shed: Wood Frame	9.59	1.00	80	50	384
Total Estimated Land Improvements True Cash Value =					767

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1140 SF Floor Area = 1140 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Piers	47.18	-11.79	0.66	1140	41,097

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	6.79	160	1,086
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County Multiplier = 1.38 => Cost New = 70,019

Notes: Dutch #6746D

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 56,015
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.550 => TCV of Bldg: 1 = 30,808

2017 Est. T.C.V. 009-028-004-95 = 40,175

Est. TCV/Total Floor Area = 35.24, Most recent sale 12/01/1997 for 45,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
17,200	17,200	17,200	15,646	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	2,900	0	0	140	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
20,100	20,100	20,100	15,786	15,786	15,786

009-028-005-00 2017 Est. T.C.V. GEERS J DEAN & JANET L
 Property Class: 401 4535 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	82.65	Acres	2200	100			181,830
82.65 Total Acres Total Est. Land Value =								181,830

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Asphalt Paving	1.61	1.00	6000	0	0
D/W/P: 4in Ren. Conc.	4.21	1.00	1300	0	0
D/W/P: 4in Ren. Conc.	4.21	1.00	400	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 10000	10000.00	1.00	1.5	95	14,250
Total Estimated Land Improvements True Cash Value =					14,250

Cost Est. for Res. Bldg: 1 Single Family LOG Cls C+10 Blt 1996

(11) Heating System: Forced Air w/ Ducts
 Ground Area = Size for Rates = 1954 SF Floor Area = 3281 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Pine Logs	Basement	86.30	0.00	0.00	1954	168,630
1	Story Siding	Overhang	35.22	0.00	0.00	350	12,327

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

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

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(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Porches

WPP, Standard	9.25	300	2,775
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(16) Deck/Balcony

Roof Cover Only, Standard	9.80	288	2,822
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(17) Garages

Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	17.19	728	12,514
Common Wall: 1 Wall	-1300.00	1	-1,300
Automatic Doors	375.00	2	750
Class:C Exterior: Pole Foundation: 18 Inch (Unfinished)			
Base Cost	10.46	960	10,042
Automatic Doors	375.00	1	375

County Multiplier = 1.38 => Cost New = 310,873

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0, Depr.Cost = 264,242
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 251,030

2017 Est. T.C.V. 009-028-005-00 = 447,110
 Est. TCV/Total Floor Area = 136.27
 2016 Assessed MBOR S.E.V. Base for Cap C.P.I.

Parcel Number: 009-028-005-00

Page: 2

	199,600	199,600	199,600	147,101	0.90	
2017	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	24,000	0	0	1,323	0
2017	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	223,600	223,600	223,600	148,424	148,424	148,424

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009-028-006-00 2017 Est. T.C.V. BAKER RICKY CHARLES ET EL
 Property Class: 401 4789 S LA CHANCE RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$1900		10.00	Acres	1900	100			19,000
		10.00	Total Acres				Total Est. Land Value =	19,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Ren. Conc.	3.39	1.00	240	0	0
Shed: Wood Frame	6.45	1.00	560	50	1,806
Total Estimated Land Improvements True Cash Value =					1,806

Cost Est. for Res. Bldg: 1 Single Family MANU-NATIONAL Cls D Blt 1975

(11) Heating System: Wall/Floor Furnace

Ground Area = Size for Rates = 2253 SF Floor Area = 2253 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	42.07	-6.76	-0.78	2253	77,796

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 **Draft Record Card - Printed before March Board of Review**
 Appliance Allowance 1235.00 1 1,235

(16) Porches
 CCP (1 Story), Standard 56.11 20 1,122

(17) Garages
 Class:D Exterior: Siding Foundation: 42 Inch (Unfinished)
 Base Cost 19.15 480 9,192
 Mechanical Doors 325.00 1 325

County Multiplier = 1.38 => Cost New = 130,397

Notes: ENCLOSED CONVERSION FROM MANUFACTURED WITH COVERED ROOF. CONSTRUCTION YEAR UNKNOWN. NO KNOWN PERMITS.

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 91,278
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.550 => TCV of Bldg: 1 = 50,203

2017 Est. T.C.V. 009-028-006-00 = 71,009

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
31,800	31,800	31,800	26,378	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	3,700	0	0	237	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
35,500	35,500	35,500	26,615	26,615	26,615

009-028-006-40 2017 Est. T.C.V. STAATS DONALD J
 Property Class: 401 4887 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	330.00	660.00	1.0000	1.0000	40	100		13,200
330 Actual Front Feet, 5.00 Total Acres Total Est. Land Value =								13,200

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	8.79	1.00	120	0	0
Shed: Wood Frame	6.45	1.00	625	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 D-10 Blt 2009

(11) Heating System: Forced Air w/ Ducts

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	41.14	-6.99	0.59	1344	46,691

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

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(15) Built-Ins & Fireplaces

Appliance Allowance	1235.00	1	1,235
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(16) Porches

WGEP (1 Story), Standard	24.87	324	8,058
WGEP (2 Story), Standard	41.30	288	11,894
WCP (1 Story), Standard	23.41	128	2,996

County Multiplier = 1.38 => Cost New = 105,976

Phy/Ab.Phy/Func/Econ/Comb.%Good= 93/100/100/100/93.0, Depr.Cost = 98,558
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 93,630

2017 Est. T.C.V. 009-028-006-40 = 109,205
 Est. TCV/Total Floor Area = 81.25, Most recent sale 05/22/2010 for 13,147

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
51,800	51,800	51,800	19,567	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	2,800	0	0	176	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
54,600	54,600	54,600	19,743	19,743	19,743

009-028-006-50 2017 Est. T.C.V. MERCER STANLEY M & HALE LUCY T
 Property Class: 401 4849 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	330.00	660.00	1.0000	1.0000	40	100		13,200
330 Actual Front Feet, 5.00 Total Acres Total Est. Land Value =								13,200

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	8.79	1.00	120	50	527
Total Estimated Land Improvements True Cash Value =					527

< 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
Free Standing Roof			4.15			1440	5,976

(9) Foundation
 Foundation Wall: Concrete 7.13 0 0

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

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

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

(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 = 33,459

Phy/Ab.Phy/Func/Econ/Comb.%Good= 35/100/100/100/35.0, Depr.Cost = 11,711
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.500 => TCV of Bldg: 1 = 5,855

2017 Est. T.C.V. 009-028-006-50 = 19,582

Est. TCV/Total Floor Area = 0.00

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
10,100	10,100	10,100	10,100	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-300	0	0	-300	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
9,800	9,800	9,800	10,190	9,800	9,800

009-028-006-60 2017 Est. T.C.V. FINNERTY LARRY J
 Property Class: 401 9660 W BUCK AVE
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 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 1991

(11) Heating System: Forced Air w/ Ducts

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	50.11	0.00	0.66	864	43,865

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
 WPP, Standard 14.51 80 1,161
 WPP, Standard 11.00 150 1,650

County Multiplier = 1.38 => **Draft Record Card - Printed before March Board of Review** Cost New = 72,769

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 58,215

Separately Depreciated Items:

Square footage # 1 is depreciated at 46 %Good... Base Cost Was = 43,865
 County Multiplier = 1.38 => Cost New = 60,534
 Phy/Ab.Phy/Func/Econ/Comb.%Good=-34/100/100/100/-34.0, Depr.Cost = -20,582
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 35,752

2017 Est. T.C.V. 009-028-006-60 = 75,752

Est. TCV/Total Floor Area = 87.68

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
36,800	36,800	36,800	23,872	0.90	0	0	0	214	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT				
37,900	37,900	37,900	24,086	24,086	24,086				

009-028-006-80 2017 Est. T.C.V. RUELL DANIEL & GLORIA
 Property Class: 401 4895 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
2013 EQ APPRAISAL			10.000	Acres	2,100	100		21,000
		10.00	Total Acres		Total Est.		Land Value =	21,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Ren. Conc.	3.39	1.00	900	0	0
D/W/P: 3.5 Concrete	2.98	1.00	33	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 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	1088	38,765
1	Story Siding	Crawl Space	46.56	-7.99	0.66	128	5,021

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

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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) Deck/Balcony			
Treated Wood,Standard	8.08	80	646

(17) Garages			
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 = 85,534

Notes: HUD - DUTCH HOUSING SER # 10082D

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0, Depr.Cost = 72,704
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.650 => TCV of Bldg: 1 = 47,257

2017 Est. T.C.V. 009-028-006-80 = 69,207

Est. TCV/Total Floor Area = 56.91, Most recent sale 06/16/2008 for 52,500

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
30,800	30,800	30,800	30,366	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	3,800	0	0	273	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
34,600	34,600	34,600	30,639	30,639	0

009-028-007-00	2017 Est. T.C.V.	WIGGINS ARLENE
Property Class: 401		4855 S LA CHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$1900		10.00	Acres		1900	100		19,000
		10.00	Total Acres				Total Est. Land Value =	19,000

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Ren. Conc.	4.21	1.00	200	0	0
Fencing: Wd, Split, 2 Rail	8.01	1.00	50	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.0	95	950
Total Estimated Land Improvements True Cash Value =					950

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

(11) Heating System: Electric Baseboard

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	63.07	0.00	-0.27	1456	91,437

Other Additions/Adjustments Rate Size Cost

(1) Exterior							
Brick Veneer		8.25				96	792

(9) Basement Finish

Basement Recreation Finish	11.45		724			8,290
Walk out Basement Door(s)	775.00		1			775

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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, 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

CCP (1 Story), Standard	24.65		154			3,796
WCP (1 Story), Standard	18.87		312			5,887

(17) Garages

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

Base Cost	21.75		440			9,570
Common Wall: 1 Wall	-1300.00		1			-1,300
Automatic Doors	375.00		1			375

County Multiplier = 1.38 => Cost New = 182,998

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 118,949
ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 113,001

2017 Est. T.C.V. 009-028-007-00 = 132,951

Est. TCV/Total Floor Area = 91.31

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
64,100	64,100	64,100	54,873	0.90

Parcel Number: 009-028-007-00

Page: 2

2017	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	2,400	0	0	493	0
2017 Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	66,500	66,500	66,500	55,366	55,366	55,366

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009-028-008-00 2017 Est. T.C.V. LONSWAY JOHN & JUDITH
 Property Class: 401 S LA CHANCE RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$1900		10.00	Acres	1900	100			19,000
		10.00	Total Acres				Total Est. Land Value =	19,000

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

(11) Heating System: Space Heater

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

Other Additions/Adjustments Rate Size Cost

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

County Multiplier = 1.38 => Cost New = 6,169

Phy/Ab.Phy/Func/Econ/Comb.%Good= 95/100/100/100/95.0, Depr.Cost = 5,860

Separately Depreciated Items:

(17) Garages

Class:CD Exterior: Pole Foundation: 18 Inch (Unfinished)
 Base Cost 9.71 3584 34,801

County Multiplier = 1.38 => Cost New = 48,025

Phy/Ab.Phy/Func/Econ/Comb.%Good= 93/100/100/100/93.0, Depr.Cost = 44,663

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Total Depreciated Cost = 50,523
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 47,997

2017 Est. T.C.V. 009-028-008-00 = 66,997

Est. TCV/Total Floor Area = 0.00, Most recent sale 04/01/2003 for 28,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
33,100	33,100	33,100	28,781	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	400	0	0	259	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
33,500	33,500	33,500	29,040	29,040	0

009-028-009-00 2017 Est. T.C.V. PATTERSON JAMES D
 Property Class: 401 4785 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

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

(11) Heating System: Forced Air w/ Ducts

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Basement	75.48	0.00	0.00	1008	76,084

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

WCP (1 Story), Standard	46.31	32	1,482
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(16) Deck/Balcony

Treated Wood, Standard	8.47	80	678
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(17) Garages

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

Base Cost	14.26	840	11,978
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County Multiplier = 1.38 => Cost New = 136,222

Phy/Ab.Phy/Func/Econ/Comb.%Good= 79/100/100/100/79.0, Depr.Cost = 107,616

Separately Depreciated Items:

(16) Deck/Balcony

Pine w/Roof, Standard	15.85	204	3,233
County Multiplier = 1.38 =>		Cost New =	4,462
Phy/Ab.Phy/Func/Econ/Comb.%Good= 94/100/100/100/94.0,		Depr.Cost =	4,194

Total Depreciated Cost = 111,810

ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 106,219

2017 Est. T.C.V. 009-028-009-00 = 125,219

Est. TCV/Total Floor Area = 82.82, Most recent sale 08/01/1995 for 93,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
60,500	60,500	60,500	52,802	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	2,100	0	475	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
62,600	62,600	62,600	53,277	53,277	53,277	

009-028-011-00 2017 Est. T.C.V. REINSTEIN RICHARD D
 Property Class: 402 S BLOGETT RD
 Map #: LAKE TOWNSHIP LAKE 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. 009-028-011-00 = 80,000

Est. TCV/Total Floor Area = 52.91

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	

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009-028-012-00	2017 Est. T.C.V.	GUNNERSON JOANN ETAL AS J/T
Property Class: 402		BUCK AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 30 - 65	\$2000	40.00	Acres	2000	100			80,000
		40.00	Total Acres				Total Est. Land Value =	80,000

2017 Est. T.C.V. 009-028-012-00 = 80,000

Est. TCV/Total Floor Area = 52.91

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	

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009-028-013-00 2017 Est. T.C.V. ROBBINS JACK D
 Property Class: 402 S BLODGET RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 30 - 65	\$2000	40.00	Acres	2000	100			80,000
40.00 Total Acres Total Est. Land Value =								80,000

2017 Est. T.C.V. 009-028-013-00 = 80,000

Est. TCV/Total Floor Area = 52.91

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	12,785	

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009-029-001-00 2017 Est. T.C.V. SCHUT JAY
 Property Class: 102 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 66 - 120 Acres		38.10 Acres	3600	100				137,160
		38.10 Total Acres	Total Est. Land Value =					137,160

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	1.113	0.00	1440	1.38	21,132
Phy/Ab.Phy/Func/Econ/Comb.%Good= 35/100/100/100/35.0,					Depr.Cost =	7,396
ECF (101 AGRICULTURE)					1.150 => TCV of Bldg: 1 =	8,506

Total Estimated True Cash Value of Agricultural Buildings = 8,506

2017 Est. T.C.V. 009-029-001-00 = 145,666

Est. TCV/Total Floor Area = 96.34

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
72,000	72,000	72,000	10,060	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	800	0	90	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
72,800	72,800	72,800	10,150	10,150	10,150

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009-029-001-90 2017 Est. T.C.V. BEERENS SHELD A
 Property Class: 401 4040 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	1.90	Acres	5500	100		10,450
			1.90	Total Acres			Total Est. Land Value =	10,450

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls CD Blt 1984

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 672 SF Floor Area = 840 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25	Story Siding	Basement	75.35	0.00	0.00	672	50,635

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

WGEP (1 Story), Standard 34.22 156 5,338

(16) Deck/Balcony

Treated Wood, Standard 10,15 48 487

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County Multiplier = 1.38 => Cost New = 86,906

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0, Depr.Cost = 65,180
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 61,921

2017 Est. T.C.V. 009-029-001-90 = 72,371

Est. TCV/Total Floor Area = 86.16

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
34,300	34,300	34,300	25,867	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,900	0	0	232	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
36,200	36,200	36,200	26,099	26,099	26,099	

009-029-002-00 2017 Est. T.C.V. SCHUT JAY
 Property Class: 102 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 30 - 65 ACRES		40.00 Acres			3600	100		144,000
		40.00 Total Acres					Total Est. Land Value =	144,000

2017 Est. T.C.V. 009-029-002-00 = 144,000

Est. TCV/Total Floor Area = 171.43

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
74,000	74,000	74,000	10,687	0.90

2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-2,000	0	0	96	0

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
72,000	72,000	72,000	10,783	10,783	10,783

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009-029-002-50 2017 Est. T.C.V. SCHUT JAY
 Property Class: 102 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 30 - 65 ACRES		40.00 Acres			3600	100		144,000
		40.00 Total Acres					Total Est. Land Value =	144,000

2017 Est. T.C.V. 009-029-002-50 = 144,000

Est. TCV/Total Floor Area = 171.43

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
74,000	74,000	74,000	10,689	0.90

2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-2,000	0	0	96	0

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
72,000	72,000	72,000	10,785	10,785	10,785

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009-029-003-00 2017 Est. T.C.V. SCHUT JAY
 Property Class: 101 4242 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 8 - 17 Acres		16.00 Acres	3600	100				57,600
		16.00 Total Acres					Total Est. Land Value =	57,600

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C Blt 1962

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1329 SF Floor Area = 1661 SF.
 Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost
 1.25 Story Siding Basement 73.57 0.00 0.00 1329 97,775

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Porches

CCP (1 Story), Standard 42.74 42 1,795

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(16) Breezeways

Frame Wall,Finished 27.75 72 1,998

(17) Garages

Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)
 Base Cost 16.58 780 12,932
 Common Wall: 1/2 Wall -650.00 1 -650

County Multiplier = 1.38 => Cost New = 174,791

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 104,874
 ECF (101 AGRICULTURE) 0.900 => TCV of Bldg: 1 = 94,387

Ag. Bld 1 0, 4 Wall Barn, General Purpose Class:D,Frame Quality:Low Cost
 Heating System:No Heating/Cooling Rate Adj.:0.00 Desc:
 Rate Height-%Adj Perim.-%Adj Heat-Adj Size CountyMult. Cost New
 12.20 1.077 0.998 0.00 2720 1.38 49,221
 Phy/Ab.Phy/Func/Econ/Comb.%Good= 35/100/100/100/35.0, Depr.Cost = 17,227
 ECF (101 AGRICULTURE) 1.150 => TCV of Bldg: 1 = 19,812

Ag. Bld 2 1975, Lean-To Utility Shed, Lean-To Class:D,Pole Quality:Low Cost
 Heating System:No Heating/Cooling Rate Adj.:0.00 Desc:
 Rate Height-%Adj Perim.-%Adj Heat-Adj Size CountyMult. Cost New
 3.15 1.038 1.135 0.00 1440 1.38 7,363
 Phy/Ab.Phy/Func/Econ/Comb.%Good= 56/100/100/100/56.0, Depr.Cost = 4,123
 ECF (101 AGRICULTURE) 1.150 => TCV of Bldg: 2 = 4,742

Ag. Bld 3 1976, 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 0.963 1.130 0.00 1012 1.38 15,349
 Phy/Ab.Phy/Func/Econ/Comb.%Good= 56/100/100/100/56.0, Depr.Cost = 8,596
 ECF (101 AGRICULTURE) 1.150 => TCV of Bldg: 3 = 9,885

Parcel Number: 009-029-003-00 Page: 2

Ag. Bld 4 2007, 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 1.038 1.762 0.00 384 1.38 9,789
 Phy/Ab.Phy/Func/Econ/Comb.%Good= 48/ 50/100/100/24.0, Depr.Cost = 2,349
 ECF (101 AGRICULTURE) 1.150 => TCV of Bldg: 4 = 2,702

Total Estimated True Cash Value of Agricultural Buildings = 37,141

2017 Est. T.C.V. 009-029-003-00 = 189,128

Est. TCV/Total Floor Area = 113.86

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
86,400	86,400	86,400	63,259	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	8,200	0	0	569	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
94,600	94,600	94,600	63,828	63,828	63,828	

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009-029-003-80 2017 Est. T.C.V. SCHUT DUANE JAY
 Property Class: 401 4346 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 G> RURAL SITES					15000	100		15,000
416 Actual Front Feet, 3.99 Total Acres							Total Est. Land Value =	15,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Ren. Conc.	3.39	1.00	280	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 Estimates for Res. Building: 1 Mobile Home Class: Low Quality >
 (11) Heating System: Wall Furnace

Unit	Exterior	Roof	Rate	Heat/Roof	Ext.(%)	Size	Cost
BaseUnit	Ribbed	Metal	31.07	-0.80	0	720	21,794
Other Additions/Adjustments							
	Expando		21.00			48	1,008

(2) Skirting
 Metal Enamel 5.43 144 782

(9) Foundation
 Foundation Wall: Concrete 7.13 0 0

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

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

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

(17) Garages
 Class:D Exterior: Pole Foundation: 18 Inch (Unfinished)
 Base Cost 9.30 2448 22,766
 Mechanical Doors 325.00 2 650

County Multiplier = 1.38 => Cost New = 74,224

Phy/Ab.Phy/Func/Econ/Comb.%Good= 35/100/100/100/35.0, Depr.Cost = 25,979
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.500 => TCV of Bldg: 1 = 12,989

2017 Est. T.C.V. 009-029-003-80 = 28,464
 Est. TCV/Total Floor Area = 39.53

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
15,700	15,700	15,700	14,342	0.90	0	0	0	-142	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT				
14,200	14,200	14,200	14,471	14,200	14,200				

009-029-004-00 2017 Est. T.C.V. DEVRIES RICHARD R & SHARON
 Property Class: 401 4530 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 G> RURAL SITES					15000	100		15,000
382 Actual Front Feet, 3.64 Total Acres Total Est. Land Value =								15,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.44	1.00	700	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	0.5	95	475
Total Estimated Land Improvements True Cash Value =					475

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

(11) Heating System: Forced Hot Water

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	68.29	0.00	1.11	924	64,126

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

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

(14) Water/Sewer

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

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(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
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(16) Porches

CCP (1 Story), Standard	42.74	42	1,795
CCP (1 Story), Standard	25.51	140	3,571
WPP, Standard	17.75	60	1,065
WPP, Standard	14.75	100	1,475

(17) Garages

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

Base Cost	16.96	748	12,686
Common Wall: 1 Wall	-1300.00	1	-1,300
Automatic Doors	375.00	1	375

County Multiplier = 1.38 => Cost New = 127,965

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 83,177
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 79,018

2017 Est. T.C.V. 009-029-004-00 = 94,493

Est. TCV/Total Floor Area = 102.27

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
45,300	45,300	45,300	37,806	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	1,900	0	0	340	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
47,200	47,200	47,200	38,146	38,146	38,146

009-029-004-80 2017 Est. T.C.V. SCHUT DUANE
 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
SALES & 2013 EQ RATE			13.697		2,100	100		28,764
		13.70	Total Acres		Total Est.		Land Value =	28,764

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

2017 Est. T.C.V. 009-029-004-80	=	31,139			
Est. TCV/Total Floor Area = 33.70					
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
15,600	15,600	15,600	5,289	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	47	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
15,600	15,600	15,600	5,336	5,336	0

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009-029-005-00 2017 Est. T.C.V. PHELPS ROGER L & JEANETTE D
 Property Class: 401 4448 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	208.00	416.00	1.0000	1.0000	40	100		8,320
208 Actual Front Feet, 1.99 Total Acres Total Est. Land Value =								8,320

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	6.93	1.00	320	50	1,109
Total Estimated Land Improvements True Cash Value =					1,109

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

(11) Heating System: Space Heater

Ground Area = Size for Rates = 1538 SF Floor Area = 1538 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	44.66	-7.49	-1.89	1538	54,261

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	1,235.00	1	1,235
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County Multiplier = 1.38 => Cost New = 83,236

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, Depr.Cost = 45,780

Separately Depreciated Items:

Square footage # 1 is depreciated at 61 %Good...	Base Cost Was =	54,261
County Multiplier = 1.38 =>	Cost New =	74,880
Phy/Ab.+hy/Func/Econ/Comb.%Good= 6/100/100/100/6.0,	Depr.Cost =	4,493
ECF (RESIDENTIAL RURAL/ NON SUB) 0.900 => TCV of Bldg: 1 =		45,245

2017 Est. T.C.V. 009-029-005-00 = 54,674

Est. TCV/Total Floor Area = 35.55, Most recent sale 07/01/2011 for 23,305

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
27,800	27,800	27,800	21,120	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-500	0	0	190	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
27,300	27,300	27,300	21,310	21,310	21,310

009-029-006-00 2017 Est. T.C.V. DEVRIES RICHARD R & SHARON
 Property Class: 401 4530 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
106 Actual Front Feet, 0.81 Total Acres					Total Est. Land Value =			7,000

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

(11) Heating System: Forced Air w/ Ducts

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

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

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

Base Cost	13.95	1440	20,088
Automatic Doors	375.00	2	750

County Multiplier = 1.38 => Cost New = 28,756

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0, Depr.Cost = 24,443

Separately Depreciated Items:

(17) Garages

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

Base Cost	11.48	640	7,347
No Floor Deduction	-3.00	640	-1,920

County Multiplier = 1.38 => Cost New = 7,490

Phy/Ab.Phy/Func/Econ/Comb.%Good= 50/100/100/100/50.0, Depr.Cost = 3,745

Total Depreciated Cost = 28,188

ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 26,778

2017 Est. T.C.V. 009-029-006-00 = 33,778

Est. TCV/Total Floor Area = 0.00

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
16,300	16,300	16,300	12,047	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	600	0	108	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
16,900	16,900	16,900	12,155	12,155	12,155	

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009-029-007-00 2017 Est. T.C.V. CADILLAC REAL ESTATE &
 Property Class: 401 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 66 - 120	\$2200	80.00	Acres	2200	100			176,000
80.00 Total Acres Total Est. Land Value =								176,000

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

(11) Heating System: Forced Air w/ Ducts

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Piers	63.90	-13.86	0.00	720	36,029

Other Additions/Adjustments Rate Size Cost

(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

(16) Deck/Balcony

Treated Wood,Standard	8.21	90	739
Treated Wood,Standard	7.10	160	1,136

County Multiplier = 1.38 => Cost New = 59,345

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 53,411
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.650 => TCV of Bldg: 1 = 34,717

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2017 Est. T.C.V. 009-029-007-00					=	210,717
Est. TCV/Total Floor Area = 292.66						
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
86,600	86,600	86,600	60,235	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	18,800	0	0	542	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
105,400	105,400	105,400	60,777	60,777	0	

009-029-008-00	2017 Est. T.C.V.	CADILLAC REAL ESTATE &
Property Class: 402		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.	009-029-008-00	=	80,000		
Est. TCV/Total Floor Area	= 111.11				
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
36,000	36,000	36,000	32,096	0.90	
2017	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	4,000	0	0	288	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
40,000	40,000	40,000	32,384	32,384	0

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009-029-009-00 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 121 - 300@\$2200		200.00	200.00	Acres	2200	100		440,000
		200.00	Total Acres		Total Est. Land Value =			440,000

2017 Est. T.C.V. 009-029-009-00 = 0

Est. TCV/Total Floor Area = 0.00

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

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

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

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009-029-010-00 2017 Est. T.C.V. OVERSTREET JOE E & STEVEN D
 Property Class: 401 S LA CHANCE RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 66 - 120	\$2200	118.82	Acres		2200	100		261,395
Residentia ROAD @ ZERO		1.00	Acres		0	100		0
		119.82	Total Acres				Total Est. Land Value =	261,395

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

(11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 800 SF Floor Area = 800 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	51.10	-9.99	0.48	800	33,272

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

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

(15) Built-Ins & Fireplaces

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

(16) Porches

CCP (1 Story), Standard	22.36	160	3,578
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County Multiplier = 1.38 => **Draft Record Card - Printed before March Board of Review** Cost New = 63,417

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 41,221
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 39,160

2017 Est. T.C.V. 009-029-010-00 = 300,555

Est. TCV/Total Floor Area = 375.69

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
125,300	125,300	125,300	54,840	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	25,000	0	0	493	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
150,300	150,300	150,300	55,333	55,333	0	

009-029-011-00 2017 Est. T.C.V. SUTTON LOUIS
 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 H \$75/FF	198.00	1320.00	1.0000	1.0000	75	100		14,850
198 Actual Front Feet, 6.00 Total Acres				Total Acres	Total Est. Land Value =			14,850

2017 Est. T.C.V. 009-029-011-00 = 14,850

Est. TCV/Total Floor Area = 18.56

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
7,400	7,400	7,400	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	
7,400	7,400	7,400	5,175	5,175	5,175	5,175

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009-029-011-20	2017 Est. T.C.V.	BRAINERD RICKY R & DELLA L
Property Class: 401		4900 S LA CHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 18	-29 @\$2000	29.83 Acres	2000	100				59,660
		29.83 Total Acres			Total Est.		Land Value =	59,660

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

(11) Heating System: Space Heater

Ground Area = Size for Rates = 1256 SF Floor Area = 1256 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	46.30	-7.92	-1.89	950	34,666
1	Story Siding	Crawl Space	46.30	-7.92	-1.89	306	11,166

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

County Multiplier = 1.38 => Cost New = 71,603

Lump Sum Item(s):

910 SQ FT FV MH	1.00	1500.0	1,500
812 SQ FT PB	1.00	1200.0	1,200

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Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, Depr.Cost = 40,867

Separately Depreciated Items:

Square footage # 2 is depreciated at 91 %Good... Base Cost Was = 11,166
County Multiplier = 1.38 => Cost New = 15,409
Phy/Ab.+hy/Func/Econ/Comb.%Good= 36/100/100/100/36.0, Depr.Cost = 5,547

(17) Garages

Class:CD Exterior: Siding Foundation: 42 Inch (Unfinished)
Base Cost 13.95 1440 20,088
County Multiplier = 1.38 => Cost New = 27,721
Phy/Ab.Phy/Func/Econ/Comb.%Good= 96/100/100/100/96.0, Depr.Cost = 26,613
Class:D Exterior: Pole Foundation: 18 Inch (Unfinished)
Base Cost 12.04 576 6,935
No Floor Deduction -3.00 576 -1,728
County Multiplier = 1.38 => Cost New = 7,186
Phy/Ab.Phy/Func/Econ/Comb.%Good= 45/100/100/100/45.0, Depr.Cost = 3,234

Unit-in-Place Cost Items:

MOBILE HOME 1.00 3000 3,000
County Multiplier = 1.38 => Cost New = 4,140
Phy/Ab.Phy/Func/Econ/Comb.%Good= 45/100/100/100/45.0, Depr.Cost = 1,863

Total Depreciated Cost = 78,123
ECF (RESIDENTIAL RURAL/ NON SUB) 0.900 => TCV of Bldg: 1 = 70,311

2017 Est. T.C.V. 009-029-011-20 = 129,971

Est. TCV/Total Floor Area = 103.48

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
64,700	64,700	64,700	42,574	0.90

Parcel Number: 009-029-011-20

Page: 2

2017	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	300	0	0	383	0
2017 Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	65,000	65,000	65,000	42,957	42,957	42,957

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009-029-012-00	2017 Est. T.C.V.	BINGHAM ARTHUR D & CHERYL J
Property Class: 401		4774 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	405.00	224.00	1.0000	1.0000	40	100		16,200
405 Actual Front Feet, 2.08 Total Acres Total Est. Land Value =								16,200

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

Unit	Exterior	Roof	Rate	Heat/Roof	Ext.(%)	Size	Cost
BaseUnit	Siding	Comp.Shingle	34.46	0.49	0	980	34,251

Other Additions/Adjustments	Rate	Size	Cost
Expando	23.10	99	2,287

(9) Foundation				
Foundation Wall: Block	6.57	198	1,302	

(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) Porches				
CCP (1 Story), Standard	18.61	279	5,192	
CCP (1 Story), Standard	50.46	24	1,211	

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County Multiplier = 1.38 => Cost New = 69,418
Notes: 1972 STAR MHD

Phy/Ab.Phy/Func/Econ/Comb.%Good= 35/100/100/100/35.0, Depr.Cost = 24,296
ECF (RESIDENTIAL RURAL/ NON SUB) 0.500 => TCV of Bldg: 1 = 12,148

Cost Est. for Res. Bldg: 2 Single Family MANU-BOCA/STATE Cls D+10 Blt 1995

(11) Heating System: Forced Air w/ Ducts						
Ground Area = Size for Rates = 1107 SF Floor Area = 1107 SF.						
Stories	Exterior	Foundation	Rate	Bsmnt-Adj Heat-Adj	Size	Cost
1	Story Siding	Piers	52.22	-13.07 0.72	1008	40,189
1	Story Siding	Slab	52.22	-10.14 0.72	99	4,237

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	

(16) Deck/Balcony				
Treated Wood,Standard	6.16	279	1,719	

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

Parcel Number: 009-029-012-00 Page: 2

Base Cost	17.65	576	10,166
County Multiplier = 1.38 =>		Cost New =	87,238
Phy/Ab.Phy/Func/Econ/Comb.%Good= 84/100/100/100/84.0,		Depr.Cost =	73,280
ECF (RESIDENTIAL RURAL/ NON SUB) 0.650 =>		TCV of Bldg: 2 =	47,632

2017 Est. T.C.V. 009-029-012-00 = 75,980

Est. TCV/Total Floor Area = 36.41

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
34,700	34,700	34,700	33,933	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	3,300	0	0	305	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
38,000	38,000	38,000	34,238	34,238	19,516

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009-029-013-00 2017 Est. T.C.V. SCHAAF KEVIN L
 Property Class: 401 4854 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	2.08	Acres	5500	100		11,440
2.08 Total Acres Total Est. Land Value =								11,440

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Metal Prefab	6.34	1.00	270	50	855
Total Estimated Land Improvements True Cash Value =					855

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

(11) Heating System: Space Heater

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	48.23	-9.40	-1.89	1024	37,827

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 1,235.00 1 1,235

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County Multiplier = 1.38 => Cost New = 60,557

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 36,334
 ECF (RESIDENTIAL RURAL/ NON SUB) 0.900 => TCV of Bldg: 1 = 32,701

2017 Est. T.C.V. 009-029-013-00 = 44,996
 Est. TCV/Total Floor Area = 43.94

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
22,400	22,400	22,400	18,428	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	100	0	165	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
22,500	22,500	22,500	18,593	18,593	18,593	

009-030-001-00	2017 Est. T.C.V.	STATE OF MICHIGAN
Property Class: 700		S SEELEY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 121 - 300@\$2200		647.07	Acres		2200	100		1,423,554
		647.07	Total Acres				Total Est. Land Value =	1,423,554

2017 Est. T.C.V. 009-030-001-00 = 0

Est. TCV/Total Floor Area = 0.00

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

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

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

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