

009-050-001-00                      2017 Est. T.C.V.                      BELL RICHARD M & STADLER LORI  
 Property Class: 401                                           2790 S SEELEY RD  
 Map #:                      LAKE TOWNSHIP                      CADILLAC, MI 49601

Land Value Estimates for Land Table Res 8.RURAL SUBS

\* Factors \*                      IRREGULAR SHAPE

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> RURAL LOTS					5000	100		5,000
126 Actual Front Feet, 1.71 Total Acres							Total Est. Land Value =	5,000

Land Improvement Cost Estimates  
 Land Improvement Factor: 1.000000

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

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

(11) Heating System: Forced Air w/ Ducts

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	55.16	-7.85	0.00	1512	71,533

Other Additions/Adjustments                      Rate                      Size                      Cost

(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

Treated Wood,Standard	8.05	96	773
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(17) Garages

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

Base Cost	18.45	576	10,627
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 =>                      Cost New =                      127,992

Notes: HUD - 2015-03663 AFFMAN 1998 FORTUNE 268C1220071D SN 0765N

Phy/Ab.Phy/Func/Econ/Comb.%Good= 82/100/100/100/82.0,    Depr.Cost =                      104,953  
 ECF (SEELEY & ROOSTED RD AREA)                      0.480 => TCV of Bldg: 1 =                      50,378

2017 Est. T.C.V. 009-050-001-00                      =                      56,186

Est. TCV/Total Floor Area = 37.16, Most recent sale 09/18/2015 for 40,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
28,900	28,900	28,900	28,900	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-800	0	-800	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
28,100	28,100	28,100	29,160	28,100	28,100

009-050-002-00	2017 Est. T.C.V.	CRAWFORD TONY & KRISTIE
Property Class: 401		2797 S SEELEY RD
Map #:	LAKE TOWNSHIP	CADILLAC, MI 49601

Land Value Estimates for Land Table Res 8.RURAL SUBS

		* Factors *		IRREGULAR		
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
<Site Value A> RURAL LOTS					5000 100	5,000
120 Actual Front Feet, 1.30 Total Acres					Total Est. Land Value =	5,000

Land Improvement Cost Estimates  
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Fencing: Wd, Split, 2 Rail	8.01	1.00	96	94	723
Total Estimated Land Improvements True Cash Value =					723

Cost Est. for Res. Bldg: 1 Single Family MANU-BOCA/STATE Cls C Blt 1999

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1904 SF		Floor Area = 1904 SF.					
Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	60.72	-8.24	0.00	1456	76,411
1	Story Siding	Crawl Space	60.72	-8.24	0.00	448	23,511

Other Additions/Adjustments

(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) Deck/Balcony							
Treated Wood,Standard		7.05				200	1,410
Treated Wood,Standard		8.40				96	806

(17) Garages							
Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)							
Base Cost		19.20				576	11,059
Automatic Doors		375.00				1	375

County Multiplier = 1.38 => Cost New = 171,717

Notes: Slyline #17380315MAB

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0,	Depr.Cost =	154,545
ECF (SEELEY & ROOSTED RD AREA) 0.550 => TCV of Bldg: 1 =		85,000

2017 Est. T.C.V. 009-050-002-00 = 90,723

Est. TCV/Total Floor Area = 47.65, Most recent sale 07/01/1999 for 6,900

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
46,100	46,100	46,100	45,968	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-700	0	-568	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
45,400	45,400	45,400	46,381	45,400	45,400

009-050-003-00                      2017 Est. T.C.V.                      CHIPMAN TIMOTHY & LAURA A  
 Property Class: 401                      2823 S SEELEY RD  
 Map #:                      LAKE TOWNSHIP                      CADILLAC, MI 49601

Land Value Estimates for Land Table Res 8.RURAL SUBS  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value F> SITE		\$10000			10000	100		10,000
210 Actual Front Feet, 2.95 Total Acres                      Total Est. Land Value =								10,000

Land Improvement Cost Estimates  
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Ren. Conc.	4.21	1.00	180	94	712
Shed: Wood Frame	11.06	1.00	120	94	1,247
Total Estimated Land Improvements True Cash Value =					1,959

Cost Est. for Res. Bldg: 1    Single Family    1S                      Cls C    Blt 1998

(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	63.87	-9.04	0.00	1344	73,692

Other Additions/Adjustments                      Rate                      Size                      Cost

(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
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(16) Porches

WCP (1 Story), Standard	29.42	96	2,824
WGEP (1 Story), Standard	33.66	180	6,059

(17) Garages

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

Base Cost	20.00	528	10,560
Common Wall: 1 Wall	-1300.00	1	-1,300
Automatic Doors	375.00	1	375

County Multiplier = 1.38 =>                      Cost New =                      144,444

Phy/Ab.Phy/Func/Econ/Comb.%Good= 87/100/100/100/87.0,    Depr.Cost =                      125,666  
 ECF (SEELEY & ROOSTED RD AREA)                      0.750 => TCV of Bldg: 1 =                      94,250

2017 Est. T.C.V. 009-050-003-00                      =                      106,209  
 Est. TCV/Total Floor Area = 79.02, Most recent sale 09/01/1998 for 82,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
52,800	52,800	52,800	52,800	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	300	0	300	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
53,100	53,100	53,100	53,275	53,100	53,100

009-050-004-00	2017 Est. T.C.V.	SMITH WARD H & PATRICIA J
Property Class: 401		11850 W ROSTED RD
Map #:	LAKE TOWNSHIP	CADILLAC, MI 49601

Land Value Estimates for Land Table Res 8.RURAL SUBS  
 \* Factors \* IRREGULAR WITH WETLAND

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> RURAL LOTS					5000	100		5,000
135 Actual Front Feet, 3.10 Total Acres							Total Est. Land Value =	5,000

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 = 1792 SF Floor Area = 1792 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	58.13	0.00	1.82	1792	107,430

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	19.27	336	6,475
WPP, Standard	14.97	96	1,437

(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
Automatic Doors	375.00	1	375

County Multiplier = 1.38 => Cost New = 190,887

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0, Depr.Cost = 162,254  
 ECF (SEELEY & ROOSTED RD AREA) 0.750 => TCV of Bldg: 1 = 121,690

2017 Est. T.C.V. 009-050-004-00 = 126,690

Est. TCV/Total Floor Area = 70.70, Most recent sale 12/28/2015 for 129,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
63,900	63,900	63,900	63,900	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-600	0	0	-600	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
63,300	63,300	63,300	64,475	63,300	63,300	

009-050-005-00                      2017 Est. T.C.V.                      FREDELL DANIELLE  
 Property Class: 401                                           11820 W ROSTED RD  
 Map #:                      LAKE TOWNSHIP                      CADILLAC, MI 49601

Land Value Estimates for Land Table Res 8.RURAL SUBS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 30/FF	135.00	380.75	1.0000	1.0000	30	100		4,050
135 Actual Front Feet, 1.18 Total Acres                      Total Est. Land Value =								4,050

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

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

Cost Est. for Res. Bldg: 1    Single Family    MANU-BOCA/STATE Cls CD    Blt 2003

(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	56.18	-8.09	0.00	1352	65,018

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

Treated Wood,Standard	6.81	192	1,308
Treated Wood,Standard	16.26	20	325
Treated Wood,Standard	13.55	25	339

County Multiplier = 1.38    =>    Cost New =    105,507

Notes: 2003 REDMANMHD

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0,    Depr.Cost =    94,956  
 ECF (SEELEY & ROOSTED RD AREA)    0.550 => TCV of Bldg: 1 =    52,226

2017 Est. T.C.V. 009-050-005-00                      =    57,216

Est. TCV/Total Floor Area = 42.32, Most recent sale 02/01/2003 for 7,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
29,100	29,100	29,100	27,745	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-500	0	249	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
28,600	28,600	28,600	27,994	27,994	27,994	

009-050-006-00                      2017 Est. T.C.V.                      HOLLIDAY RAYMOND J & SHERRY L  
 Property Class: 401                      11784 ROSTED RD  
 Map #:                      LAKE TOWNSHIP                      CADILLAC, MI 49601

Land Value Estimates for Land Table Res 8.RURAL SUBS  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 30/FF	135.00	332.35	1.0000	1.0000	30	100		4,050
135 Actual Front Feet, 1.03 Total Acres                      Total Est. Land Value =								4,050

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	100	2,500
Total Estimated Land Improvements True Cash Value =					2,500

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 = 1560 SF    Floor Area = 1560 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	54.91	-7.79	0.00	1560	73,507

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: Prefab 1 Story	1710.00	1	1,710

(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
Class:CD Exterior: Pole Foundation: 42 Inch (Unfinished)			
Base Cost	13.84	576	7,972
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 =>                      Cost New = 141,804

Phy/Ab.Phy/Func/Econ/Comb.%Good= 88/100/100/100/88.0,    Depr.Cost = 124,787  
 ECF (SEELEY & ROSTED RD AREA)                      0.550 => TCV of Bldg: 1 = 68,633

2017 Est. T.C.V. 009-050-006-00                      = 75,183

Est. TCV/Total Floor Area = 48.19, Most recent sale 10/15/2003 for 95,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
38,000	38,000	38,000	37,479	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-400	0	121	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
37,600	37,600	37,600	37,816	37,600	37,600

009-050-007-00                      2017 Est. T.C.V.                      HOLLIDAY RAYMOND & SHERRY  
 Property Class: 402                      W ROSTED RD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value G> RURAL SITES					15000	100		15,000
340 Actual Front Feet, 4.47 Total Acres							Total Est. Land Value =	15,000

2017 Est. T.C.V. 009-050-007-00                      =                      15,000

Est. TCV/Total Floor Area = 9.62, Most recent sale 04/19/2009 for 11,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
6,800	6,800	6,800	4,789	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	700	0	43	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
7,500	7,500	7,500	4,832	4,832	4,832	

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009-050-008-00	2017 Est. T.C.V.	RODRIGUEZ GIOVANI R
Property Class: 402		11650 W ROSTED RD
Map #:	LAKE TOWNSHIP	CADILLAC, MI 49601

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Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS  
\* Factors \* IRREGULAR WITH WETLANDS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value G> RURAL SITES					15000	100		15,000
190 Actual Front Feet, 5.38 Total Acres							Total Est. Land Value =	15,000

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2017 Est. T.C.V. 009-050-008-00	=	15,000				
Est. TCV/Total Floor Area = 9.62, Most recent sale 08/25/2016 for 128,900						
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
6,700	6,700	6,700	5,383	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	800	0	2,117	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
7,500	7,500	7,500	5,431	7,500	0	



009-100-000-00                      2017 Est. T.C.V.                      BIRCHAVEN BEACH COMMON AREA PRIVATE  
 Property Class: 700                      BIRCHAVEN BEACH DRIVE  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		0.00	Total	Acres	Total	Est.	Land Value =	0

2017 Est. T.C.V. 009-100-000-00                      =                      0

Est. TCV/Total Floor Area = 0.00

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

009-100-001-00                      2017 Est. T.C.V.                      MCGRAW KENNETH E TRUSTEE  
Property Class: 401                      1634 S BIRCHAVEN BEACH DR  
Map #:                                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS  
\* Factors \*                      TRIANGLE: EFF

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 2200	67.00	130.54	0.9294	1.0000	2200	100		137,000
67 Actual Front Feet, 0.20 Total Acres                      Total Est. Land Value =								137,000

Land Improvement Cost Estimates  
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	2.0	95	1,900
Total Estimated Land Improvements True Cash Value =					1,900

Cost Est. for Res. Bldg: 1    Single Family    1.75S                      Cls C                      Blt 2000

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1722 SF    Floor Area = 2678 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.75	Story Siding	Basement	89.31	0.00	3.37	1274	118,074
1	Story Siding	Basement	61.55	0.00	1.92	448	28,435

Other Additions/Adjustments	Rate	Size	Cost
Walk out Basement Door(s)	775.00	2	1,550

(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	Rate	Size	Cost
	1915.00	1	1,915

(16) Porches

WPP, Standard	Rate	Size	Cost
	8.96	336	3,011

(16) Deck/Balcony

Treated Wood,Standard	Rate	Size	Cost
	6.54	336	2,197

(17) Garages

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

	Rate	Size	Cost
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 =                      235,771

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0,    Depr.Cost =                      200,406

ECF (403 - LAKE MISSAUKEE AREA RES)                      1.400 => TCV of Bldg: 1 =                      280,568

2017 Est. T.C.V. 009-100-001-00                      =                      419,468

Est. TCV/Total Floor Area = 156.63

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
187,100	187,100	187,100	156,440	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	22,600	0	0	1,407	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
209,700	209,700	209,700	157,847	157,847	157,847

009-100-001-98                      2017 Est. T.C.V.                      MEIJER MARK D & SHEHAN MARY E  
 Property Class: 402                      W RIDGEVIEW DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP E 1300/FF	17.75	64.00	1.0000	1.0000	1300	100		23,075
18 Actual Front Feet, 0.03 Total Acres							Total Est. Land Value =	23,075

2017 Est. T.C.V. 009-100-001-98                      =                      23,075

Est. TCV/Total Floor Area = 8.62, Most recent sale 07/08/2004 for 12,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
11,500	11,500	11,500	5,644	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	50	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
11,500	11,500	11,500	5,694	5,694	0	

009-100-002-00                      2017 Est. T.C.V.                      CLOVER JAMES P & LORI A (H&W)  
 Property Class: 401                                           1614 S BIRCHAVEN BEACH DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP D 1500/FF	100.00	169.00	0.8123	1.0000	1500	100		121,838
100 Actual Front Feet, 0.39 Total Acres							Total Est. Land Value =	121,838

Land Improvement Cost Estimates  
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	2.98	1.00	108	94	303
Fencing: Wd, Split, 2 Rail	7.04	1.00	300	0	0
Shed: Wood Frame	7.25	1.00	270	94	1,839
Total Estimated Land Improvements True Cash Value =					2,142

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 944 SF    Floor Area = 944 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	49.12	-9.59	0.66	944	37,939

Other Additions/Adjustments                      Rate                      Size                      Cost

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

(14) Water/Sewer  
 Public Sewer                      912.00                      1                      912  
 Well, 50 Feet                      1575.00                      1                      1,575

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

(16) Porches  
 CCP (1 Story), Standard                      21.03                      189                      3,975

(16) Deck/Balcony  
 Treated Wood, Standard                      6.12                      295                      1,805  
 Treated Wood, Standard                      7.24                      120                      869

County Multiplier = 1.38    =>                      Cost New =                      67,393

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0,    Depr.Cost =                      40,436  
 ECF (403 - LAKE MISSAUKEE AREA RES)    1.400 => TCV of Bldg: 1 =                      56,610

2017 Est. T.C.V. 009-100-002-00                      =                      180,590

Est. TCV/Total Floor Area = 191.30, Most recent sale 10/15/2010 for 200,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
84,800	84,800	84,800	84,800	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	5,500	0	763	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
90,300	90,300	90,300	85,563	85,563	0	

009-100-004-00                      2017 Est. T.C.V.                      FLEISCHMAN JOSEPH B & SUSAN K  
 Property Class: 401                                           1604 S BIRCHAVEN BEACH DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2400/FF	50.00	168.00	1.0000	1.0000	2400	100		120,000
50 Actual Front Feet, 0.19 Total Acres                      Total Est. Land Value =								120,000

Land Improvement Cost Estimates  
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Ren. Conc.	4.21	1.00	170	94	673
Dock: Light posts	21.31	1.00	200	94	4,006
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 2500	2500.00	1.00	1.0	94	2,350
Total Estimated Land Improvements True Cash Value =					7,029

Cost Est. for Res. Bldg: 1    Single Family    1S                      Cls    C+5    Blt 2011

(11) Heating System: Forced Heat & Cool  
 Ground Area = Size for Rates = 1140 SF    Floor Area = 1140 SF.  
 Stories    Exterior    Foundation    Rate    Bsmnt-Adj    Heat-Adj    Size    Cost  
 1    Story Siding    Basement    68.92    0.00    2.01    1140    80,860

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

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

(16) Porches  
 WCP (1 Story), Standard                      23.00                      171    3,933  
 WPP, Standard                      13.12                      122    1,601

(16) Deck/Balcony  
 Treated Wood,Standard                      7.90                      120    948

(17) Garages  
 Class:D Exterior: Block Foundation: 42 Inch (Unfinished)  
 Base Cost                      24.22                      315    7,629  
 Mechanical Doors                      325.00                      1    325

County Multiplier = 1.38    =>                      Cost New =    141,599

Phy/Ab.Phy/Func/Econ/Comb.%Good= 96/100/100/100/96.0,    Depr.Cost =    135,935  
 ECF (403 - LAKE MISSAUKEE AREA RES)    1.400 => TCV of Bldg: 1 =    190,309

2017 Est. T.C.V. 009-100-004-00                      =    317,338

Est. TCV/Total Floor Area = 278.37, Most recent sale 07/01/2002 for 112,500

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
149,600	149,600	149,600	120,601	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	9,100	0	0	1,085	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
158,700	158,700	158,700	121,686	121,686	0

009-100-005-00                      2017 Est. T.C.V.                      GRIER R DIXON & PATRICA A  
 Property Class: 401                                           1594 S BIRCHAVEN BEACH DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2400/FF	50.00	164.00	1.0000	1.0000	2400	100		120,000
50 Actual Front Feet, 0.19 Total Acres                      Total Est. Land Value =								120,000

Land Improvement Cost Estimates  
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	4.04	1.00	280	0	0
D/W/P: Crushed Rock	1.29	1.00	960	0	0
Shed: Wood Frame	14.39	1.00	108	94	1,461
Dock: Light posts	25.61	1.00	320	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 5000	5000.00	1.00	1.0	95	4,750
Total Estimated Land Improvements True Cash Value =					6,211

Cost Est. for Res. Bldg: 1    Single Family    1S                      Cls BC    Blt 2014

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = Size for Rates = 1551 SF    Floor Area = 1551 SF.  
 Stories    Exterior    Foundation    Rate    Bsmnt-Adj    Heat-Adj    Size    Cost  
 1    Story Siding    Basement    75.65    0.00    0.00    1551    117,333

Other Additions/Adjustments                      Rate                      Size                      Cost

(9) Basement Finish  
 Basement Recreation Finish                      13.50                      1000    13,500  
 Walk out Basement Door(s)                      1025.00                      2    2,050

(13) Plumbing  
 Average Fixture(s)                      1120.00                      1    1,120  
 3 Fixture Bath                      3525.00                      1    3,525  
 2 Fixture Bath                      2350.00                      1    2,350

(14) Water/Sewer  
 Public Sewer                      1487.00                      1    1,487  
 Well, 100 Feet                      3050.00                      1    3,050

(15) Built-Ins & Fireplaces  
 Appliance Allowance                      2610.00                      1    2,610  
 Fireplace: Direct-Vented Gas                      2000.00                      2    4,000

(16) Porches  
 WPP, Standard                      10.53                      328    3,454  
 WPP, Standard                      8.50                      786    6,681  
 CCP (1 Story), Standard                      23.59                      226    5,331  
 WPP, Standard                      14.98                      120    1,798

County Multiplier = 1.38    =>                      Cost New =    232,239

Phy/Ab.Phy/Func/Econ/Comb.%Good= 99/100/100/100/99.0,    Depr.Cost =    229,916  
 ECF (403 - LAKE MISSAUKEE AREA RES)    1.400 => TCV of Bldg: 1 =    321,883

2017 Est. T.C.V. 009-100-005-00                      =    448,094

Est. TCV/Total Floor Area = 288.91, Most recent sale 06/01/2002 for 150,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
212,200	212,200	212,200	184,707	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	11,800	0	1,662	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
224,000	224,000	224,000	186,369	186,369	0



009-100-006-00	2017 Est. T.C.V.	SLACHTER MICHAEL & KIMBERLY J
Property Class: 401		1574 S BIRCHAVEN BEACH DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP D 1500/FF	100.00	161.00	0.8123	1.0000	1500	100		121,838
100 Actual Front Feet, 0.37 Total Acres							Total Est. Land Value =	121,838

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	2484	0	0
Dock: Light posts	21.31	1.00	320	0	0

Residential Local Cost Land Improvements

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

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

(11) Heating System: Electric Baseboard

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	67.40	0.00	-0.27	986	66,190

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

Basement Recreation Finish	11.45	986	11,290
Walk out Basement Door(s)	775.00	1	775

(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Porches

WPP, Standard	8.29	435	3,606
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(16) Deck/Balcony

Treated Wood, Standard	6.42	435	2,793
Treated Wood, Standard	9.37	67	628

(17) Garages

Class:C Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	20.15	420	8,463
Mechanical Doors	350.00	1	350
Class:C Exterior: Block Foundation: 42 Inch (Unfinished)			
Base Cost	22.55	435	9,809
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 => Cost New = 161,551

Lump Sum Item(s):

160 SQ FT SHED	1.00	250.0	250
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Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 105,170  
 ECF (403 - LAKE MISSAUKEE AREA RES) 1.400 => TCV of Bldg: 1 = 147,239



Parcel Number: 009-100-006-00

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2017 Est. T.C.V. 009-100-006-00 = 271,452  
Est. TCV/Total Floor Area = 275.31, Most recent sale 03/01/2001 for 310,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
141,300	141,300	141,300	139,461	0.90	

  

2017	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-5,600	0	0	-3,761	0

  

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
135,700	135,700	135,700	140,716	135,700	0

009-100-008-00	2017 Est. T.C.V.	MOORE SHERMAN W & JUDITH
Property Class: 401		1564 S BIRCHAVEN BEACH DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2400/FF	50.00	158.00	1.0000	1.0000	2400	100		120,000
50 Actual Front Feet, 0.18 Total Acres							Total Est. Land Value =	120,000

Land Improvement Cost Estimates  
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Crushed Rock	1.24	1.00	576	0	0
D/W/P: Patio Blocks	8.13	1.00	119	0	0

Residential Local Cost Land Improvements

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

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C+5 Blt 1969

(11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 972 SF Floor Area = 1458 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Basement	90.35	0.00	-0.42	972	87,412

Other Additions/Adjustments	Rate	Size	Cost
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(1) Exterior			
Stone Veneer	10.25	100	1,025

(9) Basement Finish			
Basement Recreation Finish	11.45	486	5,565
Walk out Basement Door(s)	775.00	1	775

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

(14) Water/Sewer			
Public Sewer	1162.00	1	1,162
Well, 100 Feet	2700.00	1	2,700

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

(16) Porches			
WPP, Standard	8.93	340	3,036
CCP (1 Story), Standard	38.96	48	1,870

(16) Deck/Balcony			
Treated Wood, Standard	6.42	432	2,773
Wood Balcony	17.50	32	560

(17) Garages			
Class:C Exterior: Block Foundation: 18 Inch (Unfinished)			
Base Cost	26.56	252	6,693

County Multiplier = 1.38 => Cost New = 165,388

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 107,502  
ECF (403 - LAKE MISSAUKEE AREA RES) 1.400 => TCV of Bldg: 1 = 150,503

2017 Est. T.C.V. 009-100-008-00 = 271,443

Est. TCV/Total Floor Area = 186.17

Parcel Number: 009-100-008-00

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2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
124,800	124,800	124,800	87,788	0.90		
2017 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	10,900	0	0	790	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
135,700	135,700	135,700	88,578	88,578	88,578	

009-100-009-00 2017 Est. T.C.V. CHECINSKI ANDRZEJ & MALGORZATA  
 Property Class: 401 1554 S BIRCHAVEN BEACH DR  
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP C 1200/FF	150.00	156.00	0.8027	1.0000	1200	100		144,493
150 Actual Front Feet, 0.54 Total Acres Total Est. Land Value =								144,493

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	192	71	436
Shed: Wood Frame	9.85	1.00	120	73	863
Total Estimated Land Improvements True Cash Value =					1,299

Cost Est. for Res. Bldg: 1 Single Family 1.75S Cls CD Blt 1973

(11) Heating System: Forced Hot Water

Ground Area = Size for Rates = 672 SF Floor Area = 1176 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.75	Story Siding	Basement	92.81	0.00	1.71	672	63,517

Other Additions/Adjustments Rate Size Cost

(9) Basement Finish

Basement Recreation Finish	11.25	286	3,218
Walk out Basement Door(s)	700.00	1	700

(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1415.00	1	1,415
Fireplace: Wood Stove	1125.00	2	2,250

(16) Porches

CGEP (1 Story), Standard	37.47	132	4,946
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(16) Deck/Balcony

Treated Wood, Standard	6.81	192	1,308
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(17) Garages

Class:CD Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	18.45	576	10,627
Common Wall: 1 Wall	-1225.00	1	-1,225
Automatic Doors	375.00	2	750
Storage area over garage	3.85	288	1,109

County Multiplier = 1.38 => Cost New = 130,816

Notes: NEW ROOF INSTALLED 2000, NEW VINYL SIDING IN 2002, WINDOWS REPLACED 1995 AND 1998

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 78,490  
 ECF (403 - LAKE MISSAUKEE AREA RES) 1.400 => TCV of Bldg: 1 = 109,886

2017 Est. T.C.V. 009-100-009-00 = 255,678

Est. TCV/Total Floor Area = 217.41, Most recent sale 08/28/2015 for 240,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
123,500	123,500	123,500	123,500	0.90		
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	4,300	0	0	1,111	0

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Parcel Number: 009-100-009-00

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2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
127,800	127,800	127,800	124,611	124,611	0

009-100-012-00 2017 Est. T.C.V. ZYSK CAROLYN D  
 Property Class: 401 1524 S BIRCHAVEN BEACH DR  
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2400/FF	50.00	149.00	1.0000	1.0000	2400	100		120,000
50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	120,000

Land Improvement Cost Estimates  
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.20	1.00	132	0	0
Shed: Wood Frame	10.27	1.00	96	50	493
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 =					968

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

(11) Heating System: Forced Air w/ Ducts

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	59.06	-10.40	0.00	1024	49,828

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			
Public Sewer	1025.00	1	1,025
Well, 100 Feet	2550.00	1	2,550
(15) Built-Ins & Fireplaces			
Appliance Allowance	1415.00	1	1,415
Fireplace: Wood Stove	1125.00	1	1,125
(16) Porches			
CGEP (1 Story), Standard	34.01	168	5,714
(16) Deck/Balcony			
Pine w/Roof, Standard	20.00	100	2,000

County Multiplier = 1.38 => Cost New = 91,441

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 54,865  
 ECF (403 - LAKE MISSAUKEE AREA RES) 1.400 => TCV of Bldg: 1 = 76,810

2017 Est. T.C.V. 009-100-012-00 = 197,778

Est. TCV/Total Floor Area = 193.14

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
92,200	92,200	92,200	65,087	0.90		
2017 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	6,700	0	0	585	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
98,900	98,900	98,900	65,672	65,672	0	

009-100-013-00                      2017 Est. T.C.V.                      WESTFALL DONALD B & MICHELLE  
 Property Class: 401                                           1514 S BIRCHAVEN BEACH DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2400/FF	50.00	147.00	1.0000	1.0000	2400	100		120,000
50 Actual Front Feet, 0.17 Total Acres                      Total Est. Land Value =								120,000

Land Improvement Cost Estimates  
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.20	1.00	66	0	0
Shed: Wood Frame	10.75	1.00	80	50	430
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	0.5	95	475
Total Estimated Land Improvements True Cash Value =					905

Cost Est. for Res. Bldg: 1    Single Family    1S                      Cls CD    Blt 1940

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = Size for Rates = 1038 SF    Floor Area = 1038 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	58.91	-10.37	0.00	1038	50,385

Other Additions/Adjustments                      Rate                      Size                      Cost

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

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

(15) Built-Ins & Fireplaces  
 Appliance Allowance                      1415.00                      1                      1,415  
 Fireplace: Interior 1 Story                      2900.00                      1                      2,900

(16) Porches  
 CGEP (1 Story), Standard                      39.53                      119                      4,704  
 CGEP (1 Story), Standard                      48.71                      72                      3,507

(16) Deck/Balcony  
 Treated Wood,Standard                      5.85                      771                      4,510

County Multiplier = 1.38 =>                      Cost New =                      97,498

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0,    Depr.Cost =                      58,499

Separately Depreciated Items:

Unit-in-Place Cost Items:  
 BOAT HOUSE (BY SQ FT                      3.75                      100                      375  
 County Multiplier = 1.38 =>                      Cost New =                      518  
 Phy/Ab.Phy/Func/Econ/Comb.%Good= 71/100/100/100/71.0,    Depr.Cost =                      367

Total Depreciated Cost =                      58,867  
 ECF (403 - LAKE MISSAUKEE AREA RES)    1.400 => TCV of Bldg: 1 =                      82,413

2017 Est. T.C.V. 009-100-013-00                      =                      203,318

Est. TCV/Total Floor Area = 195.87, Most recent sale 08/31/2016 for 240,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
98,200	98,200	98,200	69,527	0.90		
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	3,500	0	0	32,173	0	0

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Parcel Number: 009-100-013-00

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2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
101,700	101,700	101,700	70,152	101,700	0



009-100-014-00	2017 Est. T.C.V.	DEBOER DONALD A & JULIE A
Property Class: 401		1504 S BIRCHAVEN BEACH DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2400/FF	50.00	145.00	1.0000	1.0000	2400	100		120,000
50 Actual Front Feet, 0.17 Total Acres					Total Est. Land Value =			120,000

Land Improvement Cost Estimates  
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	12.65	1.00	63	72	574
Total Estimated Land Improvements True Cash Value =					574

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C Blt 1982

(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	Crawl Space	84.29	-10.87	0.00	672	49,338

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing  
Average Fixture(s) 760.00 1 760

(14) Water/Sewer  
Public Sewer 1162.00 1 1,162  
Well, 100 Feet 2700.00 1 2,700

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

(16) Deck/Balcony  
Treated Wood, Standard 6.10 824 5,026

County Multiplier = 1.38 => Cost New = 89,392

Phy/Ab.Phy/Func/Econ/Comb.%Good= 72/100/100/100/72.0, Depr.Cost = 64,362  
ECF (403 - LAKE MISSAUKEE AREA RES) 1.400 => TCV of Bldg: 1 = 90,107

2017 Est. T.C.V. 009-100-014-00					=	210,681
Est. TCV/Total Floor Area = 250.81, Most recent sale 07/01/1997 for 131,000						
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
96,800	96,800	96,800	78,101	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	8,500	0	702	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-		PRE/MBT
105,300	105,300	105,300	78,803	78,803	0	

009-100-015-00                      2017 Est. T.C.V.                      DAVIDSON GERALD B & JUDITH A  
 Property Class: 401                                           1494 S BIRCHAVEN BEACH DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2400/FF	50.00	143.00	1.0000	1.0000	2400	100		120,000
50 Actual Front Feet, 0.16 Total Acres                      Total Est. Land Value =								120,000

Land Improvement Cost Estimates  
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	2.98	1.00	165	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 D    Blt 1958

(11) Heating System: Space Heater  
 Ground Area = Size for Rates = 825 SF    Floor Area = 825 SF.  
 Stories    Exterior    Foundation    Rate    Bsmnt-Adj    Heat-Adj    Size    Cost  
 1    Story Siding    Slab                      50.70    -9.91    -1.89    825    32,093

Other Additions/Adjustments                      Rate                      Size    Cost

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

(14) Water/Sewer  
 Public Sewer                      912.00                      1    912  
 Well, 50 Feet                      1575.00                      1    1,575

(15) Built-Ins & Fireplaces  
 Appliance Allowance                      1235.00                      1    1,235  
 Fireplace: Exterior 1 Story                      3050.00                      1    3,050

(16) Porches  
 CGEP (1 Story), Standard                      37.57                      120    4,508

County Multiplier = 1.38    =>                      Cost New =    60,579

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0,    Depr.Cost =    36,347  
 ECF (403 - LAKE MISSAUKEE AREA RES)    1.400 => TCV of Bldg: 1 =    50,886

2017 Est. T.C.V. 009-100-015-00                      =    171,361

Est. TCV/Total Floor Area = 207.71

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
79,600	79,600	79,600	55,590	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	6,100	0	0	500	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
85,700	85,700	85,700	56,090	56,090	0

009-100-016-00                      2017 Est. T.C.V.                      FORCHE KURT D & JEANNETTE L TRUST  
 Property Class: 401                      1484 S BIRCHAVEN BEACH DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2400/FF	50.00	138.00	1.0000	1.0000	2400	100		120,000
50 Actual Front Feet, 0.16 Total Acres                      Total Est. Land Value =								120,000

Land Improvement Cost Estimates  
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.20	1.00	160	0	0
D/W/P: Asphalt Paving	1.51	1.00	200	0	0
Shed: Wood Frame	11.23	1.00	64	50	359
Shed: Metal Prefab	8.83	1.00	60	50	265
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 2500	2500.00	1.00	1.0	97	2,425
Total Estimated Land Improvements True Cash Value =					3,049

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

(11) Heating System: Space Heater  
 Ground Area = Size for Rates = 900 SF    Floor Area = 900 SF.  
 Stories    Exterior    Foundation    Rate    Bsmnt-Adj    Heat-Adj    Size    Cost  
 1    Story Siding    Slab    60.65    -10.73    -2.85    900    42,363

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

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

(16) Porches  
 CGEP (1 Story), Standard                      41.03                      112                      4,595

(16) Deck/Balcony  
 Treated Wood,Standard                      8.47                      80                      678

County Multiplier = 1.38    =>                      Cost New =    75,322

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0,    Depr.Cost =    48,959  
 ECF (403 - LAKE MISSAUKEE AREA RES)    1.400 => TCV of Bldg: 1 =    68,543

2017 Est. T.C.V. 009-100-016-00						=	191,592
Est. TCV/Total Floor Area = 212.88, Most recent sale 05/26/2011 for 165,000							
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
89,300	89,300	89,300	82,948	0.90			
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	6,500		0	0	746	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
95,800	95,800	95,800	83,694	83,694		0	

009-100-017-00	2017 Est. T.C.V.	PAPENFUSS RANDOLPH KAREN E &
Property Class: 401		1474 S BIRCHAVEN BEACH DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 2200	50.00	135.00	0.9036	1.0000	2200	100		99,396
GROUP C 1200/FF	25.00	135.00	0.9221	1.0000	1200	100		27,663
75 Actual Front Feet, 0.23 Total Acres								Total Est. Land Value = 127,059

Land Improvement Cost Estimates  
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Asphalt Paving	1.51	1.00	950	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
BOAT LIFT	500.00	1.00	1.0	0	0
Total Estimated Land Improvements True Cash Value =					1,425

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

(11) Heating System: Forced Air w/ Ducts

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	60.49	0.00	0.00	912	55,167

Other Additions/Adjustments Rate Size Cost

(1) Exterior

Stone Veneer	10.00	200	2,000
Walk out Basement Door(s)	700.00	1	700

(13) Plumbing

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

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1415.00	1	1,415
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(16) Porches

WPP, Standard	6.91	597	4,125
WPP, Standard	24.65	29	715

(17) Garages

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

Base Cost	15.34	840	12,886
Common Wall: 1 Wall	-1225.00	1	-1,225
Automatic Doors	375.00	1	375

County Multiplier = 1.38 => Cost New = 109,555

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 76,688  
ECF (403 - LAKE MISSAUKEE AREA RES) 1.400 => TCV of Bldg: 1 = 107,364

2017 Est. T.C.V. 009-100-017-00 = 235,848

Est. TCV/Total Floor Area = 258.61, Most recent sale 10/24/2016 for 300,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
107,400	107,400	107,400	88,239	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	10,500	0	794	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
117,900	117,900	117,900	89,033	89,033	0



009-100-019-00	2017 Est. T.C.V.	FISH SALLIE TRUST
Property Class: 401		1454 S BIRCHAVEN BEACH DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP D 1500/FF	83.00	135.00	0.8589	1.0000	1500	100		106,939
83 Actual Front Feet, 0.26 Total Acres								Total Est. Land Value = 106,939

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	900	0	0
Dock: Light posts	21.31	1.00	105	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+5 Blt 2015

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1490 SF Floor Area = 1669 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	65.99	0.00	0.00	1490	98,325
1	Story Siding	Overhang	36.52	0.00	0.00	179	6,537

Other Additions/Adjustments Rate Size Cost

(9) Basement Finish

Basement Recreation Finish	11.45	1200	13,740
Walk out Basement Door(s)	775.00	1	775

(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Fireplace: Prefab 1 Story	2200.00	1	2,200
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(16) Porches

WCP (1 Story), Standard	32.70	70	2,289
WPP, Standard	11.64	163	1,897
WPP, Standard	13.27	120	1,592
WPP, Standard	14.91	97	1,446

(17) Garages

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

Base Cost	18.11	649	11,753
Common Wall: 1 Wall	-1300.00	1	-1,300
Automatic Doors	375.00	1	375

County Multiplier = 1.38 => Cost New = 204,589

Phy/Ab.Phy/Func/Econ/Comb.%Good= 98/100/100/100/98.0, Depr.Cost = 200,497  
ECF (403 - LAKE MISSAUKEE AREA RES) 1.400 => TCV of Bldg: 1 = 280,695  
80 % Completed => Est. True Cash Value 2017 = 224,556

2017 Est. T.C.V. 009-100-019-00 = 333,870

Est. TCV/Total Floor Area = 200.04

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

Parcel Number: 009-100-019-00

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169,100	169,100	169,100	150,033	0.90		
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-2,200	0	0	1,350	0
2017	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	166,900	166,900	166,900	151,383	151,383	0

009-100-020-00	2017 Est. T.C.V.	RENNER MICHAEL J & POLLY A
Property Class: 401		1444 S BIRCHAVEN BEACH DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2400/FF	47.50	132.50	1.0129	1.0000	2400	100		115,471
48 Actual Front Feet, 0.14 Total Acres					Total Est. Land Value =			115,471

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	100	71	227
Shed: Wood Frame	11.95	1.00	35	71	297
Total Estimated Land Improvements True Cash Value =					524

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1951

(11) Heating System: Space Heater

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	62.68	-11.12	-2.85	780	37,994

Other Additions/Adjustments Rate Size Cost

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

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

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

(16) Porches  
CGEP (1 Story), Standard 31.40 200 6,280

County Multiplier = 1.38 => Cost New = 67,508

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, Depr.Cost = 37,129  
ECF (403 - LAKE MISSAUKEE AREA RES) 1.400 => TCV of Bldg: 1 = 51,981

2017 Est. T.C.V. 009-100-020-00 = 167,976

Est. TCV/Total Floor Area = 215.35

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
77,900	77,900	77,900	60,570	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	6,100	0	545	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
84,000	84,000	84,000	61,115	61,115	0	



009-100-021-00	2017 Est. T.C.V.	RENNER MICHAEL J & POLLY A
Property Class: 402		1444 S BIRCHAVEN BEACH DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2400/FF	50.00	128.10	1.0000	1.0000	2400	100		120,000
50 Actual Front Feet, 0.15 Total Acres								Total Est. Land Value = 120,000

Cost Est. for Res. Bldg: 1 Single Family 1.75S Cls C+10 Blt 2015

(11) Heating System: Forced Heat & Cool  
Ground Area = Size for Rates = 1451 SF Floor Area = 2539 SF.  
Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost  
1.75 Story Siding Crawl Space 100.74 -9.75 3.70 1451 137,395

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing  
Average Fixture(s) 760.00 1 760  
3 Fixture Bath 2400.00 1 2,400  
2 Fixture Bath 1600.00 1 1,600

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

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

(16) Porches  
CGEP (1 Story), Standard 36.78 152 5,591  
WPP, Standard 10.96 188 2,060  
CCP (1 Story), Standard 31.51 84 2,647

County Multiplier = 1.38 => Cost New = 218,461

Phy/Ab.Phy/Func/Econ/Comb.%Good= 99/100/100/100/99.0, Depr.Cost = 216,276  
ECF (403 - LAKE MISSAUKEE AREA RES) 1.400 => TCV of Bldg: 1 = 302,787

2017 Est. T.C.V. 009-100-021-00 = 422,787  
Est. TCV/Total Floor Area = 166.52

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
194,600	194,600	194,600	185,172	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	16,800	0	0	1,666	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
211,400	211,400	211,400	186,838	186,838	0

009-100-022-00                      2017 Est. T.C.V.                      FINK ARNOLD & CAROL  
 Property Class: 401                                           1424 S BIRCHAVEN BEACH DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2400/FF	50.00	124.00	1.0000	1.0000	2400	100		120,000
50 Actual Front Feet, 0.14 Total Acres                      Total Est. Land Value =								120,000

Land Improvement Cost Estimates  
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.44	1.00	750	82	2,116
Total Estimated Land Improvements True Cash Value =					2,116

Cost Est. for Res. Bldg: 1    Single Family    2S                      Cls    C-5    Blt 1965

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1498 SF    Floor Area = 2996 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Siding	Crawl Space	94.32	-8.34	0.00	1498	128,798

Other Additions/Adjustments                      Rate                      Size                      Cost

(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
Fireplace: Exterior 2 Story	4650.00	1	4,650

(16) Porches

WSEP (1 Story), Standard	22.50	296	6,660
WCP (1 Story), Standard	23.65	158	3,737

(16) Deck/Balcony

Composite, Standard	6.48	485	3,143
Wood Balcony	17.50	28	490

(17) Garages

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

Base Cost	22.49	328	7,377
Common Wall: 1 Wall	-1025.00	1	-1,025
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 =>                      Cost New =                      223,548

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0,    Depr.Cost =                      145,306  
 ECF (403 - LAKE MISSAUKEE AREA RES)    1.400 => TCV of Bldg: 1 =                      203,429

2017 Est. T.C.V. 009-100-022-00                      =                      325,545  
 Est. TCV/Total Floor Area = 108.66, Most recent sale 06/01/2001 for 310,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
149,800	149,800	149,800	124,759	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	13,000	0	0	1,122	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
162,800	162,800	162,800	125,881	125,881	0

009-100-023-00                      2017 Est. T.C.V.                      FINK ARNOLD & CAROL  
 Property Class: 401                      S BIRCHHAVEN BEACH  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2400/FF	50.00	119.00	1.0000	1.0000	2400	100		120,000
50 Actual Front Feet, 0.14 Total Acres                      Total Est. Land Value =								120,000

Land Improvement Cost Estimates  
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	9.24	1.00	160	94	1,389
Total Estimated Land Improvements True Cash Value =					1,389

2017 Est. T.C.V. 009-100-023-00                      =                      121,389  
 Est. TCV/Total Floor Area = 40.52

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
55,700	55,700	55,700	41,449	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	5,000	0	0	373	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
60,700	60,700	60,700	41,822	41,822	0	

009-100-024-00                      2017 Est. T.C.V.                      MAXWELL KEVIN P  
 Property Class: 401                                           1404 S BIRCHAVEN BEACH DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2400/FF	50.00	115.00	1.0000	1.0000	2400	100		120,000
50 Actual Front Feet, 0.13 Total Acres                      Total Est. Land Value =								120,000

Land Improvement Cost Estimates  
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.44	1.00	169	66	384
Shed: Wood Frame	9.83	1.00	192	45	849
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 2500	2500.00	1.00	1.0	94	2,350
Total Estimated Land Improvements True Cash Value =					3,583

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

(11) Heating System: Wall/Floor Furnace  
 Ground Area = Size for Rates = 1130 SF    Floor Area = 1130 SF.  

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	65.75	-11.49	0.00	830	45,036
1	Story Siding	Crawl Space	65.75	-9.46	0.00	300	16,887

Other Additions/Adjustments                      Rate                      Size                      Cost

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

(14) Water/Sewer  
 Public Sewer                      1162.00                      1                      1,162  
 Well, 100 Feet                      2700.00                      1                      2,700

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

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

County Multiplier = 1.38    =>                      Cost New =                      102,700

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0,    Depr.Cost =                      71,890  
 ECF (403 - LAKE MISSAUKEE AREA RES)    1.400 => TCV of Bldg: 1 =                      100,646

2017 Est. T.C.V. 009-100-024-00                      =                      224,229  
 Est. TCV/Total Floor Area = 198.43, Most recent sale 06/01/2002 for 180,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
105,000	105,000	105,000	74,799	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	7,100	0	673	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
112,100	112,100	112,100	75,472	75,472	0

03:00 PM

009-100-025-00                      2017 Est. T.C.V.                      HEEREN KURT M & SVENJE  
 Property Class: 401                                           1394 S BIRCHAVEN BEACH DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2400/FF	50.00	110.00	1.0000	1.0000	2400	100		120,000
50 Actual Front Feet, 0.13 Total Acres                      Total Est. Land Value =								120,000

Land Improvement Cost Estimates  
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	13.15	1.00	48	71	448
Shed: Wood Frame	12.34	1.00	72	71	631
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 2500	2500.00	1.00	1.0	94	2,350
Total Estimated Land Improvements True Cash Value =					3,429

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

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = Size for Rates = 832 SF    Floor Area = 832 SF.  

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	69.79	-12.28	0.00	832	47,848

Other Additions/Adjustments                      Rate                      Size                      Cost

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

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

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

(16) Porches  
 CGEP (1 Story), Standard                      30.00                      256                      7,680

(16) Deck/Balcony  
 Treated Wood, Standard                      6.69                      288                      1,927

County Multiplier = 1.38    =>                      Cost New =                      92,104

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0,    Depr.Cost =                      59,868  
 ECF (403 - LAKE MISSAUKEE AREA RES)    1.400 => TCV of Bldg: 1 =                      83,815

2017 Est. T.C.V. 009-100-025-00                      =                      207,244  
 Est. TCV/Total Floor Area = 249.09, Most recent sale 10/07/2004 for 224,900

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
96,800	96,800	96,800	82,640	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	6,800	0	743	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
103,600	103,600	103,600	83,383	83,383	0

009-100-026-00	2017 Est. T.C.V.	COUGHLIN BERNITA M (LLE)
Property Class: 401		1384 S BIRCHAVEN BEACH DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2400/FF	50.00	105.00	1.0000	1.0000	2400	100		120,000
50 Actual Front Feet, 0.12 Total Acres								Total Est. Land Value = 120,000

Land Improvement Cost Estimates  
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.44	1.00	145	0	0
D/W/P: Patio Blocks	8.13	1.00	725	0	0
Shed: Wood Frame	11.53	1.00	96	71	786
Dock: Light posts	21.31	1.00	32	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 2500	2500.00	1.00	1.0	97	2,425
Total Estimated Land Improvements True Cash Value =					3,211

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

(11) Heating System: Space Heater

Ground Area = Size for Rates = 1176 SF Floor Area = 1176 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	65.26	-11.39	0.00	1176	63,351

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
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(16) Porches

WSEP (1 Story), Standard	21.92	324	7,102
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(16) Deck/Balcony

Treated Wood, Standard	9.83	58	570
Treated Wood, Standard	8.40	96	806

County Multiplier = 1.38 => Cost New = 109,906

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 71,439  
ECF (403 - LAKE MISSAUKEE AREA RES) 1.400 => TCV of Bldg: 1 = 100,014

2017 Est. T.C.V. 009-100-026-00 = 223,225

Est. TCV/Total Floor Area = 189.82, Most recent sale 06/01/1996 for 104,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
104,500	104,500	104,500	81,447	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	7,100	0	733	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
111,600	111,600	111,600	82,180	82,180	0	

009-100-027-00                      2017 Est. T.C.V.                      RYAN DAVID B & PAMELA M  
 Property Class: 401                                           1374 S BIRCHAVEN BEACH DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2400/FF	50.00	101.00	1.0000	1.0000	2400	100		120,000
50 Actual Front Feet, 0.12 Total Acres                      Total Est. Land Value =								120,000

Land Improvement Cost Estimates  
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Ren. Conc.	4.21	1.00	194	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 1963

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1137 SF    Floor Area = 2274 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Siding	Slab	108.99	-12.05	0.00	1137	110,221

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
Fireplace: Interior 2 Story	3825.00	1	3,825

(16) Porches

CCP (1 Story), Standard	30.58	93	2,844
WPP, Standard	10.81	194	2,097

County Multiplier = 1.38    =>                      Cost New =    174,982

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0,    Depr.Cost =    113,739  
 ECF (403 - LAKE MISSAUKEE AREA RES)    1.400 => TCV of Bldg: 1 =    159,234

2017 Est. T.C.V. 009-100-027-00                      =    280,184

Est. TCV/Total Floor Area = 123.21, Most recent sale 10/21/2014 for 245,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
128,900	128,900	128,900	125,876	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	11,200	0	1,132	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
140,100	140,100	140,100	127,008	127,008	0





009-100-030-00	2017 Est. T.C.V.	COEBLY JUDITH L TRUST &
Property Class: 401		1344 S BIRCHAVEN BEACH DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2400/FF	50.00	88.00	1.0000	1.0000	2400	100		120,000
50 Actual Front Feet, 0.10 Total Acres					Total Est.		Land Value =	120,000

Land Improvement Cost Estimates  
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	11.95	1.00	24	94	270
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 =					745

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 678 SF Floor Area = 678 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	64.84	-11.50	0.00	678	36,165

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

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

(15) Built-Ins & Fireplaces

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

(16) Porches

CGEP (1 Story), Standard	41.03	112	4,595
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County Multiplier = 1.38 => Cost New = 68,834

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 41,301  
ECF (403 - LAKE MISSAUKEE AREA RES) 1.400 => TCV of Bldg: 1 = 57,821

2017 Est. T.C.V. 009-100-030-00 = 178,566

Est. TCV/Total Floor Area = 263.37

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
83,000	83,000	83,000	45,617	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	6,300	0	410	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
89,300	89,300	89,300	46,027	46,027	0

009-100-031-00                      2017 Est. T.C.V.                      FERGUSON DAVID C & ROSE M (TTEE)  
 Property Class: 401                                           1334 S BIRCHAVEN BEACH DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2400/FF	50.00	93.00	1.0000	1.0000	2400	100		120,000
50 Actual Front Feet, 0.11 Total Acres                      Total Est. Land Value =								120,000

Land Improvement Cost Estimates  
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.20	1.00	65	0	0
Shed: Wood Frame	9.24	1.00	160	94	1,389
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.0	95	950
Total Estimated Land Improvements True Cash Value =					2,339

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

(11) Heating System: Wall/Floor Furnace

Ground Area = Size for Rates = 700 SF    Floor Area = 700 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	64.33	-11.41	-1.63	700	35,903

Other Additions/Adjustments                      Rate                      Size                      Cost

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

(14) Water/Sewer  
 Public Sewer                      1025.00                      1                      1,025  
 Well, 100 Feet                      2550.00                      1                      2,550

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

(16) Deck/Balcony  
 Treated Wood,Standard                      8.05                      96                      773

County Multiplier = 1.38 =>                      Cost New =                      58,368

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0,    Depr.Cost =                      35,021  
 ECF (403 - LAKE MISSAUKEE AREA RES)    1.400 => TCV of Bldg: 1 =                      49,029

2017 Est. T.C.V. 009-100-031-00					=	171,368
Est. TCV/Total Floor Area = 244.81, Most recent sale 09/01/1996 for 76,000						
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
79,600	79,600	79,600	52,701	0.90		
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	6,100		0	0	474	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
85,700	85,700	85,700	53,175	53,175	0	

009-100-032-00	2017 Est. T.C.V.	FROEHLICH GAIL & FROEHLICH DONNA
Property Class: 401		1324 S BIRCHAVEN BEACH DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2400/FF	50.00	116.00	1.0000	1.0000	2400	100		120,000
50 Actual Front Feet, 0.13 Total Acres								Total Est. Land Value = 120,000

Land Improvement Cost Estimates  
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.20	1.00	69	0	0
Shed: Wood Frame	11.95	1.00	40	95	454

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 =					1,404

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1020 SF Floor Area = 1020 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	59.10	-10.41	0.00	1020	49,664

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1415.00	1	1,415
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County Multiplier = 1.38 => Cost New = 74,946

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 48,715

Separately Depreciated Items:

(16) Deck/Balcony

Treated Wood,Standard	6.43	280	1,800
County Multiplier = 1.38 =>		Cost New =	2,485
Phy/Ab.Phy/Func/Econ/Comb.%Good= 81/100/100/100/81.0,		Depr.Cost =	2,012

Total Depreciated Cost = 50,727

ECF (403 - LAKE MISSAUKEE AREA RES) 1.400 => TCV of Bldg: 1 = 71,018

2017 Est. T.C.V. 009-100-032-00 = 192,422

Est. TCV/Total Floor Area = 188.65

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
89,700	89,700	89,700	76,718	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	6,500	0	690	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
96,200	96,200	96,200	77,408	77,408	0	

009-100-033-00                      2017 Est. T.C.V.                      SCHLICK DAVID R & MARIANNE Q  
 Property Class: 401                                           1314 S BIRCHAVEN BEACH DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2400/FF	50.00	146.00	1.0000	1.0000	2400	100		120,000
50 Actual Front Feet, 0.17 Total Acres                      Total Est. Land Value =								120,000

Land Improvement Cost Estimates  
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.44	1.00	300	0	0
Fencing: Wd, Picket, 30-40	11.64	1.00	50	0	0
Shed: Wood Frame	10.44	1.00	156	50	815
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 =					1,290

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

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = Size for Rates = 1002 SF    Floor Area = 1252 SF.  

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25	Story Siding	Crawl Space	77.25	-9.77	0.00	1002	67,615

Other Additions/Adjustments                      Rate                      Size                      Cost

(13) Plumbing  

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

(14) Water/Sewer  

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

(15) Built-Ins & Fireplaces  

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

Treated Wood,Standard	6.10	953	5,813
Treated Wood,Standard	9.89	57	564
Wood Balcony	17.50	42	735

County Multiplier = 1.38 =>                      Cost New =    113,904

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0,    Depr.Cost =    79,733  
 ECF (403 - LAKE MISSAUKEE AREA RES)    1.400 => TCV of Bldg: 1 =    111,626

2017 Est. T.C.V. 009-100-033-00                      =    232,916  
 Est. TCV/Total Floor Area = 186.04, Most recent sale 06/10/2005 for 305,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
107,100	107,100	107,100	89,249	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	9,400	0	0	803	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
116,500	116,500	116,500	90,052	90,052	0

03:00 PM

009-100-034-00                      2017 Est. T.C.V.                      DONNER LIVING TRUST  
 Property Class: 401                                           1304 S BIRCHAVEN BEACH DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2400/FF	50.00	170.00	1.0000	1.0000	2400	100		120,000
50 Actual Front Feet, 0.20 Total Acres                      Total Est. Land Value =								120,000

Land Improvement Cost Estimates  
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Asphalt Paving	1.61	1.00	800	0	0
Shed: Wood Frame	12.07	1.00	80	71	686
Dock: Light posts	21.31	1.00	240	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 =					2,111

Cost Est. for Res. Bldg: 1    Single Family    1S                      Cls    C-5    Blt 1960

(11) Heating System: Wall/Floor Furnace  
 Ground Area = Size for Rates = 948 SF    Floor Area = 948 SF.  
 Stories    Exterior    Foundation    Rate    Bsmnt-Adj    Heat-Adj    Size    Cost  
 1    Story Siding    Slab    64.55    -11.34    0.00    948    50,443

Other Additions/Adjustments                      Rate                      Size                      Cost

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

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

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

(16) Deck/Balcony  
 Treated Wood,Standard                      6.50                      352                      2,288

County Multiplier = 1.38    =>                      Cost New =                      88,897

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0,    Depr.Cost =                      57,783  
 ECF (403 - LAKE MISSAUKEE AREA RES)    1.400 => TCV of Bldg: 1 =                      80,896

2017 Est. T.C.V. 009-100-034-00                      =                      203,007  
 Est. TCV/Total Floor Area = 214.14, Most recent sale 07/15/2011 for 173,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
94,800	94,800	94,800	80,653	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	6,700	0	0	725	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
101,500	101,500	101,500	81,378	81,378	0

009-100-035-00                      2017 Est. T.C.V.                      KINEY CAROL LEE  
 Property Class: 401                                           1284 S BIRCHAVEN BEACH DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

\* Factors \*                      LOTS 35, 36, W 25' OF 37

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP E 1300/FF	125.00	170.00	0.8326	1.0000	1300	100		135,290
GROUP D 1500/FF	0.00	192.00	0.7597	1.0000	1500	100		0
GROUP D 1500/FF	0.00	190.00	0.7597	1.0000	1500	100		0
125 Actual Front Feet, 0.49 Total Acres                      Total Est. Land Value =								135,290

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	2.98	1.00	75	0	0
Shed: Wood Frame	10.02	1.00	64	95	609
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.0	97	970
Total Estimated Land Improvements True Cash Value =					1,579

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

(11) Heating System: Forced Air w/ Ducts

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	53.49	-10.43	0.66	672	29,380
Other Additions/Adjustments							
			Rate			Size	Cost
(13) Plumbing							
Average Fixture(s)			525.00			1	525
(14) Water/Sewer							
Public Sewer			912.00			1	912
Well, 50 Feet			1575.00			1	1,575
(15) Built-Ins & Fireplaces							
Appliance Allowance			1235.00			1	1,235
Fireplace: Interior 1 Story			2600.00			1	2,600
(16) Porches							
CSEP (1 Story), Standard			30.22			117	3,536
(16) Deck/Balcony							
Treated Wood,Standard			7.28			118	859
Treated Wood,Standard			7.24			120	869
Treated Wood,Standard			9.68			48	465
County Multiplier = 1.38 =>						Cost New =	57,898
Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0,						Depr.Cost =	31,844
ECF (403 - LAKE MISSAUKEE AREA RES)    1.400 => TCV of Bldg: 1 =							44,581

2017 Est. T.C.V. 009-100-035-00					=	181,450
Est. TCV/Total Floor Area = 270.01, Most recent sale 11/21/2014 for 200,000						
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
89,800	89,800	89,800	89,800	0.90		
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	900		0	0	808	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
90,700	90,700	90,700	90,608	90,608	0	

009-100-038-00                      2017 Est. T.C.V.                      CHECINSKI ANDREZ J & MARLOGORZATA  
 Property Class: 401                                           1264 S BIRCHAVEN BEACH DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 2200	50.00	184.00	0.9036	1.0000	2200	100		99,396
GROUP B 2200	25.00	184.00	0.9036	1.0000	2200	100		49,698
75 Actual Front Feet, 0.32 Total Acres                      Total Est. Land Value =								149,094

Land Improvement Cost Estimates  
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	12.61	1.00	64	74	597
Dock: Light posts	21.31	1.00	256	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 =					2,972

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

(11) Heating System: Space Heater  
 Ground Area = Size for Rates = 1080 SF    Floor Area = 1080 SF.  
 Stories    Exterior    Foundation    Rate    Bsmnt-Adj    Heat-Adj    Size    Cost  
 1    Story Siding    Crawl Space    66.29    -9.58    0.00    1080    61,247

Other Additions/Adjustments                      Rate                      Size                      Cost

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

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

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

(16) Deck/Balcony  
 Treated Wood,Standard                      6.64                      304                      2,019

(17) Garages  
 Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)  
 Base Cost                      20.64                      494                      10,196  
 Common Wall: 1 Wall                      -1300.00                      1                      -1,300  
 Mechanical Doors                      350.00                      1                      350  
 Storage area over garage                      3.95                      200                      790  
 Class:CD Exterior: Block Foundation: 18 Inch (Unfinished)  
 Base Cost                      25.95                      216                      5,605  
 Mechanical Doors                      350.00                      1                      350

County Multiplier = 1.38    =>                      Cost New =                      118,706

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0,    Depr.Cost =                      83,094  
 ECF (403 - LAKE MISSAUKEE AREA RES)    1.400 => TCV of Bldg: 1 =                      116,332

2017 Est. T.C.V. 009-100-038-00                      =                      268,398  
 Est. TCV/Total Floor Area = 248.52, Most recent sale 04/21/2011 for 223,500

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
119,400	119,400	119,400	112,334	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	14,800	0	1,011	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
134,200	134,200	134,200	113,345	113,345	0





009-100-039-00                      2017 Est. T.C.V.                      HAMILTON JOSEPH C & AMY L  
 Property Class: 401                                           1254 S BIRCHAVEN BEACH DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2400/FF	50.00	179.00	1.0000	1.0000	2400	100		120,000
50 Actual Front Feet, 0.20 Total Acres                      Total Est. Land Value =								120,000

Land Improvement Cost Estimates  
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.20	1.00	120	0	0
Shed: Wood Frame	11.95	1.00	36	94	404
Shed: Wood Frame	10.99	1.00	72	94	744
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 2500	2500.00	1.00	1.0	97	2,425
Total Estimated Land Improvements True Cash Value =					3,573

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

(11) Heating System: Wall/Floor Furnace  
 Ground Area = Size for Rates = 1338 SF    Floor Area = 1338 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	56.28	-9.74	-1.63	1074	48,233
1	Story Siding	Crawl Space	56.28	-8.11	-1.63	264	12,287

Other Additions/Adjustments                      Rate                      Size                      Cost

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

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

(15) Built-Ins & Fireplaces  
 Appliance Allowance                      1415.00                      1                      1,415  
 Fireplace: Exterior 1 Story                      3450.00                      1                      3,450

(16) Deck/Balcony  
 Treated Wood,Standard                      6.20                      378                      2,344

(17) Garages  
 Class:CD Exterior: Block Foundation: 18 Inch (Unfinished)  
 Base Cost                      19.20                      460                      8,832  
 Mechanical Doors                      350.00                      1                      350

County Multiplier = 1.38 =>                      Cost New =                      110,594

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0,    Depr.Cost =                      71,886

Separately Depreciated Items:

Square footage # 2 is depreciated at 85 %Good...    Base Cost Was =                      12,287  
 County Multiplier = 1.38 =>    Cost New =                      16,955  
 Phy/Ab.+hy/Func/Econ/Comb.%Good= 20/100/100/100/20.0,    Depr.Cost =                      3,391  
 ECF (403 - LAKE MISSAUKEE AREA RES)    1.400 => TCV of Bldg: 1 =                      105,388

2017 Est. T.C.V. 009-100-039-00					=	228,961
Est. TCV/Total Floor Area = 171.12, Most recent sale 06/01/2002 for 187,000						
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
107,200	107,200	107,200	87,796	0.90		
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	7,300	0	0	790	0

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Parcel Number: 009-100-039-00

Page: 2

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2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
114,500	114,500	114,500	88,586	88,586	0

009-100-040-00                      2017 Est. T.C.V.                      RIETSEMA KLAAS & KATHY  
 Property Class: 402                      BIRCHAVEN BEACH DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 2200	50.00	175.00	1.0000	1.0000	2200	100		110,000
50 Actual Front Feet, 0.20 Total Acres                      Total Est. Land Value =								110,000

Land Improvement Cost Estimates  
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	7.77	1.00	320	94	2,336

Residential Local Cost Land Improvements

Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 2500	2500.00	1.00	1.0	97	2,425
Total Estimated Land Improvements True Cash Value =					4,761

2017 Est. T.C.V. 009-100-040-00                      =                      114,761

Est. TCV/Total Floor Area = 85.77

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
47,400	47,400	47,400	46,273	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	10,000	0	416	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
57,400	57,400	57,400	46,689	46,689	0	

009-100-041-00                      2017 Est. T.C.V.                      SEYMOUR JASON & SHARON  
 Property Class: 401                                           1228 S BIRCHAVEN BEACH DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

\* Factors \*                      LOTS 41 & PRT OF 42

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP D 1500/FF	100.00	148.99	0.8123	1.0000	1500	100		121,838
100 Actual Front Feet, 0.34 Total Acres                      Total Est. Land Value =								121,838

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	400	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    1.25S                      Cls C    Blt 1960

(11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 1182 SF    Floor Area = 1657 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	65.20	-11.38	-0.27	738	39,520
2	Story Siding	Slab	103.07	-11.38	-0.54	444	40,471
1	Story Siding	Overhang	37.87	0.00	0.00	31	1,174

Other Additions/Adjustments                      Rate                      Size                      Cost

(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Fireplace: Exterior 1 Story	3875.00	1	3,875
Fireplace: Prefab 1 Story	2200.00	1	2,200

(16) Porches

WPP, Standard	10.59	204	2,160
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(17) Garages

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

Base Cost	17.38	590	10,254
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 =>                      Cost New = 146,143

Notes: 2015 REPLACE DECKS WITH 200+SQFT DECK & CONCRETE WALKS, PAINT, INTERIOR REFRESH.

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0,    Depr.Cost = 94,993  
 ECF (403 - LAKE MISSAUKEE AREA RES)    1.400 => TCV of Bldg: 1 = 132,991

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2017 Est. T.C.V. 009-100-041-00                      = 256,254

Est. TCV/Total Floor Area = 154.65, Most recent sale 09/05/2014 for 215,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
114,200	114,200	114,200	110,425	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	13,900	0	0	993	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
128,100	128,100	128,100	111,418	111,418	0

009-100-043-00                      2017 Est. T.C.V.                      UELAND STEVE & KELLY  
 Property Class: 402                      S BIRCHAVEN BEACH DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP F & SURPL	95.32	152.62	1.0121	1.0000	800	100		77,175
113 Actual Front Feet, 0.30 Total Acres                      Total Est. Land Value =								77,175

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	655	0	0
D/W/P: 4in Concrete	3.61	1.00	186	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 5000	5000.00	1.00	1.0	95	4,750
Total Estimated Land Improvements True Cash Value =					4,750

Cost Est. for Res. Bldg: 1    Single Family    2S                      C1s    C+10    Blt 2015

(11) Heating System: Forced Heat & Cool  
 Ground Area = Size for Rates = 1238 SF    Floor Area = 2119 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Siding	Crawl Space	114.22	-10.16	4.21	881	95,386
1	Story Siding	Crawl Space	72.25	-10.16	2.11	72	4,622
1	Story Siding	Overhang	37.59	0.00	0.00	285	10,713

Other Additions/Adjustments                      Rate                      Size                      Cost

(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Porches

CPP, Standard	13.03	144	1,876
CCP (1 Story), Standard	25.64	138	3,538
CCP (1 Story), Standard	54.99	24	1,320

(17) Garages

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

Base Cost	28.51	349	9,950
Common Wall: 2 Wall	-2575.00	1	-2,575
Automatic Doors	375.00	1	375

County Multiplier = 1.38 =>                      Cost New =                      186,773

Phy/Ab.Phy/Func/Econ/Comb.%Good= 99/100/100/100/99.0,    Depr.Cost =                      184,905  
 ECF (403 - LAKE MISSAUKEE AREA RES)    1.400 => TCV of Bldg: 1 =                      258,867

2017 Est. T.C.V. 009-100-043-00                      =                      340,792

Est. TCV/Total Floor Area = 160.83, Most recent sale 01/22/2013 for 80,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
113,500	113,500	113,500	106,714	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
57,900	-1,000	0	57,900	960	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
170,400	170,400	170,400	165,574	165,574	0	



009-100-044-00                      2017 Est. T.C.V.                      JONES WILLIAM B TRUST  
 Property Class: 401                                           1214 S BIRCHAVEN BEACH DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP C 1200/FF	100.00	88.00	0.8706	1.0000	1200	100		104,466
100 Actual Front Feet, 0.20 Total Acres				Total Acres	Total Est. Land Value =			104,466

Land Improvement Cost Estimates  
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	13.15	1.00	48	71	448
Total Estimated Land Improvements True Cash Value =					448

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1177 SF    Floor Area = 1177 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	65.25	-9.37	0.00	1177	65,771

Other Additions/Adjustments                      Rate                      Size                      Cost

(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Deck/Balcony

Treated Wood,Standard	6.49	359	2,330
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(17) Garages

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

Base Cost	19.27	572	11,022
Mechanical Doors	350.00	1	350
Storage area over garage	3.95	572	2,259

County Multiplier = 1.38 =>                      Cost New =    128,919

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0,    Depr.Cost =    77,351  
 ECF (403 - LAKE MISSAUKEE AREA RES)    1.400 => TCV of Bldg: 1 =    108,292

2017 Est. T.C.V. 009-100-044-00                      =    213,206

Est. TCV/Total Floor Area = 181.14

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
102,400	102,400	102,400	84,002	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	4,200	0	756	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
106,600	106,600	106,600	84,758	84,758	84,758

009-100-046-00                      2017 Est. T.C.V.                      HOWELL CAROL L TRUSTEE  
 Property Class: 401                                                                1198 S BIRCHAVEN BEACH DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP C 1200/FF	50.00	97.00	1.0000	1.0000	1200	100		60,000
50 Actual Front Feet, 0.11 Total Acres                      Total Est. Land Value =								60,000

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	391	71	955
Shed: Wood Frame	12.07	1.00	80	71	686
Shed: Wood Frame	10.72	1.00	140	94	1,410
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 2500	2500.00	1.00	1.0	95	2,375
Total Estimated Land Improvements True Cash Value =					5,426

Cost Est. for Res. Bldg: 1    Single Family    1S                      Cls C-5    Blt 1950

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = Size for Rates = 1117 SF    Floor Area = 1117 SF.  

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	62.60	-10.94	0.00	1117	57,704

Other Additions/Adjustments                      Rate                      Size                      Cost

(13) Plumbing  

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

(14) Water/Sewer  

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

(15) Built-Ins & Fireplaces  

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

(16) Porches  

CGEP (1 Story), Standard	39.73	126	5,006
WGEP (1 Story), Standard	36.83	144	5,304

(16) Deck/Balcony  

Treated Wood, Standard	6.10	792	4,831
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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

County Multiplier = 1.38 =>                      Cost New =                      129,983

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0,    Depr.Cost =                      84,489  
 ECF (403 - LAKE MISSAUKEE AREA RES)    1.400 => TCV of Bldg: 1 =                      118,285

2017 Est. T.C.V. 009-100-046-00                      =                      183,711

Est. TCV/Total Floor Area = 164.47					
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
99,300	99,300	99,300	70,161	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-7,400	0	0	631	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
91,900	91,900	91,900	70,792	70,792	0





009-100-047-00                      2017 Est. T.C.V.                      HOWELL CAROL L TRUSTEE  
 Property Class: 402                      S BIRCHAVEN BEACH DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

		* Factors *		LOTS 47 & 48			
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
GROUP C 1200/FF	50.00	86.00	0.8706	1.0000	1200	100	52,233
<Site Value D> GROUP D BACKLOT					8000	100	8,000
100 Actual Front Feet, 0.19 Total Acres						Total Est. Land Value =	60,233

2017 Est. T.C.V. 009-100-047-00 = 60,233

Est. TCV/Total Floor Area = 53.92

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
46,100	46,100	46,100	33,426	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-16,000	0	0	-3,326	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
30,100	30,100	30,100	33,726	30,100	0	

009-140-001-00                      2017 Est. T.C.V.                      GAMBLE JOHN C & RETA G  
 Property Class: 401                      5115 S DICKERSON RD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 8.RURAL SUBS  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> 140-Blue Road					5000	100		5,000
	0.00	Total Acres			Total Est.		Land Value =	5,000

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 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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(16) Deck/Balcony

Treated Wood,Standard		16.26		20	325
Treated Wood,Standard		16.26		20	325

County Multiplier = 1.38    =>                      Cost New =                      96,470

Notes: MODULAR

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0,    Depr.Cost =                      77,176  
 ECF (409 - RURAL SUBS)                      0.950 => TCV of Bldg: 1 =                      73,317

2017 Est. T.C.V. 009-140-001-00                      =                      78,317

Est. TCV/Total Floor Area = 62.75

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
39,600	39,600	39,600	32,922	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-400	0	0	296	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
39,200	39,200	39,200	33,218	33,218	0	

009-140-002-00                      2017 Est. T.C.V.                      FREDIN DALE A  
 Property Class: 402                      S DICKERSON RD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 8.RURAL SUBS  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> 140-Blue Road					5000	100		5,000
		0.00	Total Acres		Total Est.	Land Value =		5,000

2017 Est. T.C.V. 009-140-002-00                      =                      5,000

Est. TCV/Total Floor Area = 4.01

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
3,000	3,000	3,000	3,000	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-500	0	0	-500	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
2,500	2,500	2,500	3,027	2,500	0	

009-140-003-00	2017 Est. T.C.V.	FREDIN DALE A
Property Class: 402		W BLUE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 8.RURAL SUBS  
\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> 140-Blue Road					5000	100		5,000
	0.00	Total Acres			Total Est.	Land Value =		5,000

2017 Est. T.C.V. 009-140-003-00 = 5,000

Est. TCV/Total Floor Area = 4.01

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
3,000	3,000	3,000	3,000	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-500	0	0	-500	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
2,500	2,500	2,500	3,027	2,500	0	

009-140-004-00                      2017 Est. T.C.V.                      FREDIN DALE A  
 Property Class: 402                      W BLUE RD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 8.RURAL SUBS  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> 140-Blue Road					5000	100		5,000
	0.00	Total Acres			Total Est.	Land Value =		5,000

2017 Est. T.C.V. 009-140-004-00                      =                      5,000

Est. TCV/Total Floor Area = 4.01

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
3,000	3,000	3,000	3,000	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-500	0	0	-500	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
2,500	2,500	2,500	3,027	2,500	0	

009-140-005-00                      2017 Est. T.C.V.                      FREDIN DALE A  
 Property Class: 402                      W BLUE RD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 8.RURAL SUBS  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> 140-Blue Road					5000	100		5,000
	0.00	Total Acres			Total Est.	Land Value =		5,000

2017 Est. T.C.V. 009-140-005-00                      =                      5,000

Est. TCV/Total Floor Area = 4.01

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
3,000	3,000	3,000	3,000	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-500	0	0	-500	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
2,500	2,500	2,500	3,027	2,500	0	

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009-140-006-00                      2017 Est. T.C.V.                      FOSTER WM K  
 Property Class: 401                      7859 W BLUE RD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 8.RURAL SUBS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> 140-Blue Road					5000	100		5,000
	0.00	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: Metal Prefab	8.16	1.00	100	66	539
Total Estimated Land Improvements True Cash Value =					539

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

(11) Heating System: Forced Air w/ Ducts

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	58.72	0.00	0.00	1056	62,008

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

Average Fixture(s)	630.00	1	630
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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: Wood Stove	1125.00	1	1,125

(16) Porches

CCP (1 Story), Standard	28.65	100	2,865
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(16) Deck/Balcony

Treated Wood, Standard	6.20	352	2,182
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(17) Garages

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

Base Cost	9.78	1008	9,858
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County Multiplier = 1.38    =>                      Cost New =                      116,684

Phy/Ab.Phy/Func/Econ/Comb.%Good= 71/100/100/100/71.0,    Depr.Cost =                      82,846  
 ECF (409 - RURAL SUBS)                      0.950 => TCV of Bldg: 1 =                      78,704

2017 Est. T.C.V. 009-140-006-00                      =                      84,243

Est. TCV/Total Floor Area = 79.78

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
40,300	40,300	40,300	33,933	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,800	0	0	305	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
42,100	42,100	42,100	34,238	34,238	34,238	



009-140-007-00                      2017 Est. T.C.V.                      SHELTON SHAWNA  
 Property Class: 401                      7823 W BLUE RD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 8.RURAL SUBS  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> 140-Blue Road					5000	100		5,000
165 Actual Front Feet, 1.53 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: 3.5 Concrete	3.20	1.00	428	78	1,068
Total Estimated Land Improvements True Cash Value =					1,068

Cost Est. for Res. Bldg: 1    Single Family    TRI                      Cls CD                      Blt 1979

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1176 SF    Floor Area = 1806 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
Tri-Level	Siding	Crawl Space	68.68	-4.20	0.00	1176	75,828
1	Story Siding	Overhang	32.69	0.00	0.00	42	1,373

Other Additions/Adjustments                      Rate                      Size                      Cost

(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1415.00	1	1,415
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(17) Garages

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

Base Cost	24.66	312	7,694
Common Wall: 1 Wall	-1225.00	1	-1,225

County Multiplier = 1.38 =>                      Cost New =                      129,010

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0,    Depr.Cost =                      90,307

Separately Depreciated Items:

(16) Porches

CCP (1 Story), Standard	30.25	84	2,541
County Multiplier = 1.38 =>			Cost New = 3,507
Phy/Ab.Phy/Func/Econ/Comb.%Good= 71/100/100/100/71.0,			Depr.Cost = 2,490

(17) Garages

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

Base Cost	15.75	672	10,584
County Multiplier = 1.38 =>			Cost New = 14,606
Phy/Ab.Phy/Func/Econ/Comb.%Good= 82/100/100/100/82.0,			Depr.Cost = 11,977

Total Depreciated Cost =                      104,773  
 ECF (409 - RURAL SUBS)                      0.900 => TCV of Bldg: 1 =                      94,296

2017 Est. T.C.V. 009-140-007-00                      =                      100,364  
 Est. TCV/Total Floor Area = 55.57, Most recent sale 11/04/2013 for 91,500  
 2016 Assessed                      MBOR                      S.E.V.                      Base for Cap                      C.P.I.  
                     50,300                      50,300                      50,300                      43,309                      0.90

Parcel Number: 009-140-007-00

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2017	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-100	0	0	389	0
2017 Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	50,200	50,200	50,200	43,698	43,698	43,698





009-140-010-00                      2017 Est. T.C.V.                      SPETEBROOT TONY R & LINDA R  
 Property Class: 402                                           W BLUE RD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 8.RURAL SUBS  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> 140-Blue Road					5000	100		5,000
	0.00	Total Acres			Total Est.	Land Value =		5,000

2017 Est. T.C.V. 009-140-010-00                      =                      5,000

Est. TCV/Total Floor Area = 4.53

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
3,000	3,000	3,000	3,000	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-500	0	0	-500	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
2,500	2,500	2,500	3,027	2,500	0	

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009-140-011-00                      2017 Est. T.C.V.                      YOUNGBEG GARRICK  
 Property Class: 401                      7699 W BLUE RD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 8.RURAL SUBS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> 140-Blue Road					5000	100		5,000
170 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
D/W/P: 4in Ren. Conc.	4.21	1.00	960	0	0

Residential Local Cost Land Improvements

Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 5000	5000.00	1.00	1.0	94	4,700
Total Estimated Land Improvements True Cash Value =					4,700

Cost Est. for Res. Bldg: 1    Single Family    1S                      Cls    C+5    Blt 1995

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1500 SF    Floor Area = 1500 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	65.92	0.00	2.01	1500	101,895

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, 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	6.69	288	1,927
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(17) Garages

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

Base Cost	19.20	576	11,059
Automatic Doors	375.00	1	375

County Multiplier = 1.38 =>                      Cost New =    172,487

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0,    Depr.Cost =    137,990

Separately Depreciated Items:

(9) Basement Finish

Basement Recreation Finish	11.45	1500	17,175
County Multiplier = 1.38 =>		Cost New =	23,702
Phy/Ab.Phy/Func/Econ/Comb.%Good= 50/100/100/100/50.0,		Depr.Cost =	11,851

Total Depreciated Cost =    149,841

ECF (409 - RURAL SUBS)                      0.950 => TCV of Bldg: 1 =    142,349

2017 Est. T.C.V. 009-140-011-00                      =    152,049

Est. TCV/Total Floor Area = 101.37, Most recent sale 06/01/2012 for 128,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
76,100	76,100	76,100	64,916	0.90		
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-100	0	0	584	0	0

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Parcel Number: 009-140-011-00

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2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
76,000	76,000	76,000	65,500	65,500	65,500

009-140-012-00                      2017 Est. T.C.V.                      COCKERAM JAMIE A & LISA M  
 Property Class: 401                      7691 W BLUE RD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 8.RURAL SUBS  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> 140-Blue Road					5000	100		5,000
	0.00	Total Acres			Total Est.		Land Value =	5,000

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 2016 SF    Floor Area = 2016 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	42.74	0.00	0.66	2016	87,494

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

Treated Wood, Standard	5.92	384	2,273
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County Multiplier = 1.38    =>    Cost New =    136,996

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0,    Depr.Cost =    116,447  
 ECF (409 - RURAL SUBS)    0.650 => TCV of Bldg: 1 =    75,690

2017 Est. T.C.V. 009-140-012-00                      =    80,690

Est. TCV/Total Floor Area = 40.02, Most recent sale 04/01/1995 for 5,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
38,900	38,900	38,900	36,073	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,400	0	0	324	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
40,300	40,300	40,300	36,397	36,397	0	



009-140-013-00                      2017 Est. T.C.V.                      CEBULSKI JOSEPH S & JULIEANN  
 Property Class: 401                      7675 W BLUE RD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 8.RURAL SUBS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C>	140-Blue	Road			5000	100		5,000
	0.00	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	11.53	1.00	96	86	952
	Total Estimated Land Improvements True Cash Value =				952

Cost Est. for Res. Bldg: 1    Single Family    1.5S                      Cls C    Blt 1994

(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	85.42	0.00	0.00	1008	86,103

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
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(16) Deck/Balcony

Treated Wood,Standard	19.24	16	308
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County Multiplier = 1.38 =>                      Cost New =    131,578

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0,    Depr.Cost =    105,262

Separately Depreciated Items:

(16) Breezeways

Frame Wall,Unfinished	23.25	364	8,463
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County Multiplier = 1.38 =>                      Cost New =    11,679

Phy/Ab.Phy/Func/Econ/Comb.%Good= 99/100/100/100/99.0,    Depr.Cost =    11,562

(17) Garages

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

Base Cost	17.79	676	12,026
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County Multiplier = 1.38 =>                      Cost New =    16,596

Phy/Ab.Phy/Func/Econ/Comb.%Good= 98/100/100/100/98.0,    Depr.Cost =    16,264

Total Depreciated Cost =    133,088

ECF (409 - RURAL SUBS)                      0.950 => TCV of Bldg: 1 =    126,434

2017 Est. T.C.V. 009-140-013-00                      =    132,386

Est. TCV/Total Floor Area = 87.56, Most recent sale 05/01/1995 for 72,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
65,300	65,300	65,300	55,493	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	900	0	0	499	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
66,200	66,200	66,200	55,992	55,992	55,992	



009-160-011-00                      2017 Est. T.C.V.                      BELEN LEONARD F TRUST  
 Property Class: 401                                           6120 W LAKEVIEW DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2400/FF	62.00	100.00	0.9476	1.0000	2400	100		141,009
62 Actual Front Feet, 0.14 Total Acres                      Total Est. Land Value =								141,009

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	437	0	0
Fencing: Vnyl, 2 Rail	8.16	1.00	30	0	0

Residential Local Cost Land Improvements

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

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

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1118 SF    Floor Area = 1118 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	58.10	-8.51	1.87	1056	54,342
1	Story Siding	Slab	58.10	-10.18	1.87	62	3,087

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
2 Fixture Bath	1325.00	1	1,325

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1415.00	1	1,415
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(16) Porches

CGEP (1 Story), Standard	29.58	238	7,040
CCP (1 Story), Standard	36.76	49	1,801

(16) Deck/Balcony

Treated Wood, Standard	12.37	33	408
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(17) Garages

Class:CD Exterior: Pole Foundation: 18 Inch (Unfinished)			
Base Cost	15.99	336	5,373
Mechanical Doors	350.00	2	700
Class:CD Exterior: Block Foundation: 18 Inch (Unfinished)			
Base Cost	25.95	169	4,386

County Multiplier = 1.38    =>                      Cost New =    117,412

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0,    Depr.Cost =    99,801  
 ECF (403 - LAKE MISSAUKEE AREA RES)    1.100 => TCV of Bldg: 1 =    109,781

2017 Est. T.C.V. 009-160-011-00                      =    253,215

Est. TCV/Total Floor Area = 226.49

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
109,200	109,200	109,200	91,787	0.90		
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	17,400	0	0	826	0	0

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Parcel Number: 009-160-011-00

Page: 2

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2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
126,600	126,600	126,600	92,613	92,613	0

009-160-012-00                      2017 Est. T.C.V.                      LALIK JAMES & JULIANNE  
 Property Class: 401                      6130 W LAKEVIEW DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2400/FF	52.00	100.00	0.9902	1.0000	2400	100		123,582
52 Actual Front Feet, 0.12 Total Acres                      Total Est. Land Value =								123,582

Land Improvement Cost Estimates  
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.20	1.00	136	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	0.5	97	485
Total Estimated Land Improvements True Cash Value =					485

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

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = Size for Rates = 892 SF    Floor Area = 892 SF.  
 Stories    Exterior    Foundation    Rate    Bsmnt-Adj    Heat-Adj    Size    Cost  
 1    Story Siding    Slab                      60.77    -10.75    0.00    892    44,618

Other Additions/Adjustments                      Rate                      Size    Cost

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

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

(15) Built-Ins & Fireplaces  
 Appliance Allowance                      1415.00                      1    1,415  
 Fireplace: Exterior 1 Story                      3450.00                      1    3,450

(16) Porches  
 CGEP (1 Story), Standard                      34.65                      160    5,544

County Multiplier = 1.38    =>                      Cost New =    80,394

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0,    Depr.Cost =    44,217  
 ECF (403 - LAKE MISSAUKEE AREA RES)    1.400 => TCV of Bldg: 1 =    61,904

2017 Est. T.C.V. 009-160-012-00					=	185,971
Est. TCV/Total Floor Area = 208.49, Most recent sale 05/02/2012 for 131,500						
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
86,600	86,600	86,600	76,200	0.90		
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	6,400		0	0	685	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
93,000	93,000	93,000	76,885	76,885	0	

009-160-013-00                      2017 Est. T.C.V.                      CRAWFORD JACK L & MARY G  
 Property Class: 401                                           6140 W LAKEVIEW DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2400/FF	49.00	100.00	1.0051	1.0000	2400	100		118,195
49 Actual Front Feet, 0.11 Total Acres                      Total Est. Land Value =								118,195

Cost Est. for Res. Bldg: 1    Single Family    1S                      Cls CD    Blt 1940

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 994 SF    Floor Area = 994 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	59.40	-10.48	0.00	994	48,626

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

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1415.00	1	1,415
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(16) Porches

CGEP (1 Story), Standard	34.01	168	5,714
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(16) Deck/Balcony

Treated Wood, Standard	8.47	80	678
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County Multiplier = 1.38 =>                      Cost New =                      84,163

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0,                      Depr.Cost =                      50,498

Separately Depreciated Items:

Unit-in-Place Cost Items:

SHED	1.00	150	150
County Multiplier = 1.38 =>		Cost New =	207
Phy/Ab.Phy/Func/Econ/Comb.%Good= 95/100/100/100/95.0,		Depr.Cost =	197

Total Depreciated Cost =                      50,695

ECF (403 - LAKE MISSAUKEE AREA RES)                      1.400 => TCV of Bldg: 1 =                      70,972

2017 Est. T.C.V. 009-160-013-00                      =                      189,167

Est. TCV/Total Floor Area = 190.31

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
88,100	88,100	88,100	75,998	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	6,500	0	0	683	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
94,600	94,600	94,600	76,681	76,681	0	

009-160-014-00                      2017 Est. T.C.V.                      DERUITER BRUCE A  
 Property Class: 401                                           6146 W LAKEVIEW DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2400/FF	49.00	100.00	1.0051	1.0000	2400	100		118,195
49 Actual Front Feet, 0.11 Total Acres                      Total Est. Land Value =								118,195

Land Improvement Cost Estimates  
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	4.04	1.00	576	82	1,908
D/W/P: Patio Blocks	9.80	1.00	1100	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 5000	5000.00	1.00	1.0	95	4,750
Total Estimated Land Improvements True Cash Value =					6,658

Cost Est. for Res. Bldg: 1    Single Family    1.75S                      Cls BC    Blt 1992

(11) Heating System: Forced Heat & Cool  
 Ground Area = Size for Rates = 1458 SF    Floor Area = 2268 SF.  

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.75	Story Siding	Basement	107.34	0.00	3.25	1080	119,437
1	Story Siding	Overhang	41.43	0.00	0.00	378	15,661

Other Additions/Adjustments                      Rate                      Size                      Cost

(13) Plumbing  

Average Fixture(s)	1120.00	1	1,120
3 Fixture Bath	3525.00	1	3,525
2 Fixture Bath	2350.00	1	2,350

(14) Water/Sewer  

Public Sewer	1487.00	1	1,487
Well, 50 Feet	1600.00	1	1,600

(15) Built-Ins & Fireplaces  

Appliance Allowance	2610.00	1	2,610
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(16) Porches  

CCP (1 Story), Standard	50.84	36	1,830
WPP, Standard	9.89	420	4,154

(16) Deck/Balcony  

Treated Wood,Standard	7.21	420	3,028
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(17) Garages  
 Class:BC Exterior: Siding Foundation: 42 Inch (Finished )  

Base Cost	27.35	576	15,754
Common Wall: 1 Wall	-1425.00	1	-1,425
Automatic Doors	425.00	2	850

County Multiplier = 1.38 =>                      Cost New =                      237,333

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0,    Depr.Cost =                      201,733  
 ECF (403 - LAKE MISSAUKEE AREA RES)    1.400 => TCV of Bldg: 1 =                      282,427

2017 Est. T.C.V. 009-160-014-00                      =                      407,280

Est. TCV/Total Floor Area = 179.58					
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
187,600	187,600	187,600	135,892	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	16,000	0	0	1,223	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT

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Parcel Number: 009-160-014-00

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203,600	203,600	203,600	137,115	137,115	137,115
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009-160-015-00                      2017 Est. T.C.V.                      ERNSBERGER THOMAS R & NANCY A  
 Property Class: 401                      6162 W LAKEVIEW DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

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

Land Improvement Cost Estimates  
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.44	1.00	88	80	242
Shed: Wood Frame	13.15	1.00	48	73	461
Total Estimated Land Improvements True Cash Value =					703

Cost Est. for Res. Bldg: 1    Single Family    1S                      Cls    C-5    Blt 1938

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1591 SF    Floor Area = 1591 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	59.10	-10.14	0.00	1591	77,895

Other Additions/Adjustments                      Rate                      Size                      Cost

(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

Treated Wood,Standard	8.56	90	770
Treated Wood,Standard	6.80	250	1,700

(17) Garages

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

Base Cost	19.27	572	11,022
Common Wall: 1 Wall	-1300.00	1	-1,300
Mechanical Doors	350.00	1	350

County Multiplier = 1.38    =>                      Cost New =    135,585

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0,    Depr.Cost =    88,130  
 ECF (403 - LAKE MISSAUKEE AREA RES)    1.400 => TCV of Bldg: 1 =    123,383

2017 Est. T.C.V. 009-160-015-00                      =    244,086

Est. TCV/Total Floor Area = 153.42, Most recent sale 08/29/2005 for 245,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
114,400	114,400	114,400	99,807	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	7,600	0	898	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
122,000	122,000	122,000	100,705	100,705	0

009-160-016-00                      2017 Est. T.C.V.                      LOTT JAMES R  
 Property Class: 401                                           6170 W LAKEVIEW DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2400/FF	49.00	100.00	1.0051	1.0000	2400	100		118,195
49 Actual Front Feet, 0.11 Total Acres				Total Acres	Total Est. Land Value =			118,195

Cost Est. for Res. Bldg: 1    Single Family    1S                      Cls CD    Blt 1938

(11) Heating System: Forced Air w/ Ducts

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	59.06	-10.40	0.00	1024	49,828

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1415.00	1	1,415
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(16) Porches

CGEP (1 Story), Standard	37.91	128	4,852
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(16) Deck/Balcony

Treated Wood, Standard	6.75	200	1,350
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County Multiplier = 1.38 =>                      Cost New =                      83,732

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0,    Depr.Cost =                      50,239  
 ECF (403 - LAKE MISSAUKEE AREA RES)    1.400 => TCV of Bldg: 1 =                      70,335

2017 Est. T.C.V. 009-160-016-00                      =                      188,530

Est. TCV/Total Floor Area = 184.11

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
87,800	87,800	87,800	63,080	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	6,500	0	0	567	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
94,300	94,300	94,300	63,647	63,647	0	

009-160-017-00                      2017 Est. T.C.V.                      KENNEDY FAMILY LIVING TRUST  
 Property Class: 401                                           6180 W LAKEVIEW DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2400/FF	49.00	100.00	1.0051	1.0000	2400	100		118,195
49 Actual Front Feet, 0.11 Total Acres							Total Est. Land Value =	118,195

Cost Est. for Res. Bldg: 1    Single Family    1S                      Cls D    Blt 1938

(11) Heating System: Space Heater

Ground Area = Size for Rates = 592 SF    Floor Area = 592 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	55.53	-9.72	-1.89	592	26,001

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1235.00	1	1,235
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County Multiplier = 1.38 =>                      Cost New =    41,742

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0,    Depr.Cost =    25,045

Separately Depreciated Items:

(16) Deck/Balcony

Treated Wood,Standard	15.57	20	311
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County Multiplier = 1.38 =>                      Cost New =    430

Phy/Ab.Phy/Func/Econ/Comb.%Good= 56/100/100/100/56.0,    Depr.Cost =    241

Total Depreciated Cost =    25,286

ECF (403 - LAKE MISSAUKEE AREA RES)    1.400 => TCV of Bldg: 1 =    35,400

2017 Est. T.C.V. 009-160-017-00                      =    153,595

Est. TCV/Total Floor Area = 259.45

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
71,100	71,100	71,100	45,451	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	5,700	0	0	409	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
76,800	76,800	76,800	45,860	45,860	0	

009-160-018-00                      2017 Est. T.C.V.                      FERRICK BRIAN & KARYN  
 Property Class: 401                                           6186 W LAKEVIEW DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

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

Land Improvement Cost Estimates  
 Land Improvement Factor: 1.000000

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

Cost Est. for Res. Bldg: 1    Single Family    1S                      Cls CD    Blt 1939

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1170 SF    Floor Area = 1170 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Brick	Crawl Space	66.09	-8.41	1.87	1170	69,674

Other Additions/Adjustments                      Rate                      Size                      Cost

(1) Exterior							
Brick Veneer		8.00		240		1,920	

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

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

(15) Built-Ins & Fireplaces							
Appliance Allowance		1415.00		1		1,415	
Fireplace: Exterior 1 Story		3450.00		1		3,450	

(16) Deck/Balcony							
Treated Wood,Standard		8.16		92		751	

County Multiplier = 1.38    =>                      Cost New =    111,006

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0,    Depr.Cost =    66,604  
 ECF (403 - LAKE MISSAUKEE AREA RES)    1.400 => TCV of Bldg: 1 =    93,245

2017 Est. T.C.V. 009-160-018-00                      =    213,720

Est. TCV/Total Floor Area = 182.67, Most recent sale 09/30/2005 for 294,500

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
99,900	99,900	99,900	81,005	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	7,000	0	729	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
106,900	106,900	106,900	81,734	81,734	0	

009-160-019-00                      2017 Est. T.C.V.                      SAGE BRUCE J & KAREN E  
 Property Class: 401                                           6190 W LAKEVIEW DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

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

Cost Est. for Res. Bldg: 1    Single Family    1S                      Cls D+5    Blt 1945

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 744 SF    Floor Area = 744 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	54.68	-9.59	0.69	744	34,060

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing			
Average Fixture(s)	525.00	1	525

(14) Water/Sewer			
Public Sewer	912.00	1	912
Well, 50 Feet	1575.00	1	1,575

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

(16) Porches			
CGEP (1 Story), Standard	29.26	216	6,320
CGEP (1 Story), Standard	55.57	48	2,667

(16) Deck/Balcony			
Treated Wood, Standard	6.38	225	1,436

County Multiplier = 1.38    =>                      Cost New =    67,248

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0,    Depr.Cost =    40,349  
 ECF (403 - LAKE MISSAUKEE AREA RES)    1.400 => TCV of Bldg: 1 =    56,488

2017 Est. T.C.V. 009-160-019-00                      =    176,488  
 Est. TCV/Total Floor Area = 237.22

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
82,000	82,000	82,000	55,576	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	6,200	0	0	500	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
88,200	88,200	88,200	56,076	56,076	0	

009-160-020-00                      2017 Est. T.C.V.                      BORLE KEITH D & CURTIS A  
 Property Class: 401                                           6198 W LAKEVIEW DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

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

Land Improvement Cost Estimates  
 Land Improvment Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	11.95	1.00	40	66	315
Shed: Metal Prefab	8.23	1.00	96	66	521
Total Estimated Land Improvements True Cash Value =					837

Cost Est. for Res. Bldg: 1    Single Family    1S                      Cls CD                      Blt 1947

(11) Heating System: Space Heater

Ground Area = Size for Rates = 728 SF    Floor Area = 728 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	63.73	-11.30	-2.85	728	36,094

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

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

(15) Built-Ins & Fireplaces

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

(16) Porches

CGEP (1 Story), Standard	33.37	176	5,873
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County Multiplier = 1.38 =>                      Cost New =                      70,915

Phy/Ab.Phy/Func/Econ/Comb.%Good= 67/100/100/100/67.0,    Depr.Cost =                      47,513

Separately Depreciated Items:

(17) Garages

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

Base Cost	17.43	280	4,880
County Multiplier = 1.38 =>			Cost New = 6,735
Phy/Ab.Phy/Func/Econ/Comb.%Good= 76/100/100/100/76.0,			Depr.Cost = 5,119

Total Depreciated Cost =                      52,631  
 ECF (403 - LAKE MISSAUKEE AREA RES)    1.400 => TCV of Bldg: 1 =                      73,684

2017 Est. T.C.V. 009-160-020-00                      =                      194,521

Est. TCV/Total Floor Area = 267.20, Most recent sale 11/30/1944 for 0

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
90,700	90,700	90,700	78,937	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	6,600	0	0	710	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
97,300	97,300	97,300	79,647	79,647	0

009-160-021-00                      2017 Est. T.C.V.                      VENEMA DOUGLAS & DIANE  
 Property Class: 401                      6220 W LAKEVIEW DR  
 Map #:                      LAKE TOWNSHIP                      Lake City, MI 49651

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

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

Land Improvement Cost Estimates  
 Land Improvement Factor: 1.000000

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

Cost Est. for Res. Bldg: 1    Single Family    1.5S                      Cls    C+5    Blt 2005

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1120 SF    Floor Area = 1736 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	69.14	0.00	0.00	504	34,847
2	Story Siding	Basement	109.29	0.00	0.00	616	67,323

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

(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
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Unit-in-Place Cost Items:

BOAT HOUSE (BY SQ FT)	3.75	160	600
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County Multiplier = 1.38 =>                      Cost New =                      156,984

Phy/Ab.Phy/Func/Econ/Comb.%Good= 95/100/100/100/95.0,                      Depr.Cost =                      149,134

Separately Depreciated Items:

(16) Porches

WCP (1 Story), Standard	48.28	32	1,545
County Multiplier = 1.38 =>			Cost New = 2,132
Phy/Ab.Phy/Func/Econ/Comb.%Good= 96/100/100/100/96.0,			Depr.Cost = 2,047

(16) Deck/Balcony

Treated Wood,Standard	6.47	384	2,484
County Multiplier = 1.38 =>			Cost New = 3,429
Phy/Ab.Phy/Func/Econ/Comb.%Good= 96/100/100/100/96.0,			Depr.Cost = 3,291

Total Depreciated Cost =                      154,473

ECF (403 - LAKE MISSAUKEE AREA RES)                      1.400 => TCV of Bldg: 1 =                      216,262

2017 Est. T.C.V. 009-160-021-00                      =                      338,637

Est. TCV/Total Floor Area = 195.07, Most recent sale 01/04/2014 for 325,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
155,900	155,900	155,900	149,848	0.90		
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses

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	0	13,400	0	0	1,348	0
2017 Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	169,300	169,300	169,300	151,196	151,196	0



009-160-022-00                      2017 Est. T.C.V.                      MILLER JEFFERY & RACHELLE L  
 Property Class: 401                                           6226 W LAKEVIEW DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

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

Land Improvement Cost Estimates  
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.20	1.00	144	71	327
Total Estimated Land Improvements True Cash Value =					327

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

(11) Heating System: Electric Baseboard

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	66.28	0.00	-0.21	624	41,228

Other Additions/Adjustments                      Rate                      Size                      Cost

(9) Basement Finish

Basement Living Finish	16.50	624	10,296
Walk out Basement Door(s)	700.00	1	700

(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(17) Garages

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

Base Cost	18.20	480	8,736
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County Multiplier = 1.38 =>                      Cost New =                      97,124

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0,    Depr.Cost =                      58,274  
 ECF (403 - LAKE MISSAUKEE AREA RES)    1.400 => TCV of Bldg: 1 =                      81,584

2017 Est. T.C.V. 009-160-022-00                      =                      201,911

Est. TCV/Total Floor Area = 323.58, Most recent sale 10/26/2012 for 176,200

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
94,200	94,200	94,200	86,140	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	6,800	0	775	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
101,000	101,000	101,000	86,915	86,915	86,915

009-160-023-00                      2017 Est. T.C.V.                      LINE ROBERT S & BARBARA C  
 Property Class: 401                                           6230 W LAKEVIEW DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

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

Land Improvement Cost Estimates  
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.20	1.00	100	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	0.5	95	475
Total Estimated Land Improvements True Cash Value =					475

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

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = Size for Rates = 888 SF    Floor Area = 888 SF.  
 Stories    Exterior    Foundation    Rate    Bsmnt-Adj    Heat-Adj    Size    Cost  
 1    Story Siding    Crawl Space    60.83    -9.04    0.00    888    45,990

Other Additions/Adjustments                      Rate                      Size                      Cost

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

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

(15) Built-Ins & Fireplaces  
 Appliance Allowance                      1415.00                      1                      1,415  
 Fireplace: Exterior 1 Story                      3450.00                      1                      3,450

(16) Porches  
 CGEP (1 Story), Standard                      47.37                      77                      3,647

(16) Deck/Balcony  
 Treated Wood,Standard                      6.43                      280                      1,800  
 Treated Wood,Standard                      11.33                      40                      453

County Multiplier = 1.38 =>                      Cost New =                      82,780

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0,    Depr.Cost =                      45,529

Separately Depreciated Items:

Unit-in-Place Cost Items:  
 BOAT HOUSE (BY SQ FT                      3.75                      240                      900  
 County Multiplier = 1.38 =>                      Cost New =                      1,242  
 Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0,    Depr.Cost =                      1,056

Total Depreciated Cost =                      46,585  
 ECF (403 - LAKE MISSAUKEE AREA RES)    1.400 => TCV of Bldg: 1 =                      65,219

2017 Est. T.C.V. 009-160-023-00                      =                      185,694

Est. TCV/Total Floor Area = 209.11, Most recent sale 08/06/2014 for 150,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
86,500	86,500	86,500	80,139	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	6,300	0	0	721	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT

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92,800	92,800	92,800	80,860	80,860	0
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009-160-024-00                      2017 Est. T.C.V.                      HAWKINS CHARLES M & PATRICIA  
 Property Class: 401                                           6240 W LAKEVIEW DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

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

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 744 SF    Floor Area = 744 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	63.38	-9.48	0.00	744	40,102

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Porches

CGEP (1 Story), Standard	36.12	144	5,201
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(16) Deck/Balcony

Treated Wood, Standard	7.02	168	1,179
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(17) Garages

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

Base Cost	18.90	440	8,316
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 =>                      Cost New =                      89,104

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0,    Depr.Cost =                      53,463  
 ECF (403 - LAKE MISSAUKEE AREA RES)                      1.400 => TCV of Bldg: 1 =                      74,848

2017 Est. T.C.V. 009-160-024-00                      =                      194,848

Est. TCV/Total Floor Area = 261.89

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
90,800	90,800	90,800	64,889	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	6,600	0	0	584	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
97,400	97,400	97,400	65,473	65,473	0	

009-160-025-00                      2017 Est. T.C.V.                      VANKUREN ROBIN M  
 Property Class: 401                      6260 W LAKEVIEW DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

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

Land Improvement Cost Estimates  
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	2.98	1.00	672	71	1,422
Shed: Wood Frame	9.59	1.00	80	45	345
Total Estimated Land Improvements True Cash Value =					1,767

Cost Est. for Res. Bldg: 1    Single Family    1+S                      Cls    D+5    Blt 1935

(11) Heating System: Forced Air w/ Ducts

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1+	Story Siding	Crawl Space	51.49	-8.52	0.69	864	37,722
1	Story Siding	Basement	49.42	0.00	0.69	288	14,432

Other Additions/Adjustments                      Rate                      Size                      Cost

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

(14) Water/Sewer  
 Public Sewer                      912.00                      1                      912  
 Well, 50 Feet                      1575.00                      1                      1,575

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

(16) Porches  
 CGEP (1 Story), Standard                      53.65                      50                      2,683

(17) Garages  
 Class:CD Exterior: Siding Foundation: 42 Inch (Unfinished)  
 Base Cost                      19.20                      528                      10,138  
 Common Wall: 1 Wall                      -1225.00                      1                      -1,225  
 Automatic Doors                      375.00                      1                      375

County Multiplier = 1.38    =>                      Cost New =                      94,352

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0,    Depr.Cost =                      56,611  
 ECF (403 - LAKE MISSAUKEE AREA RES)    1.400 => TCV of Bldg: 1 =                      79,256

2017 Est. T.C.V. 009-160-025-00                      =                      201,023  
 Est. TCV/Total Floor Area = 174.50

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
93,800	93,800	93,800	66,373	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	6,700	0	0	597	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
100,500	100,500	100,500	66,970	66,970	0	

009-160-026-00                      2017 Est. T.C.V.                      OLIVER CHRISTOPHER & DAWN  
 Property Class: 401                      6270 W LAKEVIEW DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2400/FF	53.00	100.00	0.9855	1.0000	2400	100		125,360
53 Actual Front Feet, 0.12 Total Acres                      Total Est. Land Value =								125,360

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	574	0	0
Shed: Metal Prefab	7.02	1.00	240	75	1,264
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 =					2,214

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

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = Size for Rates = 840 SF    Floor Area = 840 SF.  

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1+	Story Siding	Slab	63.81	-10.91	0.00	840	44,436

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing  

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

(14) Water/Sewer  

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

(15) Built-Ins & Fireplaces  

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

(16) Porches  

CGEP (1 Story), Standard	52.74	60	3,164
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(17) Garages  
 Class:CD Exterior: Siding Foundation: 42 Inch (Unfinished)  

Base Cost	23.25	352	8,184
Common Wall: 1 Wall	-1225.00	1	-1,225
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 =>                      Cost New = 88,775

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0,    Depr.Cost = 53,265  
 ECF (403 - LAKE MISSAUKEE AREA RES)    1.400 => TCV of Bldg: 1 = 74,571

2017 Est. T.C.V. 009-160-026-00					=	202,145
Est. TCV/Total Floor Area = 240.65, Most recent sale 08/26/2016 for 240,000						
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
94,400	94,400	94,400	68,184	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	6,700	0	0	32,916	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
101,100	101,100	101,100	68,797	101,100	0	

009-160-027-00                      2017 Est. T.C.V.                      TOWER WALTER B  
 Property Class: 401                      6280 W LAKEVIEW DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2400/FF	53.00	100.00	0.9855	1.0000	2400	100		125,360
53 Actual Front Feet, 0.12 Total Acres                      Total Est. Land Value =								125,360

Land Improvement Cost Estimates  
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Metal Prefab	7.55	1.00	96	45	326
Total Estimated Land Improvements True Cash Value =					326

Cost Est. for Res. Bldg: 1    Single Family    1S                      Cls D                      Blt 1947

(11) Heating System: Wall/Floor Furnace

Ground Area = Size for Rates = 880 SF    Floor Area = 880 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	49.89	-9.76	-0.78	880	34,628

Other Additions/Adjustments                      Rate                      Size                      Cost

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

(14) Water/Sewer  
 Public Sewer                      912.00                      1                      912  
 Well, 50 Feet                      1575.00                      1                      1,575

(15) Built-Ins & Fireplaces  
 Appliance Allowance                      1235.00                      1                      1,235  
 Fireplace: Exterior 1 Story                      3050.00                      1                      3,050

(16) Porches  
 WCP (1 Story), Standard                      31.18                      64                      1,996

(16) Deck/Balcony  
 Treated Wood, Standard                      6.56                      192                      1,260

County Multiplier = 1.38 =>                      Cost New =                      62,348

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0,    Depr.Cost =                      37,409  
 ECF (403 - LAKE MISSAUKEE AREA RES)                      1.400 => TCV of Bldg: 1 =                      52,373

2017 Est. T.C.V. 009-160-027-00                      =                      178,059

Est. TCV/Total Floor Area = 202.34

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
82,900	82,900	82,900	58,634	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	6,100	0	0	527	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
89,000	89,000	89,000	59,161	59,161	0	

009-160-028-00                      2017 Est. T.C.V.                      BRANDT GREGORY A & JEANENE S TTEE  
 Property Class: 401                                           6290 W LAKEVIEW DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2400/FF	53.00	100.00	0.9855	1.0000	2400	100		125,360
53 Actual Front Feet, 0.12 Total Acres                      Total Est. Land Value =								125,360

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	624	71	1,524
Total Estimated Land Improvements True Cash Value =					1,524

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 971 SF    Floor Area = 971 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	67.62	-11.88	0.00	971	54,124

Other Additions/Adjustments                      Rate                      Size                      Cost

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

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

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

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

(17) Garages  
 Class:C Exterior: Siding Foundation: 18 Inch (Unfinished)  
 Base Cost                      20.98                      384                      8,056  
 Mechanical Doors                      350.00                      1                      350  
 Class:C Exterior: Block Foundation: 42 Inch (Unfinished)  
 Base Cost                      23.84                      392                      9,345  
 Mechanical Doors                      350.00                      1                      350

County Multiplier = 1.38 =>                      Cost New =    109,720

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0,    Depr.Cost =    65,832

Separately Depreciated Items:

(16) Deck/Balcony  
 Treated Wood,Standard                      7.05                      200                      1,410  
 County Multiplier = 1.38 =>                      Cost New =    1,946  
 Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0,    Depr.Cost =    1,751

Total Depreciated Cost =    67,583  
 ECF (403 - LAKE MISSAUKEE AREA RES)    1.400 => TCV of Bldg: 1 =    94,616

2017 Est. T.C.V. 009-160-028-00                      =    221,500

Est. TCV/Total Floor Area = 228.12

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
103,700	103,700	103,700	68,362	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	7,100	0	0	615	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT



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Parcel Number: 009-160-028-00

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110,800	110,800	110,800	68,977	68,977	0
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009-160-029-00	2017 Est. T.C.V.	OLSON EDWARD B
Property Class: 401		6300 W LAKEVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2400/FF	53.00	100.00	0.9855	1.0000	2400	100		125,360
53 Actual Front Feet, 0.12 Total Acres								Total Est. Land Value = 125,360

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	76	700
Total Estimated Land Improvements True Cash Value =					700

Cost Est. for Res. Bldg: 1 Single Family 1.75S Cls CD Blt 1948

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 864 SF Floor Area = 1512 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.75	Siding	Crawl Space	87.41	-9.11	0.00	864	67,651

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Porches

CCP (1 Story), Standard	45.24	35	1,583
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(16) Deck/Balcony

Treated Wood, Standard	6.20	349	2,164
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(17) Garages

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

Base Cost	13.15	992	13,045
Mechanical Doors	350.00	2	700

County Multiplier = 1.38 => Cost New = 127,289

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 82,738

Separately Depreciated Items:

Unit-in-Place Cost Items:

BOAT HOUSE (BY SQ FT)	3.75	528	1,980
County Multiplier = 1.38 =>		Cost New =	2,732
Phy/Ab.Phy/Func/Econ/Comb.%Good= 71/100/100/100/71.0,		Depr.Cost =	1,940

Total Depreciated Cost = 84,678

ECF (403 - LAKE MISSAUKEE AREA RES) 1.400 => TCV of Bldg: 1 = 118,549

2017 Est. T.C.V. 009-160-029-00 = 244,609

Est. TCV/Total Floor Area = 161.78

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
112,600	112,600	112,600	79,388	0.90
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses

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Parcel Number: 009-160-029-00

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0	9,700	0	0	714	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
122,300	122,300	122,300	80,102	80,102	80,102

009-160-030-00                      2017 Est. T.C.V.                      KLEIN ROGER K & CAROL J  
 Property Class: 401                                           6320 W LAKEVIEW DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

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

Land Improvement Cost Estimates  
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Ren. Conc.	4.21	1.00	900	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 2500	2500.00	1.00	1.0	100	2,500
Total Estimated Land Improvements True Cash Value =					2,500

Cost Est. for Res. Bldg: 1    Single Family    1.25S                      Cls    C+5    Blt 1980

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1008 SF    Floor Area = 1340 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	70.47	0.00	0.00	438	30,866
2	Story Siding	Basement	111.35	0.00	0.00	307	34,184
1	Story Siding	Crawl Space	70.47	-10.25	0.00	263	15,838
1	Story Siding	Overhang	38.95	0.00	0.00	25	974

Other Additions/Adjustments                      Rate                      Size                      Cost

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

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

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

(16) Porches  
 WGEP (1 Story), Standard                      72.27                      36                      2,602

(16) Deck/Balcony  
 Treated Wood,Standard                      6.45                      399                      2,574  
 Treated Wood,Standard                      8.61                      88                      758

(17) Garages  
 Class:C Exterior: Siding Foundation: 42 Inch (Finished )  
 Base Cost                      21.14                      672                      14,206  
 Automatic Doors                      375.00                      1                      375

County Multiplier = 1.38 =>                      Cost New =                      153,232

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0,    Depr.Cost =                      114,924  
 ECF (403 - LAKE MISSAUKEE AREA RES)    1.400 => TCV of Bldg: 1 =                      160,894

2017 Est. T.C.V. 009-160-030-00                      =                      283,394

Est. TCV/Total Floor Area = 211.49, Most recent sale 08/01/2001 for 224,400

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
130,400	130,400	130,400	115,630	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	11,300	0	0	1,040	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
141,700	141,700	141,700	116,670	116,670	0



009-160-031-00                      2017 Est. T.C.V.                      DITMAR BRAD A & KIMBERLY A  
 Property Class: 401                      6330 W LAKEVIEW DR  
 Map #:                      LAKE TOWNSHIP                      Lake City, MI 49651

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

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

Land Improvement Cost Estimates  
 Land Improvement Factor: 1.000000

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

Cost Est. for Res. Bldg: 1    Single Family    1S                      Cls CD                      Blt 1945

(11) Heating System: Space Heater

Ground Area = Size for Rates = 950 SF    Floor Area = 950 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	59.99	-10.59	-2.85	950	44,223

Other Additions/Adjustments                      Rate                      Size                      Cost

(13) Plumbing

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

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

(15) Built-Ins & Fireplaces

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

County Multiplier = 1.38 =>                      Cost New =                      72,198

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0,    Depr.Cost =                      43,319

Separately Depreciated Items:

(16) Deck/Balcony

Treated Wood,Standard	6.75	200	1,350
County Multiplier = 1.38 =>			Cost New = 1,863
Phy/Ab.Phy/Func/Econ/Comb.%Good= 74/100/100/100/74.0,			Depr.Cost = 1,379

Total Depreciated Cost =                      44,698  
 ECF (403 - LAKE MISSAUKEE AREA RES)    1.400 => TCV of Bldg: 1 =                      62,577

2017 Est. T.C.V. 009-160-031-00                      =                      183,052

Est. TCV/Total Floor Area = 192.69, Most recent sale 06/29/2015 for 195,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
85,200	85,200	85,200	85,200	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	6,300	0	766	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
91,500	91,500	91,500	85,966	85,966	0

009-160-032-00	2017 Est. T.C.V.	SPURGEON WILLIAM K & MARY K TRUST
Property Class: 401		6350 W LAKEVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

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

Land Improvement Cost Estimates  
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	10.65	1.00	144	97	1,487
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 2500	2500.00	1.00	1.0	97	2,425
Total Estimated Land Improvements True Cash Value =					3,912

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C+10 Blt 1927

(11) Heating System: Forced Heat & Cool  
Ground Area = Size for Rates = 2656 SF Floor Area = 2656 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	64.20	-8.30	2.11	1408	81,678
1	Story Siding	Crawl Space	64.20	-8.30	2.11	1248	72,396

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
Fireplace: Exterior 1 Story	3875.00	1	3,875
Fireplace: Direct-Vented Gas	1200.00	1	1,200

(16) Porches

CGEP (1 Story), Standard	31.73	220	6,981
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(17) Garages

Class:C Exterior: Siding Foundation: 42 Inch (Finished )	Rate	Size	Cost
Base Cost	19.36	795	15,391
Common Wall: 1 Wall	-1300.00	1	-1,300
Automatic Doors	375.00	1	375

County Multiplier = 1.38 => Cost New = 262,212

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 183,548

Separately Depreciated Items:

Square footage # 2 is depreciated at 40 %Good... Base Cost Was = 72,396  
County Multiplier = 1.38 => Cost New = 99,907  
Phy/Ab.Phy/Func/Econ/Comb.%Good=-30/100/100/100/-30.0, Depr.Cost = -29,972

Unit-in-Place Cost Items:

BOAT HOUSE (BY SQ FT	3.75	144	540
County Multiplier = 1.38 =>		Cost New =	745
Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0,		Depr.Cost =	633

Parcel Number: 009-160-032-00

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				Total Depreciated Cost =	154,209
ECF (403 - LAKE MISSAUKEE AREA RES)	1.400 =>	TCV of Bldg: 1 =			215,893
<hr/>					
2017 Est. T.C.V. 009-160-032-00				=	404,802
Est. TCV/Total Floor Area = 152.41					
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
183,600	183,600	183,600	166,765	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	18,800	0	0	1,500	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
202,400	202,400	202,400	168,265	168,265	168,265



009-160-034-00	2017 Est. T.C.V.	SPURGEON WILLIAM K & MARY K TRUST
Property Class: 402		W LAKEVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

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

2017 Est. T.C.V. 009-160-034-00 = 120,000

Est. TCV/Total Floor Area = 45.18

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
55,000	55,000	55,000	32,329	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	5,000	0	0	290	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
60,000	60,000	60,000	32,619	32,619	32,619	

009-160-035-00                      2017 Est. T.C.V.                      SKOWRONSKI RICHARD & SKOWRONSKI R &  
Property Class: 401                      6376 W LAKEVIEW DR  
Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 2200	94.00	100.00	0.8540	1.0000	2200	100		176,608
94 Actual Front Feet, 0.22 Total Acres                      Total Est. Land Value =								176,608

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	602	66	1,184
Total Estimated Land Improvements True Cash Value =					1,184

Cost Est. for Res. Bldg: 1    Single Family    1S                      Cls D                      Blt 1940

(11) Heating System: Space Heater

Ground Area = Size for Rates = 930 SF    Floor Area = 1010 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Piers	49.28	-12.46	-1.89	610	21,307
1.25	Story Siding	Piers	57.07	-12.46	-2.39	320	13,510

Other Additions/Adjustments                      Rate                      Size                      Cost

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

(14) Water/Sewer  
Public Sewer                      912.00                      1                      912  
Well, 50 Feet                      1575.00                      1                      1,575

(15) Built-Ins & Fireplaces  
Appliance Allowance                      1235.00                      1                      1,235  
Fireplace: Exterior 1 Story                      3050.00                      1                      3,050

(16) Porches  
CGEP (1 Story), Standard                      30.64                      192                      5,883

County Multiplier = 1.38 =>                      Cost New =                      66,237

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0,    Depr.Cost =                      36,430  
ECF (403 - LAKE MISSAUKEE AREA RES)    1.400 => TCV of Bldg: 1 =                      51,002

2017 Est. T.C.V. 009-160-035-00                      =                      228,794

Est. TCV/Total Floor Area = 226.53

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
101,400	101,400	101,400	83,781	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	13,000	0	0	754	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
114,400	114,400	114,400	84,535	84,535	0	

009-160-037-00                      2017 Est. T.C.V.                      QUEHL DONALD W  
Property Class: 401                      6390 W LAKEVIEW DR  
Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2400/FF	47.00	100.00	1.0156	1.0000	2400	100		114,558
47 Actual Front Feet, 0.11 Total Acres                      Total Est. Land Value =								114,558

Land Improvement Cost Estimates  
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.20	1.00	480	78	1,198
Total Estimated Land Improvements True Cash Value =					1,198

Cost Est. for Res. Bldg: 1    Single Family    1S                      Cls CD                      Blt 1983

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 784 SF    Floor Area = 784 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	62.60	0.00	0.00	784	49,078

Other Additions/Adjustments                      Rate                      Size                      Cost

(9) Basement Finish

Basement Living Finish	16.50	392	6,468
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

Treated Wood,Standard	6.43	280	1,800
Treated Wood,Standard	10.15	48	487

(17) Garages

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

Base Cost	12.95	1216	15,747
Mechanical Doors	350.00	2	700

County Multiplier = 1.38 =>                      Cost New =                      111,644

Phy/Ab.Phy/Func/Econ/Comb.%Good= 73/100/100/100/73.0,                      Depr.Cost =                      81,500

Separately Depreciated Items:

Unit-in-Place Cost Items:

BOAT HOUSE (BY SQ FT)	3.75	160	600
County Multiplier = 1.38 =>		Cost New =	828
Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0,		Depr.Cost =	704

Total Depreciated Cost =                      82,204  
ECF (403 - LAKE MISSAUKEE AREA RES)                      1.400 => TCV of Bldg: 1 =                      115,085

2017 Est. T.C.V. 009-160-037-00	=	230,841
Est. TCV/Total Floor Area = 294.44		
2016 Assessed                      MBOR                      S.E.V.	Base for Cap	C.P.I.
108,000                      108,000                      108,000	77,165	0.90
2017                      New Eq. Adjustment                      Loss	Additions	Tax Adjustment                      Losses

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Parcel Number: 009-160-037-00

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0	7,400	0	0	694	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
115,400	115,400	115,400	77,859	77,859	77,859

009-160-038-00                      2017 Est. T.C.V.                      NICHOLS BRENT L  
 Property Class: 401                                           6404 W LAKEVIEW DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2400/FF	47.00	100.00	1.0156	1.0000	2400	100		114,558
47 Actual Front Feet, 0.11 Total Acres                      Total Est. Land Value =								114,558

Land Improvement Cost Estimates  
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Patio Blocks	6.84	1.00	640	0	0
D/W/P: 4in Concrete	3.12	1.00	200	0	0

Residential Local Cost Land Improvements

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

Cost Est. for Res. Bldg: 1    Single Family    1.5S                      Cls    C+10    Blt 2004

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1070 SF    Floor Area = 1935 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Crawl Space	92.99	-10.56	3.16	1070	91,581
1	Story Siding	Overhang	38.54	0.00	0.00	330	12,718

Other Additions/Adjustments                      Rate                      Size                      Cost

(13) Plumbing

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

(14) Water/Sewer

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

(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	47.78	34	1,625
WPP, Standard	18.19	56	1,019

(16) Deck/Balcony

Treated Wood,Standard	7.33	170	1,246
Treated Wood,Standard	8.82	80	706

(17) Garages

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

Base Cost	21.44	646	13,850
Common Wall: 1/2 Wall	-650.00	1	-650
Automatic Doors	375.00	1	375

County Multiplier = 1.38 =>                      Cost New =                      182,825

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0,    Depr.Cost =                      164,542  
 ECF (403 - LAKE MISSAUKEE AREA RES)    1.400 => TCV of Bldg: 1 =                      230,359

2017 Est. T.C.V. 009-160-038-00                      =                      349,667

Est. TCV/Total Floor Area = 180.71, Most recent sale 08/01/1997 for 97,500

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
153,700	153,700	153,700	127,545	0.90		
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	21,100	0	0	1,147	0	

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Parcel Number: 009-160-038-00

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2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
174,800	174,800	174,800	128,692	128,692	128,692

009-160-039-00                      2017 Est. T.C.V.                      MCGEE JEFFREY M & DODY C  
 Property Class: 401                                           6416 W LAKEVIEW DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2400/FF	47.00	100.00	1.0156	1.0000	2400	100		114,558
47 Actual Front Feet, 0.11 Total Acres                      Total Est. Land Value =								114,558

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+5    Blt 1998

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1215 SF    Floor Area = 1519 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25	Siding	Basement	78.37	0.00	0.00	1215	95,220

Other Additions/Adjustments                      Rate                      Size                      Cost

(9) Basement Finish

Basement Recreation Finish	11.45	810	9,275
Walk out Basement Door(s)	775.00	1	775

(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Porches

WGEP (1 Story), Standard	52.78	64	3,378
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(16) Deck/Balcony

Treated Wood,Standard	6.79	255	1,731
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County Multiplier = 1.38 =>                      Cost New =    169,899

Phy/Ab.Phy/Func/Econ/Comb.%Good= 88/100/100/100/88.0,    Depr.Cost =    149,511  
 ECF (403 - LAKE MISSAUKEE AREA RES)    1.400 => TCV of Bldg: 1 =    209,316

2017 Est. T.C.V. 009-160-039-00				=	326,249
Est. TCV/Total Floor Area = 214.78					
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
150,000	150,000	150,000	119,173	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	13,100	0	0	1,072	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
163,100	163,100	163,100	120,245	120,245	0

009-160-040-00	2017 Est. T.C.V.	SCHROEDER JAMES G
Property Class: 401		6430 W LAKEVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

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

Land Improvement Cost Estimates  
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.44	1.00	256	71	625
Total Estimated Land Improvements True Cash Value =					625

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C+5 Blt 1950

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1027 SF Floor Area = 1540 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Crawl Space	89.41	-10.20	0.00	1027	81,349

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Deck/Balcony

Treated Wood,Standard	6.75	268	1,809
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(17) Garages

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

Base Cost	24.25	352	8,536
Common Wall: 1/2 Wall	-650.00	1	-650
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 => Cost New = 141,147

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 91,746

Separately Depreciated Items:

Unit-in-Place Cost Items:

BOAT HOUSE (BY SQ FT)	3.75	480	1,800
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County Multiplier = 1.38 => Cost New = 2,484

Phy/Ab.Phy/Func/Econ/Comb.%Good= 71/100/100/100/71.0, Depr.Cost = 1,764

Total Depreciated Cost = 93,509

ECF (403 - LAKE MISSAUKEE AREA RES) 1.400 => TCV of Bldg: 1 = 130,913

2017 Est. T.C.V. 009-160-040-00 = 251,538

Est. TCV/Total Floor Area = 163.34

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
115,700	115,700	115,700	102,291	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	10,100	0	0	920	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT



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Parcel Number: 009-160-040-00

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125,800	125,800	125,800	103,211	103,211	0
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009-160-041-00	2017 Est. T.C.V.	TOMPKINS JEFFREY J & KATHLEEN
Property Class: 401		6438 W LAKEVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

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

Land Improvement Cost Estimates  
Land Improvement Factor: 1.000000

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

Cost Est. for Res. Bldg: 1 Single Family 2S Cls C+5 Blt 2004

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1536 SF Floor Area = 2976 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Siding	Basement	103.91	0.00	4.02	1440	155,419
1	Story Siding	Basement	65.72	0.00	2.01	96	6,502

Other Additions/Adjustments	Rate	Size	Cost
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(1) Exterior			
Stone Veneer	10.25	136	1,394

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

(14) Water/Sewer			
Public Sewer	1162.00	1	1,162
Well, 100 Feet	2700.00	1	2,700

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

(16) Porches			
CGEP (1 Story), Standard	50.79	72	3,657

(17) Garages			
Class:BC Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	23.63	552	13,044
Common Wall: 1 Wall	-1425.00	1	-1,425
Automatic Doors	425.00	1	425

County Multiplier = 1.38 => Cost New = 263,239

Phy/Ab.Phy/Func/Econ/Comb.%Good= 91/100/100/100/91.0, Depr.Cost = 239,548

Separately Depreciated Items:

Unit-in-Place Cost Items:			
BOAT HOUSE (BY SQ FT)	3.75	180	675
County Multiplier = 1.38 =>		Cost New =	932
Phy/Ab.Phy/Func/Econ/Comb.%Good= 73/100/100/100/73.0,		Depr.Cost =	680

Total Depreciated Cost = 240,228

ECF (403 - LAKE MISSAUKEE AREA RES) 1.400 => TCV of Bldg: 1 = 336,319

Parcel Number: 009-160-041-00

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2017 Est. T.C.V. 009-160-041-00				=	457,269	
Est. TCV/Total Floor Area = 153.65						
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
210,500	210,500	210,500	173,628	0.90		
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	18,100	0	0	1,562	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
228,600	228,600	228,600	175,190	175,190	0	

009-160-042-00                      2017 Est. T.C.V.                      ODEGARD TIMOTHY E & TRACEY J  
 Property Class: 401                                           6446 W LAKEVIEW DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

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

Land Improvement Cost Estimates  
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Patio Blocks	8.13	1.00	100	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 2014

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1214 SF    Floor Area = 1214 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	71.40	0.00	2.11	1214	89,241

Other Additions/Adjustments                      Rate                      Size                      Cost

(1) Exterior

Stone Veneer	10.25	40	410
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

(16) Porches

WPP, Standard	8.79	362	3,182
WCP (1 Story), Standard	28.48	104	2,962

(16) Deck/Balcony

Treated Wood,Standard	11.03	45	496
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(17) Garages

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

Base Cost	27.10	200	5,420
Mechanical Doors	350.00	1	350

County Multiplier = 1.38    =>                      Cost New =                      153,154

Phy/Ab.Phy/Func/Econ/Comb.%Good= 99/100/100/100/99.0,    Depr.Cost =                      151,623  
 ECF (403 - LAKE MISSAUKEE AREA RES)    1.400 => TCV of Bldg: 1 =                      212,272

2017 Est. T.C.V. 009-160-042-00                      =                      334,647

Est. TCV/Total Floor Area = 275.66

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
157,800	157,800	157,800	125,523	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	9,500	0	0	1,129	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
167,300	167,300	167,300	126,652	126,652	0

009-160-043-00                      2017 Est. T.C.V.                      HAVERKAMP FAMILY TRUST  
 Property Class: 401                                           6450 W LAKEVIEW DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

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

Cost Est. for Res. Bldg: 1      Single Family      1S                                           Cls C-5      Blt 1954

(11) Heating System: Wall/Floor Furnace

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Block	Slab	63.93	-10.90	0.00	780	41,363
1	Story Siding	Slab	62.36	-10.90	0.00	360	18,526

Other Additions/Adjustments                      Rate                      Size                      Cost

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

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

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

(16) Porches  
 CGEP (1 Story), Standard                      40.96                      120                      4,915

(17) Garages  
 Class:C Exterior: Siding Foundation: 18 Inch (Unfinished)  
 Base Cost                      19.70                      440                      8,668  
 Mechanical Doors                      350.00                      1                      350

County Multiplier = 1.42 =>                      Cost New =      118,015

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0,      Depr.Cost =      70,809

Separately Depreciated Items:

Square footage # 2 is depreciated at 90 %Good...      Base Cost Was =      18,526  
 County Multiplier = 1.42 =>      Cost New =      26,306  
 Phy/Ab.+hy/Func/Econ/Comb.%Good= 30/100/100/100/30.0,      Depr.Cost =      7,892

(16) Porches  
 CCP (1 Story), Standard                      28.24                      112                      3,163  
 County Multiplier = 1.42 =>      Cost New =      4,491  
 Phy/Ab.Phy/Func/Econ/Comb.%Good= 91/100/100/100/91.0,      Depr.Cost =      4,087

Total Depreciated Cost =      82,788

ECF (403 - LAKE MISSAUKEE AREA RES)      1.400 => TCV of Bldg: 1 =      115,903

2017 Est. T.C.V. 009-160-043-00                      =      235,903

Est. TCV/Total Floor Area = 206.93

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
110,100	110,100	110,100	79,771	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	7,900	0	0	717	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
118,000	118,000	118,000	80,488	80,488	0

009-160-044-00                      2017 Est. T.C.V.                      JOSEPH ROBERT L & PAMELA A  
 Property Class: 401                                           6474 W LAKEVIEW DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

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

Land Improvement Cost Estimates  
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.44	1.00	900	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 2500	2500.00	1.00	1.0	94	2,350
Total Estimated Land Improvements True Cash Value =					2,350

Cost Est. for Res. Bldg: 1    Single Family    1.5S                      Cls    C+5    Blt 1989

(11) Heating System: Forced Hot Water  
 Ground Area = Size for Rates = 1374 SF    Floor Area = 2157 SF.  

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Basement	85.10	0.00	1.75	1374	119,332
1	Story Siding	Overhang	36.96	0.00	0.00	96	3,548

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing  

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

(14) Water/Sewer  

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

(15) Built-Ins & Fireplaces  

Appliance Allowance	1915.00	1	1,915
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(16) Porches  

CGEP (1 Story), Standard	26.40	400	10,560
CCP (1 Story), Standard	21.66	222	4,809

(16) Deck/Balcony  

Treated Wood,Standard	13.06	32	418
Treated Wood,Standard	6.85	240	1,644

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

Base Cost	25.60	440	11,264
Common Wall: 1 Wall	-1300.00	1	-1,300
Automatic Doors	375.00	1	375

County Multiplier = 1.38 =>                      Cost New =                      218,677

Phy/Ab.Phy/Func/Econ/Comb.%Good= 82/100/100/100/82.0,    Depr.Cost =                      179,315  
 ECF (403 - LAKE MISSAUKEE AREA RES)    1.400 => TCV of Bldg: 1 =                      251,041

2017 Est. T.C.V. 009-160-044-00                      =                      373,391

Est. TCV/Total Floor Area = 173.11						
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
171,900	171,900	171,900	151,357	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	14,800	0	0	1,362	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
186,700	186,700	186,700	152,719	152,719	152,719	



009-160-045-00                      2017 Est. T.C.V.                      HOEFT GORDON J  
 Property Class: 401                                           6478 W LAKEVIEW DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

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

Land Improvement Cost Estimates  
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Concrete	3.61	1.00	96	0	0
Shed: Wood Frame	12.88	1.00	56	94	678
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.5	95	1,425
Total Estimated Land Improvements True Cash Value =					2,103

Cost Est. for Res. Bldg: 1    Single Family    1S                      Cls    C-5    Blt 1928

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1521 SF    Floor Area = 1521 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	59.54	0.00	0.00	1016	60,493
1	Story Siding	Crawl Space	59.54	-8.31	0.00	202	10,348
1	Story Siding	Crawl Space	59.54	-8.31	0.00	303	15,523

Other Additions/Adjustments                      Rate                      Size                      Cost

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

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

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

(16) Porches  
 CCP (1 Story), Standard                      54.99                      24                      1,320

(16) Deck/Balcony  
 Treated Wood,Standard                      8.10                      110                      891  
 Treated Wood,Standard                      6.29                      504                      3,170  
 Treated Wood,Standard                      16.98                      20                      340

(17) Garages  
 Class:C Exterior: Siding Foundation: 18 Inch (Unfinished)  
 Base Cost                      20.98                      384                      8,056  
 Mechanical Doors                      350.00                      1                      350

County Multiplier = 1.38 =>                      Cost New =                      151,493

Phy/Ab.Phy/Func/Econ/Comb.%Good= 66/100/100/100/66.0,    Depr.Cost =                      99,985  
 ECF (403 - LAKE MISSAUKEE AREA RES)    1.400 => TCV of Bldg: 1 =                      139,980

2017 Est. T.C.V. 009-160-045-00                      =                      262,083

Est. TCV/Total Floor Area = 172.31

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
123,100	123,100	123,100	78,047	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	7,900	0	702	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT



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Parcel Number: 009-160-045-00

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131,000	131,000	131,000	78,749	78,749	0
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009-160-046-00	2017 Est. T.C.V.	THOMAS MICHAEL E & SUSAN R
Property Class: 401		6484 W LAKEVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

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

Land Improvement Cost Estimates  
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.44	1.00	1496	0	0
Shed: Wood Frame	11.06	1.00	120	73	969

Residential Local Cost Land Improvements

Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 2500	2500.00	1.00	1.0	97	2,425
Total Estimated Land Improvements True Cash Value =					3,394

Cost Est. for Res. Bldg: 1 Single Family 1.75S Cls C+5 Blt 1988

(11) Heating System: Forced Hot Water

Ground Area = Size for Rates = 1176 SF Floor Area = 2058 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.75	Story Siding	Basement	99.50	0.00	2.05	1176	119,423

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

(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
Fireplace: Exterior 2 Story	4650.00	1	4,650

(16) Deck/Balcony

Treated Wood,Standard	6.77	260	1,760
Treated Wood,Standard	12.43	36	447

(17) Garages

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

Base Cost	18.40	624	11,482
Common Wall: 1 Wall	-1300.00	1	-1,300
Automatic Doors	375.00	1	375

County Multiplier = 1.38 => Cost New = 202,238

Phy/Ab.Phy/Func/Econ/Comb.%Good= 77/100/100/100/77.0, Depr.Cost = 155,723

Separately Depreciated Items:

(9) Basement Finish

Basement Recreation Finish	11.45	588	6,733
County Multiplier = 1.38 =>			Cost New = 9,291
Phy/Ab.Phy/Func/Econ/Comb.%Good= 50/100/100/100/50.0,			Depr.Cost = 4,645

Total Depreciated Cost = 160,369  
ECF (403 - LAKE MISSAUKEE AREA RES) 1.400 => TCV of Bldg: 1 = 224,516

2017 Est. T.C.V. 009-160-046-00 = 347,910

Parcel Number: 009-160-046-00

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Est. TCV/Total Floor Area = 169.05, Most recent sale 10/01/1997 for 188,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
160,200	160,200	160,200	141,272	0.90		
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	13,800	0	0	1,271	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
174,000	174,000	174,000	142,543	142,543		0

009-160-047-00                      2017 Est. T.C.V.                      TRIM RALPH A & JOANNE L TRUSTS  
 Property Class: 401                      6490 W LAKEVIEW DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

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

Land Improvement Cost Estimates  
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.44	1.00	840	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 1991

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1290 SF    Floor Area = 2130 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	70.70	0.00	2.11	450	32,765
2	Story Siding	Basement	111.76	0.00	4.21	840	97,415

Other Additions/Adjustments                      Rate                      Size                      Cost

(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
Fireplace: Interior 1 Story	3250.00	1	3,250
Fireplace: Prefab 1 Story	2200.00	1	2,200

(16) Porches

CCP (1 Story), Standard	18.12	434	7,864
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(16) Deck/Balcony

Treated Wood, Standard	8.82	80	706
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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	2	700

County Multiplier = 1.38    =>                      Cost New =                      227,754

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0,    Depr.Cost =                      182,203  
 ECF (403 - LAKE MISSAUKEE AREA RES)    1.400 => TCV of Bldg: 1 =                      255,085

2017 Est. T.C.V. 009-160-047-00                      =                      377,460  
 Est. TCV/Total Floor Area = 177.21

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
178,300	178,300	178,300	128,807	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	10,400	0	0	1,159	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	

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Parcel Number: 009-160-047-00

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188,700	188,700	188,700	129,966	129,966	129,966
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009-160-048-00                      2017 Est. T.C.V.                      HUXTABLE-KOCH MARY J TRUSTEE  
 Property Class: 401                      6500 W LAKEVIEW DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

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

Land Improvement Cost Estimates  
 Land Improvement Factor: 1.000000

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

Cost Est. for Res. Bldg: 1    Single Family    1S                      Cls CD    Blt 1932

(11) Heating System: Wall/Floor Furnace

Ground Area = Size for Rates = 880 SF    Floor Area = 1132 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	60.95	-10.79	-1.63	384	18,636
1.75	Story Siding	Slab	87.07	-10.79	-2.87	336	24,666
1	Story Siding	Crawl Space	60.95	-9.07	-1.63	160	8,040

Other Additions/Adjustments                      Rate                      Size                      Cost

(13) Plumbing

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

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

(15) Built-Ins & Fireplaces

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

Treated Wood,Standard	6.46	272	1,757
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County Multiplier = 1.38 =>                      Cost New =                      79,686

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0,    Depr.Cost =                      47,812  
 ECF (403 - LAKE MISSAUKEE AREA RES)    1.400 => TCV of Bldg: 1 =                      66,936

2017 Est. T.C.V. 009-160-048-00                      =                      187,886

Est. TCV/Total Floor Area = 165.98

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
87,500	87,500	87,500	58,299	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	6,400	0	0	524	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
93,900	93,900	93,900	58,823	58,823	0

009-160-049-00                      2017 Est. T.C.V.                      QUADERER CHARLES F & SALLY A  
 Property Class: 401                                           6510 W LAKEVIEW DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

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

Land Improvement Cost Estimates  
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	2.0	95	1,900
Total Estimated Land Improvements True Cash Value =					1,900

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

(11) Heating System: Forced Heat & Cool

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	58.36	-10.24	1.87	1092	54,589

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

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

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

(17) Garages  
 Class:CD Exterior: Siding Foundation: 42 Inch (Unfinished)  
 Base Cost                      26.16                      280                      7,325  
 Common Wall: 1 Wall                      -1225.00                      1                      -1,225  
 Mechanical Doors                      350.00                      1                      350

County Multiplier = 1.38 =>                      Cost New =                      90,644

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0,    Depr.Cost =                      58,918

Separately Depreciated Items:

Unit-in-Place Cost Items:

BOAT HOUSE (BY SQ FT)                      3.75                      240                      900  
 County Multiplier = 1.38 =>                      Cost New =                      1,242  
 Phy/Ab.Phy/Func/Econ/Comb.%Good= 71/100/100/100/71.0,    Depr.Cost =                      882

Total Depreciated Cost =                      59,800

ECF (403 - LAKE MISSAUKEE AREA RES)    1.400 => TCV of Bldg: 1 =                      83,720

2017 Est. T.C.V. 009-160-049-00                      =                      205,620

Est. TCV/Total Floor Area = 188.30, Most recent sale 06/22/2007 for 240,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
96,000	96,000	96,000	81,115	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	6,800	0	0	730	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
102,800	102,800	102,800	81,845	81,845	0

009-160-050-00                      2017 Est. T.C.V.                      ALLEN MICHAEL J & CYNTHIA L TRUST  
 Property Class: 401                      6514 W LAKEVIEW DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

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

Land Improvement Cost Estimates  
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.5	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 1992

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1680 SF    Floor Area = 2055 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	64.84	0.00	0.00	909	58,940
1	Story Siding	Basement	64.84	0.00	0.00	396	25,677
2	Story Siding	Basement	102.54	0.00	0.00	375	38,453

Other Additions/Adjustments                      Rate                      Size                      Cost

(1) Exterior

Stone Veneer	10.25	96	984
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
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(16) Porches

WSEP (1 Story), Standard	34.12	105	3,583
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(17) Basement Garages

Basement Garage: 2 Car	2100.00	1	2,100
Automatic Doors	375.00	2	750

County Multiplier = 1.38 =>                      Cost New =                      190,850

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0,    Depr.Cost =                      143,138  
 ECF (403 - LAKE MISSAUKEE AREA RES)    1.400 => TCV of Bldg: 1 =                      200,393

2017 Est. T.C.V. 009-160-050-00                      =                      321,818

Est. TCV/Total Floor Area = 156.60

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
151,600	151,600	151,600	98,660	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	9,300	0	887	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
160,900	160,900	160,900	99,547	99,547	99,547



009-160-051-00                      2017 Est. T.C.V.                      HALL LISA  
 Property Class: 401                                           6521 W LAKEVIEW DR  
 Map #:                      LAKE TOWNSHIP                      Lake City, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value D> GROUP D BACKLOT					8000	100	LOT 51	8,000
<Site Value D> GROUP D BACKLOT					8000	100	LOT 52	8,000
98 Actual Front Feet, 0.25 Total Acres                      Total Est. Land Value =								16,000

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 1928

(11) Heating System: Electric Wall Heat

Ground Area = Size for Rates = 690 SF    Floor Area = 690 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Pine Logs	Piers	68.84	-13.51	-1.39	480	25,891
1	Story Siding	Slab	53.12	-10.36	-1.39	210	8,688

Other Additions/Adjustments                      Rate                      Size                      Cost

(13) Plumbing

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

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

(15) Built-Ins & Fireplaces

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

(16) Porches

CSEP (1 Story), Standard	30.98	112	3,470
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(17) Garages

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

Base Cost	14.14	400	5,656
Mechanical Doors	325.00	1	325

County Multiplier = 1.38 =>                      Cost New =                      70,831

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0,    Depr.Cost =                      38,957  
 ECF (4161 BUENA VISTA AREA BACK LOTS)    0.900 => TCV of Bldg: 1 =                      35,061

2017 Est. T.C.V. 009-160-051-00                      =                      51,536

Est. TCV/Total Floor Area = 74.69, Most recent sale 08/01/2016 for 46,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
29,200	29,200	29,200	16,625	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-3,400	0	9,175	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
25,800	25,800	25,800	16,774	25,800	0	



009-160-056-00                      2017 Est. T.C.V.                      VADERSTOW HOWARD J  
 Property Class: 402                                           6518 W LAKEVIEW DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> C BACK LOTS 12K					12000	100	LOT 56	12,000
<Site Value C> C BACK LOTS 12K					12000	100	LOT 57	12,000
98 Actual Front Feet, 0.23 Total Acres                      Total Est. Land Value =								24,000

2017 Est. T.C.V. 009-160-056-00                      =                      24,000

Est. TCV/Total Floor Area = 28.57, Most recent sale 08/06/2012 for 1

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
12,000	12,000	12,000	12,000	0.90

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

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
12,000	12,000	12,000	12,108	12,000	0

009-160-058-00                      2017 Est. T.C.V.                      SMITH MATTHEW  
 Property Class: 401                                           1656 S OAKWOOD AVE  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> C BACK LOTS 12K					12000	100	LOT 58	12,000
<Site Value C> C BACK LOTS 12K					12000	100	LOT 59	12,000
100 Actual Front Feet, 0.23 Total Acres                      Total Est. Land Value =								24,000

Land Improvement Cost Estimates  
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.44	1.00	1200	61	2,518
D/W/P: Brick on Sand	9.39	1.00	144	75	1,014
Total Estimated Land Improvements True Cash Value =					3,532

Cost Est. for Res. Bldg: 1    Single Family    1S                      Cls    C+5    Blt 1975

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1324 SF    Floor Area = 1324 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	67.21	-11.67	0.00	1324	73,535

Other Additions/Adjustments                      Rate                      Size                      Cost

(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
Fireplace: Wood Stove	1350.00	1	1,350

(16) Porches

CGEP (1 Story), Standard	34.77	176	6,120
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(16) Breezeways

Frame Wall,Finished	27.75	192	5,328
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(17) Garages

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

Base Cost	25.81	432	11,150
Automatic Doors	375.00	1	375

County Multiplier = 1.38 =>                      Cost New =                      145,824

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0,    Depr.Cost =                      94,785  
 ECF (4161 BUENA VISTA AREA BACK LOTS)    0.980 => TCV of Bldg: 1 =                      92,890

2017 Est. T.C.V. 009-160-058-00					=	120,422
Est. TCV/Total Floor Area = 90.95, Most recent sale 02/12/2016 for 147,500						
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
52,800	52,800	52,800	42,187	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
800	6,600	0	800	17,213	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
60,200	60,200	60,200	43,366	60,200	0	

009-160-060-00                      2017 Est. T.C.V.                      NEDERHOOD NATHAN & COURTNEY  
 Property Class: 401                                           1676 S OAKWOOD AVE  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> C BACK LOTS 12K					12000	100		12,000
50 Actual Front Feet, 0.10 Total Acres							Total Est. Land Value =	12,000

Land Improvement Cost Estimates  
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.20	1.00	50	71	114
Total Estimated Land Improvements True Cash Value =					114

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 920 SF    Floor Area = 920 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	60.39	-8.96	0.00	920	47,316

Other Additions/Adjustments                      Rate                      Size                      Cost

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

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

(15) Built-Ins & Fireplaces  
 Appliance Allowance                      1415.00                      1                      1,415  
 Fireplace: Interior 1 Story                      2900.00                      1                      2,900

(16) Porches  
 CGEP (1 Story), Standard                      37.91                      128                      4,852

County Multiplier = 1.38    =>                      Cost New =                      82,404

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0,    Depr.Cost =                      49,442  
 ECF (4161 BUENA VISTA AREA BACK LOTS)    0.900    =>    TCV of Bldg: 1 =                      44,498

2017 Est. T.C.V. 009-160-060-00                      =                      56,612

Est. TCV/Total Floor Area = 61.53, Most recent sale 06/05/2008 for 35,900

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
30,100	30,100	30,100	29,889	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-1,800	0	0	-1,589	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
28,300	28,300	28,300	30,158	28,300	28,300	

009-160-061-00                      2017 Est. T.C.V.                      NEDERHOOD NATHAN & COURTNEY  
 Property Class: 402                      S OAKWOOD AVE  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> C BACK LOTS 12K					12000	100		12,000
50 Actual Front Feet, 0.06 Total Acres							Total Est. Land Value =	12,000

2017 Est. T.C.V. 009-160-061-00 = 12,000

Est. TCV/Total Floor Area = 13.04, Most recent sale 01/16/2009 for 7,500

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
6,000	6,000	6,000	993	0.90

2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	8	0

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
6,000	6,000	6,000	1,001	1,001	1,001

009-160-062-00                      2017 Est. T.C.V.                      GAFFNEY JACK S  
 Property Class: 401                                           1696 S OAKWOOD AVE  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> C BACK LOTS 12K					12000	100	LOT 62	12,000
<Site Value C> C BACK LOTS 12K					12000	100	LOT 63	12,000
111 Actual Front Feet, 0.26 Total Acres                      Total Est. Land Value =								24,000

Land Improvement Cost Estimates  
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	2.98	1.00	1312	0	0
Shed: Wood Frame	7.44	1.00	240	50	893
Shed: Wood Frame	9.59	1.00	80	50	384
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.5	95	1,425
Total Estimated Land Improvements True Cash Value =					2,702

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1087 SF    Floor Area = 1087 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	47.65	-8.24	0.66	1087	43,556

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Porches

WPP, Standard	9.19	240	2,206
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(17) Garages

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

Base Cost	17.40	480	8,352
Mechanical Doors	325.00	1	325

County Multiplier = 1.38 =>                      Cost New =                      86,713

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0,    Depr.Cost =                      52,028  
 ECF (4161 BUENA VISTA AREA BACK LOTS)    0.900 => TCV of Bldg: 1 =                      46,825

2017 Est. T.C.V. 009-160-062-00                      =                      73,527

Est. TCV/Total Floor Area = 67.64, Most recent sale 07/01/2001 for 72,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
38,700	38,700	38,700	38,248	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-1,900	0	0	-1,448	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
36,800	36,800	36,800	38,592	36,800	36,800

009-160-064-00                      2017 Est. T.C.V.                      HALL ROBERT & ABBEY  
 Property Class: 401                      S OAKWOOD DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> C BACK LOTS 12K					12000	100	LOTS 64	12,000
<Site Value C> C BACK LOTS 12K					12000	100		12,000
111 Actual Front Feet, 0.29 Total Acres                      Total Est. Land Value =								24,000

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

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

Other Additions/Adjustments	Rate	Size	Cost
(14) Water/Sewer			
Public Sewer	1025.00	1	1,025
Well, 50 Feet	1575.00	1	1,575

County Multiplier = 1.38    =>                      Cost New =    3,588

Phy/Ab.Phy/Func/Econ/Comb.%Good= 71/100/100/100/71.0,    Depr.Cost =    2,547  
 ECF (4161 BUENA VISTA AREA BACK LOTS)    0.980 => TCV of Bldg: 1 =    2,497

2017 Est. T.C.V. 009-160-064-00					=	26,497
Est. TCV/Total Floor Area = 0.00, Most recent sale 02/09/2005 for 30,000						
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
13,200	13,200	13,200	3,850	0.90		
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	0	34	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
13,200	13,200	13,200	3,884	3,884	3,884	



009-160-066-00	2017 Est. T.C.V.	SWANSON BRADLEY & SARA
Property Class: 402		S OAKWOOD DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> C BACK LOTS 12K					12000	100		12,000
50 Actual Front Feet, 0.13 Total Acres							Total Est. Land Value =	12,000

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2017 Est. T.C.V. 009-160-066-00 = 12,000

Est. TCV/Total Floor Area = 0.00, Most recent sale 07/06/2012 for 15,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
6,000	6,000	6,000	6,000	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	0	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
6,000	6,000	6,000	6,054	6,000	0	

009-160-067-00                      2017 Est. T.C.V.                      LADOUCE MARK A & JENNIFER E  
 Property Class: 402                                           1665 S OAKWOOD DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS  
 \* Factors \*                      LOT 67

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> C BACK LOTS 12K					12000	100		12,000
50 Actual Front Feet, 0.10 Total Acres                      Total Est. Land Value =								12,000

Land Improvement Cost Estimates  
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.44	1.00	300	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 2014

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 446 SF    Floor Area = 780 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Basement	109.84	0.00	0.00	446	48,989
1	Story Siding	Overhang	47.59	0.00	0.00	111	5,282

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing  
 Average Fixture(s)                      760.00                      1                      760

(16) Porches  
 CCP (1 Story), Standard                      29.05                      106                      3,079

(17) Garages  
 Class:C Exterior: Siding Foundation: 42 Inch (Finished )  
 Base Cost                      25.52                      444                      11,331  
 Common Wall: 1 Wall                      -1300.00                      1                      -1,300  
 Mechanical Doors                      350.00                      1                      350

County Multiplier = 1.38 =>                      Cost New =                      94,518

Phy/Ab.Phy/Func/Econ/Comb.%Good= 99/100/100/100/99.0,    Depr.Cost =                      93,573  
 ECF (4161 BUENA VISTA AREA BACK LOTS)    0.980 => TCV of Bldg: 1 =                      91,701

2017 Est. T.C.V. 009-160-067-00                      =                      104,176

Est. TCV/Total Floor Area = 133.56, Most recent sale 09/28/2012 for 15,090

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
51,800	51,800	51,800	51,253	0.90		
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	300	0	0	461	0	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
52,100	52,100	52,100	51,714	51,714	0	

009-160-068-00	2017 Est. T.C.V.	ANTHONY MARK & LADOUCE JENNIFER E
Property Class: 402		S OAKWOOD DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS  
 \* Factors \* LOT 68 IRR SHAPE

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value D> GROUP D BACKLOT					8000	100		8,000
57 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	8,000

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2017 Est. T.C.V. 009-160-068-00 = 8,000  
 Est. TCV/Total Floor Area = 10.26, Most recent sale 05/26/2015 for 8,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
4,000	4,000	4,000	4,000	0.90

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

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
4,000	4,000	4,000	4,036	4,000	0

009-160-069-00                      2017 Est. T.C.V.                      TRIM RALPH & JOANNE  
 Property Class: 401                                           6495 W LAKEVIEW DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> C BACK LOTS 12K					12000	100	LOTS 70&69 IRR	12,000
55 Actual Front Feet, 0.25 Total Acres                      Total Est. Land Value =								12,000

Land Improvement Cost Estimates  
 Land Improvement Factor: 1.000000

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

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

(11) Heating System: Forced Air w/ Ducts

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	56.24	-9.73	0.00	1344	62,509

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

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

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

(17) Garages  
 Class:CD Exterior: Siding Foundation: 42 Inch (Unfinished)  
 Base Cost                      16.58                      720                      11,938  
 Common Wall: 1 Wall                      -1225.00                      1                      -1,225  
 Automatic Doors                      375.00                      1                      375

County Multiplier = 1.38 =>                      Cost New =                      107,974

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0,    Depr.Cost =                      70,183

Separately Depreciated Items:

Unit-in-Place Cost Items:  
 ROOF STRUCT. (SQ FT)                      3.97                      44                      175  
 County Multiplier = 1.38 =>                      Cost New =                      241  
 Phy/Ab.Phy/Func/Econ/Comb.%Good= 99/100/100/100/99.0,    Depr.Cost =                      239

Total Depreciated Cost =                      70,422

ECF (4161 BUENA VISTA AREA BACK LOTS)    0.980 => TCV of Bldg: 1 =                      69,013

2017 Est. T.C.V. 009-160-069-00                      =                      81,488

Est. TCV/Total Floor Area = 60.63, Most recent sale 07/01/2016 for 76,500

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
43,100	43,100	43,100	36,797	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-2,400	0	0	3,903	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
40,700	40,700	40,700	37,128	40,700	0

009-160-071-00                      2017 Est. T.C.V.                      DRACHT JONATHAN D & MICHELLE A  
 Property Class: 401                      6491 W LAKEVIEW DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> C BACK LOTS 12K					12000	100		12,000
55 Actual Front Feet, 0.15 Total Acres							Total Est. Land Value =	12,000

Land Improvement Cost Estimates  
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.20	1.00	870	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.5	95	1,425
Total Estimated Land Improvements True Cash Value =					1,425

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

(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	Slab	59.86	-10.56	0.00	960	47,328

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1415.00	1	1,415
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(17) Garages

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

Base Cost	15.86	660	10,468
Common Wall: 1 Wall	-1000.00	1	-1,000
Mechanical Doors	350.00	2	700

County Multiplier = 1.38    =>                      Cost New =    87,583

Phy/Ab.Phy/Func/Econ/Comb.%Good= 74/100/100/100/74.0,    Depr.Cost =    64,811  
 ECF (4161 BUENA VISTA AREA BACK LOTS)    0.980 => TCV of Bldg: 1 =    63,515

2017 Est. T.C.V. 009-160-071-00                      =    76,940

Est. TCV/Total Floor Area = 80.15, Most recent sale 09/12/2008 for 0

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
38,200	38,200	38,200	37,212	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	300	0	334	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
38,500	38,500	38,500	37,546	37,546	0

009-160-072-00                      2017 Est. T.C.V.                      DRACHT MICHELLE & TRIM JOANNE  
 Property Class: 401                      6477 W LAKEVIEW DR  
 Map #:                      LAKE TOWNSHIP                      Lake City, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> C BACK LOTS 12K					12000	100		12,000
55 Actual Front Feet, 0.12 Total Acres                      Total Est. Land Value =								12,000

Land Improvement Cost Estimates  
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.20	1.00	100	50	160
Shed: Wood Frame	11.23	1.00	64	50	359
Total Estimated Land Improvements True Cash Value =					519

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 775 SF    Floor Area = 775 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	62.78	-9.38	0.00	775	41,385

Other Additions/Adjustments                      Rate                      Size                      Cost

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

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

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

(16) Porches  
 WCP (1 Story), Standard                      25.37                      120                      3,044

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

County Multiplier = 1.38 =>                      Cost New =                      69,527

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0,    Depr.Cost =                      41,716  
 ECF (4161 BUENA VISTA AREA BACK LOTS)    0.900 => TCV of Bldg: 1 =                      37,545

2017 Est. T.C.V. 009-160-072-00                      =                      50,064

Est. TCV/Total Floor Area = 64.60, Most recent sale 11/14/2013 for 65,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
26,600	26,600	26,600	26,378	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-1,600	0	0	-1,378	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
25,000	25,000	25,000	26,615	25,000	0

009-160-073-00                      2017 Est. T.C.V.                      JOSEPH ROBERT L & PAMELA A  
 Property Class: 401                                           6474 LAKEVIEW DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> C BACK LOTS 12K					12000	100		12,000
55 Actual Front Feet, 0.11 Total Acres                      Total Est. Land Value =								12,000

Land Improvement Cost Estimates  
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Ren. Conc.	4.21	1.00	675	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.0	97	970
Total Estimated Land Improvements True Cash Value =					970

Cost Est. for Res. Bldg: 1    Single Family    GRG                      Cls C    Blt 1988

(11) Heating System: No Heating/Cooling  
 Ground Area = Size for Rates = 0 SF    Floor Area = 0 SF.

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

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

Base Cost	15.56	896	13,942
Automatic Doors	375.00	2	750
Storage area over garage	3.95	450	1,778

County Multiplier = 1.38 =>                      Cost New =                      22,728

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0,    Depr.Cost =                      18,182  
 ECF (4161 BUENA VISTA AREA BACK LOTS)    0.980 => TCV of Bldg: 1 =                      17,818

2017 Est. T.C.V. 009-160-073-00                      =                      30,788

Est. TCV/Total Floor Area = 0.00

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
15,300	15,300	15,300	11,700	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	100	0	105	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
15,400	15,400	15,400	11,805	11,805	11,805

009-160-074-00                      2017 Est. T.C.V.                      YEADON NANCY L  
 Property Class: 401                                           1616 S PARK BLVD  
 Map #:                      LAKE TOWNSHIP                      Lake City, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> C BACK LOTS 12K					12000	100		12,000
46 Actual Front Feet, 0.11 Total Acres							Total Est. Land Value =	12,000

Land Improvement Cost Estimates  
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	7.60	1.00	216	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.0	95	950
Total Estimated Land Improvements True Cash Value =					950

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 504 SF    Floor Area = 504 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	58.37	-10.15	0.66	504	24,636

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

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

(15) Built-Ins & Fireplaces

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

(16) Deck/Balcony

Treated Wood,Standard	5.95	349	2,077
Treated Wood,Standard	6.31	238	1,502
Roof Cover Only,Standard	10.55	178	1,878

County Multiplier = 1.38    =>                      Cost New =    48,698

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0,    Depr.Cost =    29,219  
 ECF (4161 BUENA VISTA AREA BACK LOTS)    0.900 => TCV of Bldg: 1 =    26,297

2017 Est. T.C.V. 009-160-074-00                      =    39,247

Est. TCV/Total Floor Area = 77.87

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
20,700	20,700	20,700	16,208	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-1,100	0	145	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
19,600	19,600	19,600	16,353	16,353	0	



009-160-075-00                      2017 Est. T.C.V.                      TRIM RALPH A & JOANNE L TRUSTS  
 Property Class: 401                                           1929 S OAKWOOD AVE  
 Map #:                      LAKE TOWNSHIP                      Lake City, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> C BACK LOTS 12K					12000	100		12,000
46 Actual Front Feet, 0.11 Total Acres							Total Est. Land Value =	12,000

2017 Est. T.C.V. 009-160-075-00                      =                      12,000

Est. TCV/Total Floor Area = 23.81

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
6,000	6,000	6,000	4,028	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	
6,000	6,000	6,000	4,064	4,064	0	

009-160-076-00                      2017 Est. T.C.V.                      TRIM RALPH A & JOANNE L TRUSTS  
 Property Class: 402                      W CIRCLE DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> C BACK LOTS 12K					12000	100		12,000
46 Actual Front Feet, 0.11 Total Acres					Total Est. Land Value =			12,000

Cost Est. for Res. Bldg: 1    Single Family    GRG                      Cls C    Blt 2006

(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, 100 Feet                      2700.00                      1    2,700

(17) Carports  
 Wood Shingle                      9.00                      672    6,048

(17) Garages  
 Class:C Exterior: Siding Foundation: 42 Inch (Finished )  
 Base Cost                      19.53                      780    15,233  
 Automatic Doors                      375.00                      1    375

County Multiplier = 1.38 =>                      Cost New =    33,612

Phy/Ab.Phy/Func/Econ/Comb.%Good= 96/100/100/100/96.0,    Depr.Cost =    32,267  
 ECF (4161 BUENA VISTA AREA BACK LOTS)    0.980 => TCV of Bldg: 1 =    31,622

2017 Est. T.C.V. 009-160-076-00                      =    43,622

Est. TCV/Total Floor Area = 0.00

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
21,700	21,700	21,700	20,346	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	100	0	183	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
21,800	21,800	21,800	20,529	20,529	0	

009-160-077-00                      2017 Est. T.C.V.                      TOMPKINS JEFFREY J & KATHLEEN  
 Property Class: 402                      W CIRCLE DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> C BACK LOTS 12K					12000	100		12,000
46 Actual Front Feet, 0.11 Total Acres							Total Est. Land Value =	12,000

2017 Est. T.C.V. 009-160-077-00 = 12,000

Est. TCV/Total Floor Area = 0.00, Most recent sale 05/01/1997 for 18,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
6,000	6,000	6,000	1,437	0.90

2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	12	0

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
6,000	6,000	6,000	1,449	1,449	0

009-160-078-00                      2017 Est. T.C.V.                      TOMPKINS JEFFREY J & KATHLEEN  
 Property Class: 401                      W CIRCLE DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> C BACK LOTS 12K					12000	100		12,000
46 Actual Front Feet, 0.11 Total Acres					Total Est. Land Value =			12,000

Land Improvement Cost Estimates  
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.20	1.00	144	0	0
Shed: Wood Frame	10.27	1.00	96	94	927
Total Estimated Land Improvements True Cash Value =					927

Cost Est. for Res. Bldg: 1    Single Family    GRG                      Cls CD    Blt 1992

(11) Heating System: No Heating/Cooling

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

Other Additions/Adjustments                      Rate                      Size    Cost

(17) Garages

Class:CD Exterior: Pole Foundation: 42 Inch (Unfinished)  
 Base Cost                      10.46                      1200    12,552  
 Mechanical Doors                      350.00                      1    350

County Multiplier = 1.38 =>                      Cost New =    17,805

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0,    Depr.Cost =    14,244  
 ECF (4161 BUENA VISTA AREA BACK LOTS)    0.980 => TCV of Bldg: 1 =    13,959

2017 Est. T.C.V. 009-160-078-00                      =    26,886

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	9,456	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	85	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
13,400	13,400	13,400	9,541	9,541	0	

009-160-079-00                      2017 Est. T.C.V.                      BLOOMSTER PETER A & SHIRLEY A  
 Property Class: 401                                           6471 W CIRCLE DR  
 Map #:                      LAKE TOWNSHIP                      Lake City, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> C BACK LOTS 12K					12000	100		12,000
46 Actual Front Feet, 0.11 Total Acres                      Total Est. Land Value =								12,000

Land Improvement Cost Estimates  
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Metal Prefab	9.03	1.00	48	71	308
Total Estimated Land Improvements True Cash Value =					308

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1200 SF    Floor Area = 1200 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	57.31	-8.35	0.00	1200	58,752

Other Additions/Adjustments                      Rate                      Size                      Cost

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

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

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

(16) Porches  
 CCP (1 Story), Standard                      31.75                      72                      2,286  
 CCP (1 Story), Standard                      31.75                      72                      2,286

(16) Deck/Balcony  
 Treated Wood,Standard                      7.10                      160                      1,136

County Multiplier = 1.38 =>                      Cost New =                      95,365

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0,    Depr.Cost =                      52,451  
 ECF (4161 BUENA VISTA AREA BACK LOTS)    0.900 => TCV of Bldg: 1 =                      47,206

2017 Est. T.C.V. 009-160-079-00					=	59,514
Est. TCV/Total Floor Area = 49.59, Most recent sale 07/01/1996 for 48,000						
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
31,700	31,700	31,700	31,393	0.90		
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-1,900		0	0	-1,593	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
29,800	29,800	29,800	31,675	29,800	29,800	



009-160-082-00                      2017 Est. T.C.V.                      FLORY PATRICK G & TAMMY S  
 Property Class: 401                                           RAIL ROAD ST  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS  
 \* Factors \*                      LOTS 82 & 83

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value H> GROUP H SITE10K			10000		100			10,000
<Site Value E> E BACK LOTS			5500		100		LOT 82 - NEEDS FILL	5,500
80 Actual Front Feet, 0.20 Total Acres                      Total Est. Land Value =								15,500

2017 Est. T.C.V. 009-160-082-00                      =                      15,500

Est. TCV/Total Floor Area = 9.18, Most recent sale 09/19/2014 for 16,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
7,800	7,800	7,800	7,800	0.90		
2017	New Eq.	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	0	0	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
7,800	7,800	7,800	7,870	7,800		0

009-160-084-00	2017 Est. T.C.V.	BLIESENER STANLEY & MARY
Property Class: 401		6451 BUENA VISTA BLVD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

\* Factors \* LOTS 84 & 85

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value H> GROUP H SITE10K					10000	100		10,000
<Site Value H> GROUP H SITE10K					10000	100		10,000
92 Actual Front Feet, 0.15 Total Acres								Total Est. Land Value = 20,000

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	1700	0	0
D/W/P: 3.5 Concrete	3.44	1.00	133	0	0
Fencing: Wd, Solid, 6 ft.	16.41	1.00	60	0	0

Residential Local Cost Land Improvements

Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 2500	2500.00	1.00	1.0	94	2,350
Total Estimated Land Improvements True Cash Value =					2,350

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

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1037 SF Floor Area = 1037 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	66.77	-9.68	1.92	1037	61,193

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

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

(15) Built-Ins & Fireplaces

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

Treated Wood,Standard	13.99	26	364
Treated Wood,Standard	13.06	32	418

(17) Garages

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

Base Cost	10.91	1280	13,965
Automatic Doors	375.00	3	1,125
Storage area over garage	3.95	853	3,369

County Multiplier = 1.38 => Cost New = 118,468

Notes: 2015 ENCLOSE CCP FOR 4 SEASON ADDITION

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 77,004

ECF (4161 BUENA VISTA AREA BACK LOTS) 0.980 => TCV of Bldg: 1 = 75,464

2017 Est. T.C.V. 009-160-084-00 = 97,814

Est. TCV/Total Floor Area = 94.32, Most recent sale 06/20/2013 for 70,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
48,600	48,600	48,600	48,600	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
48,900	48,900	48,900	49,037	48,900	48,900



009-160-086-00                      2017 Est. T.C.V.                      PHILLIPS ROSS D & VICKI L, TTEES  
 Property Class: 402                      BUENA VISTA DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> C BACK LOTS 12K					12000	100		12,000
46 Actual Front Feet, 0.08 Total Acres							Total Est. Land Value =	12,000

2017 Est. T.C.V. 009-160-086-00 = 12,000

Est. TCV/Total Floor Area = 11.57, Most recent sale 06/26/2009 for 0

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
6,000	6,000	6,000	1,325	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	11	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
6,000	6,000	6,000	1,336	1,336	0	

009-160-087-00	2017 Est. T.C.V.	FORSYTHE DOROTHY L
Property Class: 401		6431 W CIRCLE DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> C BACK LOTS 12K					12000	100	LOT 87	12,000
<Site Value C> C BACK LOTS 12K					12000	100	LOT 88	12,000
126 Actual Front Feet, 0.29 Total Acres Total Est. Land Value =								24,000

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	576	0	0
Shed: Metal Prefab	9.80	1.00	54	50	265
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 =					1,215

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C-5 Blt 1971

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1428 SF Floor Area = 1428 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	60.08	0.00	1.82	1428	88,393

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Deck/Balcony

Treated Wood,Standard	6.41	444	2,846
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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
Mechanical Doors	350.00	2	700

County Multiplier = 1.38 => Cost New = 159,784

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 95,870  
ECF (4161 BUENA VISTA AREA BACK LOTS) 0.900 => TCV of Bldg: 1 = 86,283

2017 Est. T.C.V. 009-160-087-00 = 111,498

Est. TCV/Total Floor Area = 78.08, Most recent sale 06/01/1999 for 86,500

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
59,200	59,200	59,200	58,775	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-3,500	0	0	-3,075	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
55,700	55,700	55,700	59,303	55,700	55,700

009-160-089-00                      2017 Est. T.C.V.                      HALL GORDON L & LUCY J  
 Property Class: 401                                           1615 PARK BLVD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> C BACK LOTS 12K					12000	100		12,000
46 Actual Front Feet, 0.11 Total Acres                      Total Est. Land Value =								12,000

Land Improvement Cost Estimates  
 Land Improvement Factor: 1.000000

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

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

(11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 880 SF    Floor Area = 880 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	60.95	-9.07	-0.21	880	45,470

Other Additions/Adjustments                      Rate                      Size                      Cost

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

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

(15) Built-Ins & Fireplaces  
 Appliance Allowance                      1415.00                      1                      1,415  
 Fireplace: Wood Stove                      1125.00                      1                      1,125

(16) Porches  
 CCP (1 Story), Standard                      23.39                      160                      3,742

County Multiplier = 1.38 =>                      Cost New =                      75,875

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0,    Depr.Cost =                      49,319  
 ECF (4161 BUENA VISTA AREA BACK LOTS)    0.980 => TCV of Bldg: 1 =                      48,332

2017 Est. T.C.V. 009-160-089-00                      =                      60,807

Est. TCV/Total Floor Area = 69.10

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
30,200	30,200	30,200	23,377	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	200	0	0	210	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
30,400	30,400	30,400	23,587	23,587	23,587

009-160-090-00                      2017 Est. T.C.V.                      RIGGIE ALVERNA (ETAL L/E)  
 Property Class: 401                                           1601 S PARK BLVD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> C BACK LOTS 12K					12000	100		12,000
50 Actual Front Feet, 0.11 Total Acres							Total Est. Land Value =	12,000

Land Improvement Cost Estimates  
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Metal Prefab	9.03	1.00	48	45	195
Total Estimated Land Improvements True Cash Value =					195

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

(11) Heating System: Forced Air w/ Ducts

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	0.00	800	42,400

Other Additions/Adjustments                      Rate                      Size                      Cost

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

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

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

County Multiplier = 1.38    =>                      Cost New =                      64,922

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0,    Depr.Cost =                      38,953  
 ECF (4161 BUENA VISTA AREA BACK LOTS)    0.900 => TCV of Bldg: 1 =                      35,058

2017 Est. T.C.V. 009-160-090-00                      =                      47,253

Est. TCV/Total Floor Area = 59.07

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
25,000	25,000	25,000	23,214	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-1,400	0	0	208	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
23,600	23,600	23,600	23,422	23,422	0	

009-160-091-00                      2017 Est. T.C.V.                      ODEGARD TIMOTHY E & TRACEY J  
 Property Class: 402                      W LAKEVIEW DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> C BACK LOTS 12K					12000	100		12,000
50 Actual Front Feet, 0.13 Total Acres							Total Est. Land Value =	12,000

2017 Est. T.C.V. 009-160-091-00 = 12,000

Est. TCV/Total Floor Area = 15.00

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
6,000	6,000	6,000	1,990	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	17	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
6,000	6,000	6,000	2,007	2,007	0	

009-160-092-00                      2017 Est. T.C.V.                      FECHTER ERNEST C  
 Property Class: 401                      6437 W LAKEVIEW DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> C BACK LOTS 12K					12000	100		12,000
50 Actual Front Feet, 0.10 Total Acres                      Total Est. Land Value =								12,000

Land Improvement Cost Estimates  
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Concrete	3.61	1.00	223	0	0
D/W/P: 4in Ren. Conc.	4.21	1.00	720	0	0
Shed: Wood Frame	12.07	1.00	80	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 2500	2500.00	1.00	1.0	97	2,425
Total Estimated Land Improvements True Cash Value =					2,425

Cost Est. for Res. Bldg: 1    Single Family    1.5S                      Cls    C+10    Blt 1993

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 960 SF    Floor Area = 1440 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Slab	94.90	-13.09	3.16	960	81,571

Other Additions/Adjustments                      Rate                      Size                      Cost

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

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

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

County Multiplier = 1.38 =>                      Cost New =                      121,900

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0,    Depr.Cost =                      109,710  
 ECF (4161 BUENA VISTA AREA BACK LOTS)    0.980 => TCV of Bldg: 1 =                      107,516

2017 Est. T.C.V. 009-160-092-00                      =                      121,941

Est. TCV/Total Floor Area = 84.68, Most recent sale 10/22/2010 for 147,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
60,600	60,600	60,600	59,979	0.90		
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	400	0	0	539	0	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
61,000	61,000	61,000	60,518	60,518	60,518	

009-160-093-00                      2017 Est. T.C.V.                      CHILMAN DEBORAH ETAL  
 Property Class: 401                      6431 W LAKEVIEW DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> C BACK LOTS 12K					12000	100		12,000
65 Actual Front Feet, 0.13 Total Acres							Total Est. Land Value =	12,000

Land Improvement Cost Estimates  
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	11.06	1.00	120	71	942
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.0	97	970
Total Estimated Land Improvements True Cash Value =					1,912

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

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = Size for Rates = 600 SF    Floor Area = 900 SF.  
 Stories    Exterior    Foundation    Rate    Bsmnt-Adj    Heat-Adj    Size    Cost  
 1.5    Story Siding    Crawl Space    96.00    -11.20    0.00    600    50,880

Other Additions/Adjustments                      Rate                      Size                      Cost

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

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

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

(16) Deck/Balcony  
 Treated Wood,Standard                      6.97                      216                      1,506  
 Treated Wood,Standard                      7.39                      160                      1,182

County Multiplier = 1.38 =>                      Cost New =                      83,255

Phy/Ab.Phy/Func/Econ/Comb.%Good= 74/100/100/100/74.0,    Depr.Cost =                      61,609  
 ECF (4161 BUENA VISTA AREA BACK LOTS)    0.980 => TCV of Bldg: 1 =                      60,377

2017 Est. T.C.V. 009-160-093-00                      =                      74,289

Est. TCV/Total Floor Area = 82.54, Most recent sale 06/01/2002 for 69,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
36,900	36,900	36,900	29,009	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	200	0	261	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
37,100	37,100	37,100	29,270	29,270	0

009-160-094-00                      2017 Est. T.C.V.                      DOLLEY DEAN & SHONNA  
 Property Class: 401                      6432 W CIRCLE DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

* Factors *		LOT 94 & 95(IRR)				
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
<Site Value C> C BACK LOTS 12K			12000	100	LOT 94	12,000
<Site Value E> E BACK LOTS			5500	100	LOT 95, IRR	5,500
199 Actual Front Feet, 0.46 Total Acres					Total Est. Land Value =	17,500

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	720	0	0
Shed: Metal Prefab	8.90	1.00	100	45	401
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.0	94	940
Total Estimated Land Improvements True Cash Value =					1,341

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

(11) Heating System: Forced Heat & Cool  
 Ground Area = Size for Rates = 750 SF    Floor Area = 750 SF.  
 Stories    Exterior    Foundation    Rate    Bsmnt-Adj    Heat-Adj    Size    Cost  
 1    Story Siding    Crawl Space    71.44    -10.55    1.92    750    47,108

Other Additions/Adjustments                      Rate                      Size                      Cost

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

(14) Water/Sewer  
 Public Sewer                      1162.00                      1                      1,162  
 Well, 100 Feet                      2700.00                      1                      2,700

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

(16) Porches  
 CCP (1 Story), Standard                      21.14                      240                      5,074

(16) Deck/Balcony  
 Treated Wood,Standard                      7.05                      200                      1,410

(17) Garages  
 Class:C Exterior: Pole Foundation: 18 Inch (Unfinished)  
 Base Cost                      13.16                      576                      7,580  
 Mechanical Doors                      350.00                      2                      700

County Multiplier = 1.38 =>                      Cost New =                      102,200

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0,    Depr.Cost =                      66,430  
 ECF (4161 BUENA VISTA AREA BACK LOTS)    0.980 => TCV of Bldg: 1 =                      65,102

2017 Est. T.C.V. 009-160-094-00                      =                      83,943  
 Est. TCV/Total Floor Area = 111.92, Most recent sale 11/18/2016 for 110,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
36,500	36,500	36,500	28,155	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
1,400	4,100	0	1,400	12,445	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
42,000	42,000	42,000	29,808	42,000	0



009-160-096-00                      2017 Est. T.C.V.                      PHILLIPS ROSS D & VICKI L TTEES  
 Property Class: 401                      6431 W BUENA VISTA BLVD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> C BACK LOTS 12K					12000	100		12,000
65 Actual Front Feet, 0.19 Total Acres                      Total Est. Land Value =								12,000

Land Improvement Cost Estimates  
 Land Improvement Factor: 1.000000

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

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

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 700 SF    Floor Area = 700 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	52.92	-9.28	2.59	700	32,361

Other Additions/Adjustments                      Rate                      Size                      Cost

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

(14) Water/Sewer  
 Public Sewer                      912.00                      1                      912  
 Well, 100 Feet                      2425.00                      1                      2,425

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

(16) Porches  
 CGEP (1 Story), Standard                      31.60                      180                      5,688  
 CCP (1 Story), Standard                      42.69                      36                      1,537  
 CCP (1 Story), Standard                      42.69                      36                      1,537

(16) Deck/Balcony  
 Treated Wood, Standard                      11.39                      36                      410

(17) Garages  
 Class:D Exterior: Siding Foundation: 18 Inch (Unfinished)  
 Base Cost                      23.29                      252                      5,869  
 Mechanical Doors                      325.00                      1                      325

County Multiplier = 1.38 =>                      Cost New =                      74,208

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0,    Depr.Cost =                      48,235  
 ECF (4161 BUENA VISTA AREA BACK LOTS)    0.980 => TCV of Bldg: 1 =                      47,270

2017 Est. T.C.V. 009-160-096-00                      =                      59,745

Est. TCV/Total Floor Area = 85.35, Most recent sale 06/26/2009 for 62,500

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
29,700	29,700	29,700	29,488	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	200	0	0	265	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
29,900	29,900	29,900	29,753	29,753	0



009-160-099-00                      2017 Est. T.C.V.                      FOSS JACK T & BRENDA J  
 Property Class: 402                      BUENA VISTA BLVD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value H> GROUP H SITE10K					10000	100		10,000
<Site Value E> E BACK LOTS					5500	100	LOT 99 NEEDS FILL	5,500
100 Actual Front Feet, 0.27 Total Acres                      Total Est. Land Value =								15,500

2017 Est. T.C.V. 009-160-099-00                      =                      15,500

Est. TCV/Total Floor Area = 9.18, Most recent sale 08/01/1999 for 56,500

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
7,800	7,800	7,800	1,156	0.90		
2017	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	10	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
7,800	7,800	7,800	1,166	1,166	1,166	

009-160-101-00                      2017 Est. T.C.V.                      FOSS JACK T & BRENDA J  
 Property Class: 401                                           6401 W BUENA VISTA BLVD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> C BACK LOTS 12K					12000	100		12,000
76 Actual Front Feet, 0.23 Total Acres							Total Est. Land Value =	12,000

Land Improvement Cost Estimates  
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.20	1.00	510	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	0.5	95	475
Total Estimated Land Improvements True Cash Value =					475

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

(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	62.91	-9.40	-2.85	600	30,396
1	Story Siding	Basement	62.91	0.00	-2.85	168	10,090

Other Additions/Adjustments                      Rate                      Size                      Cost

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

(14) Water/Sewer  
 Public Sewer                      1025.00                      1                      1,025  
 Well, 100 Feet                      2550.00                      1                      2,550

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

(16) Porches  
 CGEP (1 Story), Standard                      27.75                      288                      7,992

(16) Deck/Balcony  
 Treated Wood, Standard                      6.57                      246                      1,616

(17) Garages  
 Class:CD Exterior: Siding Foundation: 18 Inch (Unfinished)  
 Base Cost                      19.84                      396                      7,857  
 Mechanical Doors                      350.00                      1                      350

County Multiplier = 1.38 =>                      Cost New =                      88,211

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0,    Depr.Cost =                      52,927  
 ECF (4161 BUENA VISTA AREA BACK LOTS)    0.900 => TCV of Bldg: 1 =                      47,634

2017 Est. T.C.V. 009-160-101-00                      =                      60,109

Est. TCV/Total Floor Area = 78.27

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
32,000	32,000	32,000	31,694	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-1,900	0	0	-1,594	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
30,100	30,100	30,100	31,979	30,100	30,100

009-160-102-00                      2017 Est. T.C.V.                      KEWAY MARILYN J  
 Property Class: 401                                                                6385 W BUENA VISTA BLVD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> C BACK LOTS 12K					12000	100		12,000
62 Actual Front Feet, 0.38 Total Acres                      Total Est. Land Value =								12,000

Land Improvement Cost Estimates  
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.20	1.00	144	71	327
Shed: Wood Frame	8.75	1.00	192	71	1,193
Total Estimated Land Improvements True Cash Value =					1,520

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

(11) Heating System: Forced Heat & Cool

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	57.75	0.00	1.87	1152	68,682

Other Additions/Adjustments                      Rate                      Size                      Cost

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

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

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

(16) Porches  
 CGEP (1 Story), Standard                      36.57                      140                      5,120

(17) Carports  
 Aluminum                      7.50                      274                      2,055

(17) Garages  
 Class:CD Exterior: Pole Foundation: 42 Inch (Unfinished)  
 Base Cost                      21.08                      1                      21  
 No Floor Deduction                      -3.10                      274                      -849

County Multiplier = 1.38 =>                      Cost New =    109,950

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0,    Depr.Cost =    71,467  
 ECF (4161 BUENA VISTA AREA BACK LOTS)    0.980 => TCV of Bldg: 1 =    70,038

2017 Est. T.C.V. 009-160-102-00                      =    83,558  
 Est. TCV/Total Floor Area = 72.53

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
41,500	41,500	41,500	34,310	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	300	0	308	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
41,800	41,800	41,800	34,618	34,618	34,618	

009-160-105-00                      2017 Est. T.C.V.                      MCGEE JEFFREY M & DODY C  
 Property Class: 401                                                                PINEWOOD AVE  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> C BACK LOTS 12K					12000	100		12,000
98 Actual Front Feet, 0.23 Total Acres                      Total Est. Land Value =								12,000

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

(11) Heating System: No Heating/Cooling

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

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

Other Additions/Adjustments	Rate	Size	Cost

(17) Garages

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

Base Cost	9.30	1120	10,416
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County Multiplier = 1.38 =>                      Cost New =                      14,374

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0,    Depr.Cost =                      11,499  
 ECF (4161 BUENA VISTA AREA BACK LOTS)    0.980 => TCV of Bldg: 1 =                      11,269

2017 Est. T.C.V. 009-160-105-00                      =                      23,269

Est. TCV/Total Floor Area = 0.00

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
11,600	11,600	11,600	7,710	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	69	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
11,600	11,600	11,600	7,779	7,779	0	

009-160-106-00	2017 Est. T.C.V.	PASH STANFORD J & ELIZABETH R
Property Class: 401		6401 W LAKEVIEW DR
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> C BACK LOTS 12K					12000	100		12,000
<Site Value C> C BACK LOTS 12K					12000	100	LOT 103	12,000
172 Actual Front Feet, 0.43 Total Acres Total Est. Land Value =								24,000

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	100	2,500
Total Estimated Land Improvements True Cash Value =					2,500

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C+10 Blt 2003

(11) Heating System: Forced Heat & Cool

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	Crawl Space	93.96	-10.74	3.16	1008	87,071

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Porches

WCP (1 Story), Standard	21.95	192	4,214
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(16) Deck/Balcony

Treated Wood, Standard	6.34	480	3,043
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(16) Breezeways

Frame Wall, Finished	27.75	100	2,775
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(17) Garages

Class:C Exterior: Siding Foundation: 42 Inch (Finished )			
Base Cost	22.65	576	13,046
Automatic Doors	375.00	1	375
Storage area over garage	3.95	500	1,975
Class:CD Exterior: Pole Foundation: 18 Inch (Unfinished)			
Base Cost	9.71	2048	19,886
Automatic Doors	375.00	2	750

County Multiplier = 1.38 => Cost New = 197,717

Notes: CAPE COD

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 177,945  
ECF (4161 BUENA VISTA AREA BACK LOTS) 0.980 => TCV of Bldg: 1 = 174,386

2017 Est. T.C.V. 009-160-106-00 = 200,886  
Est. TCV/Total Floor Area = 132.86, Most recent sale 06/23/2010 for 242,000  
2016 Assessed MBOR S.E.V. Base for Cap C.P.I.

Parcel Number: 009-160-106-00

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	99,800	99,800	99,800	98,795	0.90	
2017	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	600	0	0	889	0
2017	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	100,400	100,400	100,400	99,684	99,684	99,684



009-160-107-00                      2017 Est. T.C.V.                      ROOT BRANDI S  
 Property Class: 401                      6370 W BUENA VISTA  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value H> GROUP H SITE10K					10000	100		10,000
<Site Value H> GROUP H SITE10K					10000	100	LOT 108	10,000
85 Actual Front Feet, 0.18 Total Acres                      Total Est. Land Value =								20,000

Land Improvement Cost Estimates  
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	10.45	1.00	48	56	281
Total Estimated Land Improvements True Cash Value =					281

Cost Est. for Res. Bldg: 1    Single Family    1S                      Cls    D+10    Blt 1938

(11) Heating System: Space Heater

Ground Area = Size for Rates = 1275 SF    Floor Area = 1275 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	50.78	-8.67	-2.08	1275	51,038

Other Additions/Adjustments                      Rate                      Size                      Cost

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

(14) Water/Sewer  
 Public Sewer                      912.00                      1                      912  
 Well, 50 Feet                      1575.00                      1                      1,575

(15) Built-Ins & Fireplaces  
 Appliance Allowance                      1235.00                      1                      1,235  
 Fireplace: Exterior 1 Story                      3050.00                      1                      3,050

(17) Garages  
 Class:D Exterior: Siding Foundation: 42 Inch (Unfinished)  
 Base Cost                      26.85                      240                      6,444  
 Common Wall: 1 Wall                      -1175.00                      1                      -1,175  
 Automatic Doors                      350.00                      1                      350

County Multiplier = 1.38    =>                      Cost New =                      88,257

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0,    Depr.Cost =                      48,541  
 ECF (4161 BUENA VISTA AREA BACK LOTS)    0.900 => TCV of Bldg: 1 =                      43,687

2017 Est. T.C.V. 009-160-107-00                      =                      63,968

Est. TCV/Total Floor Area = 50.17, Most recent sale 03/01/2003 for 75,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
33,800	33,800	33,800	24,137	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-1,800	0	0	217	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
32,000	32,000	32,000	24,354	24,354	24,354

009-160-109-00                      2017 Est. T.C.V.                      SCHREMS JEFFREY R & LISA K  
 Property Class: 401                                           6371 W BUENA VISTA DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> C BACK LOTS 12K					12000	100		12,000
62 Actual Front Feet, 0.22 Total Acres					Total Est. Land Value =			12,000

Cost Est. for Res. Bldg: 1    Single Family    1.25S                      Cls    C+5    Blt 1961

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

Ground Area = Size for Rates = 601 SF    Floor Area = 701 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25	Story Siding	Slab	91.11	-13.84	-1.04	401	30,568
1	Story Siding	Slab	79.24	-13.84	-0.82	200	12,916

Other Additions/Adjustments                      Rate                      Size                      Cost

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

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

(15) Built-Ins & Fireplaces  
 Appliance Allowance                      1915.00                      1                      1,915  
 Fireplace: Interior 2 Story                      3825.00                      1                      3,825

(17) Garages  
 Class:C Exterior: Siding Foundation: 18 Inch (Unfinished)  
 Base Cost                      22.43                      330                      7,402  
 Mechanical Doors                      350.00                      1                      350

County Multiplier = 1.38 =>                      Cost New =                      83,453

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0,    Depr.Cost =                      50,072  
 ECF (4161 BUENA VISTA AREA BACK LOTS)    0.900 => TCV of Bldg: 1 =                      45,065

2017 Est. T.C.V. 009-160-109-00                      =                      57,065  
 Est. TCV/Total Floor Area = 81.41, Most recent sale 01/13/2012 for 62,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
30,400	30,400	30,400	30,090	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-1,900	0	0	-1,590	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
28,500	28,500	28,500	30,360	28,500	0

009-160-110-00                      2017 Est. T.C.V.                      SHAFER ERIC D & BONNIE J &  
Property Class: 401                                           6367 W BUENA VISTA DR  
Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> C BACK LOTS 12K					12000	100		12,000
62 Actual Front Feet, 0.22 Total Acres                      Total Est. Land Value =								12,000

Land Improvement Cost Estimates  
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	9.48	1.00	144	45	614
Total Estimated Land Improvements True Cash Value =					614

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 988 SF    Floor Area = 1235 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25	Siding	Basement	68.99	0.00	0.00	988	68,162

Other Additions/Adjustments                      Rate                      Size                      Cost

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

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

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

(17) Garages  
Class:CD Exterior: Siding Foundation: 42 Inch (Unfinished)  
Base Cost                      17.70                      624                      11,045  
Common Wall: 1/2 Wall                      -625.00                      1                      -625  
Automatic Doors                      375.00                      1                      375

County Multiplier = 1.38 =>                      Cost New =                      115,371

Phy/Ab.Phy/Func/Econ/Comb.%Good= 62/100/100/100/62.0,    Depr.Cost =                      71,530  
ECF (4161 BUENA VISTA AREA BACK LOTS)    0.980 => TCV of Bldg: 1 =                      70,099

2017 Est. T.C.V. 009-160-110-00                      =                      82,713

Est. TCV/Total Floor Area = 66.97

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
41,100	41,100	41,100	33,554	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	300	0	0	301	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
41,400	41,400	41,400	33,855	33,855	33,855



009-160-113-00	2017 Est. T.C.V.	SNYDER ROBERT J
Property Class: 402		W BUENA VISTA BLVD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS  
 \* Factors \* LOTS 113 & 114

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> GRP B BACK LOTS					7000	100		7,000
<Site Value B> GRP B BACK LOTS					7000	100		7,000
91 Actual Front Feet, 0.23 Total Acres							Total Est. Land Value =	14,000

2017 Est. T.C.V. 009-160-113-00 = 14,000

Est. TCV/Total Floor Area = 11.34

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
7,000	7,000	7,000	1,769	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	15	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
7,000	7,000	7,000	1,784	1,784	0	

009-160-115-00                      2017 Est. T.C.V.                      SHARP BRETT A & EMILY B  
 Property Class: 402                      S MAPLEWOOD AVE  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> C BACK LOTS 12K					12000	100		12,000
100 Actual Front Feet, 0.21 Total Acres							Total Est. Land Value =	12,000

2017 Est. T.C.V. 009-160-115-00 = 12,000

Est. TCV/Total Floor Area = 9.72, Most recent sale 10/12/2016 for 13,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
6,000	6,000	6,000	718	0.90

2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	5,282	0

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
6,000	6,000	6,000	724	6,000	0

009-160-116-00	2017 Est. T.C.V.	CRISSMAN DONALD A & PATRICIA H/W
Property Class: 402		S MAPLEWOOD AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> C BACK LOTS 12K					12000	100		12,000
50 Actual Front Feet, 0.13 Total Acres							Total Est. Land Value =	12,000

2017 Est. T.C.V. 009-160-116-00 = 12,000

Est. TCV/Total Floor Area = 9.72, Most recent sale 11/16/2011 for 2,500

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
6,000	6,000	6,000	4,028	0.90

2017	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	0	0	36	0

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
6,000	6,000	6,000	4,064	4,064	0





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Parcel Number: 009-160-117-00

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84,400	84,400	84,400	61,092	61,092	0
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009-160-118-00                      2017 Est. T.C.V.                      DAVIS FRANK D  
 Property Class: 401                                           6371 W LAKEVIEW DR  
 Map #:                      LAKE TOWNSHIP                      Lake City, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> C BACK LOTS 12K					12000	100		12,000
93 Actual Front Feet, 0.24 Total Acres                      Total Est. Land Value =								12,000

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 793 SF    Floor Area = 793 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1+	Story Siding	Slab	64.70	-11.07	0.00	793	42,529

Other Additions/Adjustments                      Rate                      Size                      Cost

(1) Exterior  
 Brick Veneer                      8.00                      56                      448

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

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

(15) Built-Ins & Fireplaces  
 Appliance Allowance                      1415.00                      1                      1,415  
 Fireplace: Interior 1 Story                      2900.00                      1                      2,900

(16) Porches  
 CCP (1 Story), Standard                      30.55                      81                      2,475

(17) Garages  
 Class:CD Exterior: Siding Foundation: 42 Inch (Unfinished)  
 Base Cost                      20.83                      441                      9,186  
 Common Wall: 1/2 Wall                      -625.00                      1                      -625  
 Mechanical Doors                      350.00                      1                      350

County Multiplier = 1.38 =>                      Cost New =                      85,432

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0,    Depr.Cost =                      51,259  
 ECF (4161 BUENA VISTA AREA BACK LOTS)    0.900 => TCV of Bldg: 1 =                      46,133

2017 Est. T.C.V. 009-160-118-00                      =                      58,133

Est. TCV/Total Floor Area = 73.31

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
30,900	30,900	30,900	25,851	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-1,800	0	0	232	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
29,100	29,100	29,100	26,083	26,083	0	

009-160-119-00                      2017 Est. T.C.V.                      DAVIS FRANK D  
 Property Class: 402                                           W LAKEVIEW AVE  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> C BACK LOTS 12K					12000	100		12,000
50 Actual Front Feet, 0.08 Total Acres							Total Est. Land Value =	12,000

2017 Est. T.C.V. 009-160-119-00                      =                      12,000

Est. TCV/Total Floor Area = 15.13

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
6,000	6,000	6,000	1,769	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	15	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
6,000	6,000	6,000	1,784	1,784	0	

009-160-120-00                      2017 Est. T.C.V.                      SPURGEON WILLIAM K & MARY K TRUST  
 Property Class: 402                      W LAKEVIEW DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> C BACK LOTS 12K					12000	100		12,000
1 Actual Front Feet, 0.00 Total Acres							Total Est. Land Value =	12,000

Land Improvement Cost Estimates  
 Land Improvement Factor: 1.000000

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

2017 Est. T.C.V. 009-160-120-00 = 12,970

Est. TCV/Total Floor Area = 16.36

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
6,500	6,500	6,500	1,437	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	12	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
6,500	6,500	6,500	1,449	1,449	1,449

009-160-123-00                      2017 Est. T.C.V.                      ROWELL ROBIN GAYLE TRUST  
 Property Class: 401                      W LAKEVIEW DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> C BACK LOTS 12K					12000	100		12,000
80 Actual Front Feet, 0.22 Total Acres                      Total Est. Land Value =								12,000

Land Improvement Cost Estimates  
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	2.98	1.00	144	71	305
Total Estimated Land Improvements True Cash Value =					305

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

Other Additions/Adjustments	Rate	Size	Cost

(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 =                      11,145

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0,    Depr.Cost =                      7,244  
 ECF (4161 BUENA VISTA AREA BACK LOTS)    0.980 => TCV of Bldg: 1 =                      7,099

2017 Est. T.C.V. 009-160-123-00                      =                      19,404

Est. TCV/Total Floor Area = 0.00

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
9,700	9,700	9,700	6,752	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	60	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
9,700	9,700	9,700	6,812	6,812	0	

009-160-124-00                      2017 Est. T.C.V.                      ROWELL ROBIN GAYLE TRUST  
 Property Class: 401                                           6313 W LAKEVIEW DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> C BACK LOTS 12K					12000	100	LOT 126	12,000
<Site Value C> C BACK LOTS 12K					12000	100	LOT 125	12,000
<Site Value B> GRP B BACK LOTS					7000	100	LOT 124, IRR	7,000
185 Actual Front Feet, 0.34 Total Acres                      Total Est. Land Value =								31,000

Land Improvement Cost Estimates  
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	2.98	1.00	246	71	520
Total Estimated Land Improvements True Cash Value =					520

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

(11) Heating System: Space Heater

Ground Area = Size for Rates = 1202 SF    Floor Area = 1202 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	46.65	0.00	-1.89	1202	53,802

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

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

(15) Built-Ins & Fireplaces

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

County Multiplier = 1.38    =>                      Cost New =                      85,834

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0,    Depr.Cost =                      51,500  
 ECF (4161 BUENA VISTA AREA BACK LOTS)    0.900 => TCV of Bldg: 1 =                      46,350

2017 Est. T.C.V. 009-160-124-00                      =                      77,870

Est. TCV/Total Floor Area = 64.78

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
40,800	40,800	40,800	29,637	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-1,900	0	0	266	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
38,900	38,900	38,900	29,903	29,903	0	

009-160-127-00                      2017 Est. T.C.V.                      ROWELL ROBIN GAYLE TRUST  
 Property Class: 402                      BIRCHWOOD AVE  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value E> E BACK LOTS					5500	100	TRIANGLE	5,500
92 Actual Front Feet, 0.14 Total Acres							Total Est. Land Value =	5,500

2017 Est. T.C.V. 009-160-127-00 = 5,500

Est. TCV/Total Floor Area = 4.58

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
2,800	2,800	2,800	436	0.90

2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	3	0

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
2,800	2,800	2,800	439	439	0

009-160-128-00                      2017 Est. T.C.V.                      ROWELL ROBIN GAYLE TRUST  
 Property Class: 402                      BUENA VISTA BLVD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value D> GROUP D BACKLOT					8000	100		8,000
65 Actual Front Feet, 0.13 Total Acres							Total Est. Land Value =	8,000

2017 Est. T.C.V. 009-160-128-00 = 8,000

Est. TCV/Total Floor Area = 6.66

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
4,000	4,000	4,000	772	0.90

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

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
4,000	4,000	4,000	778	778	0



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009-160-129-00                      2017 Est. T.C.V.                      HUNTER CRAIG & TERESA  
 Property Class: 401                      BEACHWOOD ST  
 Map #:                      LAKE TOWNSHIP                      Lake City, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> C BACK LOTS 12K					12000	100	LOT 129	12,000
<Site Value C> C BACK LOTS 12K					12000	100	LOT 130	12,000
<Site Value C> C BACK LOTS 12K					12000	100	LOT 131	12,000
159 Actual Front Feet, 0.40 Total Acres                      Total Est. Land Value =								36,000

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

(11) Heating System: Wall/Floor Furnace

Ground Area = Size for Rates = 0 SF    Floor Area = 672 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Overhang	36.34	0.00	0.00	672	24,420

Other Additions/Adjustments                      Rate                      Size                      Cost

(14) Water/Sewer

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

(17) Garages

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

Base Cost			15.17			780	11,833
Mechanical Doors			325.00			1	325

County Multiplier = 1.38 =>                      Cost New =                      53,910

Notes: GRG W/UPPER LIVING AREA

Phy/Ab.Phy/Func/Econ/Comb.%Good= 86/100/100/100/86.0,    Depr.Cost =                      46,362  
 ECF (4161 BUENA VISTA AREA BACK LOTS)    0.980 => TCV of Bldg: 1 =                      45,435

2017 Est. T.C.V. 009-160-129-00                      =                      81,435

Est. TCV/Total Floor Area = 121.18, Most recent sale 11/01/1997 for 10,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
40,600	40,600	40,600	35,057	0.90		
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	100		0		315	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
40,700	40,700	40,700	35,372	35,372		0

009-160-132-00                      2017 Est. T.C.V.                      SPITZLEY JAMES P & BARBARA A  
 Property Class: 401                      BEACHWOOD AVE  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> C BACK LOTS 12K					12000	100		12,000
58 Actual Front Feet, 0.18 Total Acres                      Total Est. Land Value =								12,000

Land Improvement Cost Estimates  
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Patio Blocks	7.45	1.00	104	66	511
Total Estimated Land Improvements True Cash Value =					511

Cost Est. for Res. Bldg: 1    Single Family    1S                      Cls CD                      Blt 1947

(11) Heating System: Forced Air w/ Ducts

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Block	Slab	61.17	-10.63	0.00	936	47,305

Other Additions/Adjustments                      Rate                      Size                      Cost

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

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

(15) Built-Ins & Fireplaces  
 Appliance Allowance                      1415.00                      1                      1,415  
 Fireplace: Interior 1 Story                      2900.00                      1                      2,900

(16) Porches  
 CGEP (1 Story), Standard                      31.02                      208                      6,452

County Multiplier = 1.42 =>                      Cost New =                      87,050

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0,    Depr.Cost =                      52,230  
 ECF (4161 BUENA VISTA AREA BACK LOTS)    0.900 => TCV of Bldg: 1 =                      47,007

2017 Est. T.C.V. 009-160-132-00                      =                      59,518

Est. TCV/Total Floor Area = 63.59

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
31,500	31,500	31,500	31,393	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-1,700	0	0	-1,593	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
29,800	29,800	29,800	31,675	29,800	0	

009-160-133-00                      2017 Est. T.C.V.                      JAMROZY RICHARD J  
 Property Class: 401                                           6293 W LAKEVIEW DR  
 Map #:                      LAKE TOWNSHIP                      Lake City, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> C BACK LOTS 12K					12000	100		12,000
59 Actual Front Feet, 0.16 Total Acres                      Total Est. Land Value =								12,000

Cost Est. for Res. Bldg: 1    Single Family    MANU-BOCA/STATE Cls    D            Blt 1990

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1040 SF    Floor Area = 1040 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	48.08	0.00	0.66	1040	50,690

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1235.00	1	1,235
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(16) Porches

WPP, Standard	30.89	16	494
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(16) Deck/Balcony

Pine                      w/Roof, Standard	14.35	260	3,731
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(17) Garages

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

Base Cost	17.65	576	10,166
Mechanical Doors	325.00	1	325

County Multiplier = 1.38 =>                      Cost New =                      99,571

Phy/Ab.Phy/Func/Econ/Comb.%Good= 79/100/100/100/79.0,    Depr.Cost =                      78,661  
 ECF (4161 BUENA VISTA AREA BACK LOTS)    0.900 => TCV of Bldg: 1 =                      70,795

2017 Est. T.C.V. 009-160-133-00                      =                      82,795

Est. TCV/Total Floor Area = 79.61

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
41,100	41,100	41,100	30,450	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	300	0	0	274	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
41,400	41,400	41,400	30,724	30,724	0	

009-160-134-00                      2017 Est. T.C.V.                      WOLCOTT IV HENRY W & NEIL H  
 Property Class: 401                      6275 W LAKEVIEW DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> C BACK LOTS 12K					12000	100		12,000
58 Actual Front Feet, 0.14 Total Acres                      Total Est. Land Value =								12,000

Land Improvement Cost Estimates  
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	2.98	1.00	761	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.0	97	970
Total Estimated Land Improvements True Cash Value =					970

Cost Est. for Res. Bldg: 1    Single Family    1S                      Cls D+10    Blt 1954

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = Size for Rates = 896 SF    Floor Area = 896 SF.  

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	54.65	-10.68	0.72	896	40,042

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing  
 Average Fixture(s)                      525.00                      1                      525

(14) Water/Sewer  
 Public Sewer                      912.00                      1                      912  
 Well, 50 Feet                      1575.00                      1                      1,575

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

(16) Porches  
 CGEP (1 Story), Standard                      41.65                      100                      4,165

County Multiplier = 1.38 =>                      Cost New =                      66,867

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0,    Depr.Cost =                      40,120  
 ECF (4161 BUENA VISTA AREA BACK LOTS)    0.900 => TCV of Bldg: 1 =                      36,108

2017 Est. T.C.V. 009-160-134-00                      =                      49,078

Est. TCV/Total Floor Area = 54.77, Most recent sale 01/01/2012 for 57,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
26,000	26,000	26,000	25,777	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-1,500	0	0	-1,277	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
24,500	24,500	24,500	26,008	24,500	0

009-160-135-00                      2017 Est. T.C.V.                      CAULFIELD JAMES & BENSON NANCY  
 Property Class: 401                      1616 S ELMWOOD DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> C BACK LOTS 12K					12000	100		12,000
58 Actual Front Feet, 0.12 Total Acres							Total Est. Land Value =	12,000

Land Improvement Cost Estimates  
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	2.98	1.00	300	0	0
Fencing: Wd, Split, 2 Rail	7.04	1.00	40	0	0
Shed: Metal Prefab	7.77	1.00	80	35	218
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.0	97	970
Total Estimated Land Improvements True Cash Value =					1,188

Cost Est. for Res. Bldg: 1    Single Family    1S                      Cls D+10    Blt 1976

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = Size for Rates = 912 SF    Floor Area = 912 SF.  

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	54.44	0.00	0.72	912	50,306

Other Additions/Adjustments                      Rate                      Size                      Cost

(1) Exterior  
 Brick Veneer                      7.85                      64                      502

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

(14) Water/Sewer  
 Public Sewer                      912.00                      1                      912  
 Well, 50 Feet                      1575.00                      1                      1,575

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

(16) Porches  
 CPP, Standard                      21.02                      40                      841

(17) Garages  
 Class:D Exterior: Siding Foundation: 42 Inch (Unfinished)  
 Base Cost                      19.15                      480                      9,192  
 Common Wall: 1 Wall                      -1175.00                      1                      -1,175  
 Automatic Doors                      350.00                      1                      350

County Multiplier = 1.38 =>                      Cost New =                      90,201

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0,    Depr.Cost =                      58,631

Separately Depreciated Items:

(9) Basement Finish  
 Basement Recreation Finish                      9.65                      912                      8,801  
 County Multiplier = 1.38 =>                      Cost New =                      12,145  
 Phy/Ab.Phy/Func/Econ/Comb.%Good= 10/100/100/100/10.0,    Depr.Cost =                      1,215

Total Depreciated Cost =                      59,845  
 ECF (4161 BUENA VISTA AREA BACK LOTS)    0.980 => TCV of Bldg: 1 =                      58,648

Parcel Number: 009-160-135-00

Page: 2

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2017 Est. T.C.V. 009-160-135-00		=	71,836			
Est. TCV/Total Floor Area = 78.77						
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
35,700	35,700	35,700	35,405	0.90		
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	200	0	0	318	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
35,900	35,900	35,900	35,723	35,723	0	

009-160-136-00                      2017 Est. T.C.V.                      MCOMAS FAMILY REV TRUST  
 Property Class: 401                                           1626 S ELMWOOD  
 Map #:                      LAKE TOWNSHIP                      Lake City, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> C BACK LOTS 12K					12000	100		12,000
50 Actual Front Feet, 0.13 Total Acres							Total Est. Land Value =	12,000

Land Improvement Cost Estimates  
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.20	1.00	600	0	0
Shed: Wood Frame	11.71	1.00	48	50	281
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 =					1,231

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 = 1008 SF    Floor Area = 1008 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	59.23	0.00	0.00	1008	59,704

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1415.00	1	1,415
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(16) Porches

CPP, Standard	17.79	60	1,067
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(17) Garages

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

Base Cost	18.20	480	8,736
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 =>                      Cost New =    104,642

Notes: WALL UNIT AC

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0,    Depr.Cost =    68,017  
 ECF (4161 BUENA VISTA AREA BACK LOTS)    0.980 => TCV of Bldg: 1 =    66,657

2017 Est. T.C.V. 009-160-136-00                      =    79,888

Est. TCV/Total Floor Area = 79.25, Most recent sale 09/15/2003 for 86,500

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
39,700	39,700	39,700	39,317	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	200	0	353	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
39,900	39,900	39,900	39,670	39,670	0

009-160-137-00	2017 Est. T.C.V.	LUCAS DOROTHY L TRUSTEE
Property Class: 401		1636 S ELMWOOD ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> C BACK LOTS 12K					12000	100		12,000
50 Actual Front Feet, 0.13 Total Acres							Total Est. Land Value =	12,000

Land Improvement Cost Estimates  
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.20	1.00	56	0	0
Shed: Wood Frame	10.27	1.00	96	94	927
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 =					1,402

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

(11) Heating System: Forced Air w/ Ducts

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	60.49	-8.98	0.00	576	29,670
1	Story Siding	Basement	60.49	0.00	0.00	336	20,325

Other Additions/Adjustments Rate Size Cost

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

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

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

(17) Garages  
Class:CD Exterior: Siding Foundation: 18 Inch (Unfinished)  
Base Cost 20.85 352 7,339  
Mechanical Doors 350.00 1 350

County Multiplier = 1.38 => Cost New = 86,013

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 55,909

Separately Depreciated Items:

Square footage # 2 is depreciated at 76 %Good... Base Cost Was = 20,325  
County Multiplier = 1.38 => Cost New = 28,048  
Phy/Ab.+hy/Func/Econ/Comb.%Good= 11/100/100/100/11.0, Depr.Cost = 3,085

(16) Porches  
WCP (1 Story), Standard 31.00 72 2,232  
County Multiplier = 1.38 => Cost New = 3,080  
Phy/Ab.Phy/Func/Econ/Comb.%Good= 76/100/100/100/76.0, Depr.Cost = 2,341

Total Depreciated Cost = 61,335  
ECF (4161 BUENA VISTA AREA BACK LOTS) 0.980 => TCV of Bldg: 1 = 60,108

2017 Est. T.C.V. 009-160-137-00 = 73,510  
Est. TCV/Total Floor Area = 80.60

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
36,500	36,500	36,500	27,330	0.90



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Parcel Number: 009-160-137-00

Page: 2

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2017	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	300	0	0	245	0
2017 Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	36,800	36,800	36,800	27,575	27,575	0

009-160-138-00                      2017 Est. T.C.V.                      ROUSSE MICHAEL J L/E & ET AL J/T  
 Property Class: 401                      1646 S ELMWOOD ST  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> C BACK LOTS 12K					12000	100		12,000
47 Actual Front Feet, 0.12 Total Acres							Total Est. Land Value =	12,000

Cost Est. for Res. Bldg: 1    Single Family    1S                      Cls D    Blt 1977

(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	Basement	53.49	0.00	-1.89	672	34,675

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing  
 Average Fixture(s)                      525.00                      1                      525

(14) Water/Sewer  
 Public Sewer                      912.00                      1                      912  
 Well, 50 Feet                      1575.00                      1                      1,575

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

(16) Deck/Balcony  
 Treated Wood,Standard                      10.82                      40                      433

County Multiplier = 1.38 =>                      Cost New =                      54,310

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0,    Depr.Cost =                      35,301  
 ECF (4161 BUENA VISTA AREA BACK LOTS)    0.980 => TCV of Bldg: 1 =                      34,595

2017 Est. T.C.V. 009-160-138-00                      =                      46,595

Est. TCV/Total Floor Area = 69.34

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
23,200	23,200	23,200	22,968	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	100	0	0	206	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
23,300	23,300	23,300	23,174	23,174	23,174	

009-160-139-00                      2017 Est. T.C.V.                      LUCAS DOROTHY L TRUSTEE  
 Property Class: 402                      S ELMWOOD ST  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> C BACK LOTS 12K					12000	100		12,000
47 Actual Front Feet, 0.12 Total Acres							Total Est. Land Value =	12,000

2017 Est. T.C.V. 009-160-139-00                      =                      12,000

Est. TCV/Total Floor Area = 17.86

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
6,000	6,000	6,000	1,879	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	16	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
6,000	6,000	6,000	1,895	1,895	0	

009-160-140-00                      2017 Est. T.C.V.                      WACHTER DELLA M  
Property Class: 401                      6255 W LAKEVIEW DR  
Map #:                                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> C BACK LOTS 12K					12000	100		12,000
<Site Value C> C BACK LOTS 12K					12000	100	LOT 141	12,000
<Site Value C> C BACK LOTS 12K					12000	100	LOT 142	12,000
160 Actual Front Feet, 0.41 Total Acres                      Total Est. Land Value =								36,000

Land Improvement Cost Estimates  
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	2.98	1.00	144	66	283
Total Estimated Land Improvements True Cash Value =					283

Cost Est. for Res. Bldg: 1    Single Family    1S                      Cls    D+5    Blt 1951

(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	Slab	53.38	-10.44	0.69	816	35,602

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing  
Average Fixture(s)                      525.00                      1                      525

(14) Water/Sewer  
Public Sewer                      912.00                      1                      912  
Well, 50 Feet                      1575.00                      1                      1,575

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

(16) Porches  
CGEP (1 Story), Standard                      30.64                      192                      5,883

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

County Multiplier = 1.38 =>                      Cost New =                      74,070

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0,    Depr.Cost =                      44,442  
ECF (4161 BUENA VISTA AREA BACK LOTS)    0.900 => TCV of Bldg: 1 =                      39,998

2017 Est. T.C.V. 009-160-140-00                      =                      76,281

Est. TCV/Total Floor Area = 93.48

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
39,800	39,800	39,800	29,338	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-1,700	0	264	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
38,100	38,100	38,100	29,602	29,602	0	

009-160-143-00                      2017 Est. T.C.V.                      LAPAK ANDREW & SALLY L  
 Property Class: 401                                           6225 W LAKEVIEW DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> C BACK LOTS 12K					12000	100		12,000
<Site Value C> C BACK LOTS 12K					12000	100	1/2 LOT 145 &146	12,000
158 Actual Front Feet, 0.38 Total Acres                      Total Est. Land Value =								24,000

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

(11) Heating System: Forced Air w/ Ducts

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	61.57	0.00	0.00	840	51,719

Other Additions/Adjustments                      Rate                      Size                      Cost

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

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

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

(16) Porches  
 CSEP (1 Story), Standard                      38.21                      72                      2,751  
 CCP (1 Story), Standard                      30.65                      80                      2,452

County Multiplier = 1.38    =>                      Cost New =                      84,962

Phy/Ab.Phy/Func/Econ/Comb.%Good= 64/100/100/100/64.0,    Depr.Cost =                      54,376  
 ECF (4161 BUENA VISTA AREA BACK LOTS)    0.980 => TCV of Bldg: 1 =                      53,288

2017 Est. T.C.V. 009-160-143-00                      =                      77,288

Est. TCV/Total Floor Area = 92.01

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
38,500	38,500	38,500	30,955	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	100	0	278	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
38,600	38,600	38,600	31,233	31,233	0	

009-160-144-00                      2017 Est. T.C.V.                      VENEMA DOUGLAS & DIANE  
 Property Class: 401                      W LAKEVIEW DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> C BACK LOTS 12K					12000	100		12,000
58 Actual Front Feet, 0.09 Total Acres                      Total Est. Land Value =								12,000

Land Improvement Cost Estimates  
 Land Improvement Factor: 1.000000

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

Cost Est. for Res. Bldg: 1    Single Family    GRG                      Cls CD    Blt 1972

(11) Heating System: No Heating/Cooling

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

Other Additions/Adjustments                      Rate                      Size    Cost

(17) Garages

Class:CD Exterior: Siding Foundation: 18 Inch (Unfinished)  
 Base Cost                      16.80                      576    9,677  
 Mechanical Doors                      350.00                      1    350

County Multiplier = 1.38 =>                      Cost New =    13,837

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0,    Depr.Cost =    9,686  
 ECF (4161 BUENA VISTA AREA BACK LOTS)    0.980 => TCV of Bldg: 1 =    9,492

2017 Est. T.C.V. 009-160-144-00                      =    21,967

Est. TCV/Total Floor Area = 0.00

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
10,900	10,900	10,900	10,900	0.90		
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	100	0	0	98	0	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
11,000	11,000	11,000	10,998	10,998	0	

009-160-145-00                      2017 Est. T.C.V.                      LINE ROBERT S & BARBARA C  
 Property Class: 402                                           OTTAWA  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> C BACK LOTS 12K					12000	100		12,000
55 Actual Front Feet, 0.13 Total Acres					Total Est. Land Value =			12,000

2017 Est. T.C.V. 009-160-145-00 = 12,000

Est. TCV/Total Floor Area = 0.00, Most recent sale 01/07/2004 for 0

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
6,000	6,000	6,000	1,106	0.90

2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	9	0

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
6,000	6,000	6,000	1,115	1,115	0

009-160-147-00                      2017 Est. T.C.V.                      COOPER STEVEN & LAURIE  
 Property Class: 401                      6195 W LAKEVIEW DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> C BACK LOTS 12K					12000	100		12,000
58 Actual Front Feet, 0.20 Total Acres							Total Est. Land Value =	12,000

Land Improvement Cost Estimates  
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Concrete	3.35	1.00	446	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 1962

(11) Heating System: Space Heater

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	60.49	-10.70	-2.85	576	27,037
1	Story Siding	Basement	60.49	0.00	-2.85	336	19,367
Other Additions/Adjustments			Rate			Size	Cost

(13) Plumbing

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

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

(15) Built-Ins & Fireplaces

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

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

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

Base Cost	18.90	440	8,316
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 =>                      Cost New =                      84,590

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0,    Depr.Cost =                      54,983  
 ECF (4161 BUENA VISTA AREA BACK LOTS)    0.980 => TCV of Bldg: 1 =                      53,884

2017 Est. T.C.V. 009-160-147-00                      =                      66,834

Est. TCV/Total Floor Area = 73.28, Most recent sale 10/21/2016 for 75,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
33,200	33,200	33,200	31,224	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	200	0	281	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
33,400	33,400	33,400	31,505	31,505	0



009-160-148-00                      2017 Est. T.C.V.                      FERRICK BRIAN & KARYN  
 Property Class: 401                      W LAKEVIEW DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> C BACK LOTS 12K					12000	100		12,000
57 Actual Front Feet, 0.18 Total Acres                      Total Est. Land Value =								12,000

Land Improvement Cost Estimates  
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.20	1.00	448	76	1,090
Shed: Metal Prefab	8.16	1.00	100	35	286
Total Estimated Land Improvements True Cash Value =					1,376

Cost Est. for Res. Bldg: 1    Single Family    GRG                      Cls CD    Blt 1981

(11) Heating System: No Heating/Cooling

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

Other Additions/Adjustments                      Rate                      Size    Cost

(17) Garages

Class:CD Exterior: Siding Foundation: 18 Inch (Unfinished)  
 Base Cost                      14.26                      840    11,978  
 Storage area over garage                      3.85                      800    3,080

County Multiplier = 1.38 =>                      Cost New =    20,781

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0,    Depr.Cost =    16,624  
 ECF (4161 BUENA VISTA AREA BACK LOTS)    0.980 => TCV of Bldg: 1 =    16,292

2017 Est. T.C.V. 009-160-148-00                      =    29,668

Est. TCV/Total Floor Area = 0.00

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
14,800	14,800	14,800	11,955	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	107	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
14,800	14,800	14,800	12,062	12,062	0	

009-160-149-00                      2017 Est. T.C.V.                      KENNEDY FAMILY LIVING TRUST  
 Property Class: 401                                           6181 LAKEVIEW DR  
 Map #:                      LAKE TOWNSHIP                      Lake City, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> C BACK LOTS 12K					12000	100		12,000
55 Actual Front Feet, 0.16 Total Acres                      Total Est. Land Value =								12,000

Land Improvement Cost Estimates  
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	8.79	1.00	120	71	749
Total Estimated Land Improvements True Cash Value =					749

2017 Est. T.C.V. 009-160-149-00                      =                      12,749

Est. TCV/Total Floor Area = 0.00

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
6,400	6,400	6,400	2,544	0.90		
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	22	0	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
6,400	6,400	6,400	2,566	2,566	0	

009-160-150-00                      2017 Est. T.C.V.                      LOTT JAMES R ET AL  
 Property Class: 402                                           W LAKEVIEW DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> C BACK LOTS 12K					12000	100		12,000
55 Actual Front Feet, 0.15 Total Acres							Total Est. Land Value =	12,000

2017 Est. T.C.V. 009-160-150-00                      =                      12,000

Est. TCV/Total Floor Area = 0.00

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
6,000	6,000	6,000	2,102	0.90

2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	18	0

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
6,000	6,000	6,000	2,120	2,120	0

009-160-151-00                      2017 Est. T.C.V.                      DERUITER ADVERTISING & CONSULTING I  
 Property Class: 401                      6159 W LAKEVIEW DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> C BACK LOTS 12K					12000	100		12,000
55 Actual Front Feet, 0.14 Total Acres							Total Est. Land Value =	12,000

Land Improvement Cost Estimates  
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Asphalt Paving	1.42	1.00	630	45	403
Shed: Metal Prefab	7.16	1.00	144	35	361
Total Estimated Land Improvements True Cash Value =					764

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 = 1248 SF    Floor Area = 1248 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	46.35	-7.93	0.66	1248	48,772

Other Additions/Adjustments                      Rate                      Size                      Cost

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

(14) Water/Sewer  
 Public Sewer                      912.00                      1                      912  
 Well, 50 Feet                      1575.00                      1                      1,575

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

(16) Deck/Balcony  
 Treated Wood,Standard                      6.79                      160                      1,086

(17) Garages  
 Class:D Exterior: Siding Foundation: 18 Inch (Unfinished)  
 Base Cost                      19.23                      384                      7,384  
 Mechanical Doors                      325.00                      1                      325

County Multiplier = 1.38    =>                      Cost New =                      86,615

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0,    Depr.Cost =                      69,292  
 ECF (4161 BUENA VISTA AREA BACK LOTS)    0.900 => TCV of Bldg: 1 =                      62,363

2017 Est. T.C.V. 009-160-151-00                      =                      75,127

Est. TCV/Total Floor Area = 60.20, Most recent sale 10/13/2014 for 66,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
37,300	37,300	37,300	37,300	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
37,600	37,600	37,600	37,635	37,600	0

009-160-152-00                      2017 Est. T.C.V.                      DERUITER BRUE & JOHANNA  
 Property Class: 401                      W LAKEVIEW DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> C BACK LOTS 12K					12000	100		12,000
55 Actual Front Feet, 0.13 Total Acres                      Total Est. Land Value =								12,000

Land Improvement Cost Estimates  
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Ren. Conc.	4.21	1.00	1250	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 2500	2500.00	1.00	1.5	95	3,563
Total Estimated Land Improvements True Cash Value =					3,563

Cost Est. for Res. Bldg: 1    Single Family    GRG                      Cls    C+10    Blt 2015

(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							

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

Base Cost	17.35	1170	20,300
Automatic Doors	375.00	2	750
Storage area over garage	3.95	576	2,275

County Multiplier = 1.38 =>                      Cost New =                      32,188  
 Notes: WINDOW A/C ON 2ND FLOOR.    1BATH

Phy/Ab.Phy/Func/Econ/Comb.%Good= 99/100/100/100/99.0,    Depr.Cost =                      31,866  
 ECF (4161 BUENA VISTA AREA BACK LOTS)    0.980 => TCV of Bldg: 1 =                      31,229

2017 Est. T.C.V. 009-160-152-00	=	46,792			
Est. TCV/Total Floor Area = 0.00, Most recent sale 10/13/2014 for 12,000					
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
23,300	23,300	23,300	23,300	0.90	
2017	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	100	0	0	100	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
23,400	23,400	23,400	23,509	23,400	23,400

009-160-153-00                      2017 Est. T.C.V.                      SELENO RICHARD R & KATHY L  
 Property Class: 401                                           6129 W LAKEVIEW DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> C BACK LOTS 12K					12000	100		12,000
58 Actual Front Feet, 0.15 Total Acres                      Total Est. Land Value =								12,000

Land Improvement Cost Estimates  
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Patio Blocks	6.84	1.00	288	0	0
Shed: Metal Prefab	7.16	1.00	144	50	516

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 =					991

Cost Est. for Res. Bldg: 1    Single Family    1S                      Cls D    Blt 1946

(11) Heating System: Wall/Floor Furnace

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	-0.78	924	36,923

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1235.00	1	1,235
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County Multiplier = 1.38    =>                      Cost New =    58,333

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0,    Depr.Cost =    37,916  
 ECF (4161 BUENA VISTA AREA BACK LOTS)    0.980 => TCV of Bldg: 1 =    37,158

2017 Est. T.C.V. 009-160-153-00                      =    50,149

Est. TCV/Total Floor Area = 54.27

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
24,900	24,900	24,900	18,271	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	200	0	0	164	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
25,100	25,100	25,100	18,435	18,435	0	

009-160-154-00                      2017 Est. T.C.V.                      DRACHT GAYLE TRUST & DRACHT MARY  
 Property Class: 401                      6119 W LAKEVIEW DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> C BACK LOTS 12K					12000	100		12,000
59 Actual Front Feet, 0.18 Total Acres                      Total Est. Land Value =								12,000

Land Improvement Cost Estimates  
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.20	1.00	340	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 1962

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1180 SF    Floor Area = 1180 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	57.49	-8.39	0.00	1180	57,938

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1415.00	1	1,415
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(16) Porches

WGEP (1 Story), Standard	40.21	112	4,504
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(17) Garages

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

Base Cost	15.91	778	12,378
Automatic Doors	375.00	1	375
Storage area over garage	3.85	389	1,498

County Multiplier = 1.38 =>                      Cost New =    112,245

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0,    Depr.Cost =    72,959  
 ECF (4161 BUENA VISTA AREA BACK LOTS)    0.980 => TCV of Bldg: 1 =    71,500

2017 Est. T.C.V. 009-160-154-00                      =    84,450

Est. TCV/Total Floor Area = 71.57, Most recent sale 03/19/2004 for 0

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
42,000	42,000	42,000	34,947	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	200	0	314	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
42,200	42,200	42,200	35,261	35,261	0

009-160-155-00                      2017 Est. T.C.V.                      GREMEL GARY D & MONICA M  
 Property Class: 401                      6111 W LAKEVIEW DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

\* Factors \*                      LOTS 156&155

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> C BACK LOTS 12K					12000	100		12,000
60 Actual Front Feet, 0.19 Total Acres					Total Est. Land Value =			12,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Ren. Conc.	4.21	1.00	216	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	97	970
Total Estimated Land Improvements True Cash Value =					2,011

Cost Est. for Res. Bldg: 1    Single Family    1.75S                      Cls C    Blt 1950

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1547 SF    Floor Area = 2322 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	62.53	-8.70	0.00	463	24,923
1	Story Siding	Basement	62.53	0.00	0.00	309	19,322
2	Story Siding	Basement	98.87	0.00	0.00	387	38,263
2	Story Siding	Slab	98.87	-10.73	0.00	388	34,198

Other Additions/Adjustments                      Rate                      Size                      Cost

(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
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(16) Porches

WPP, Standard	12.22	144	1,760
CCP (1 Story), Standard	19.27	336	6,475

(16) Deck/Balcony

Treated Wood,Standard	6.86	238	1,633
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(17) Basement Garages

Basement Garage: 1 Car	1550.00	1	1,550
Automatic Doors	375.00	1	375

County Multiplier = 1.38 =>                      Cost New =                      191,420

Notes: DUPLEX TYPE

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0,    Depr.Cost =                      133,994  
 ECF (4161 BUENA VISTA AREA BACK LOTS)    0.980 => TCV of Bldg: 1 =                      131,314

2017 Est. T.C.V. 009-160-155-00					=	145,325
Est. TCV/Total Floor Area = 62.59, Most recent sale 11/30/2009 for 80,000						
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
72,200	72,200	72,200	71,413	0.90		
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	500	0	0	0	642	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	



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Parcel Number: 009-160-155-00

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72,700	72,700	72,700	72,055	72,055	0
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Parcel Number: 009-160-157-00

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0	-2,300	0	0	280	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
34,300	34,300	34,300	31,443	31,443	0

009-160-158-00                      2017 Est. T.C.V.                      CHRISTESEN CHRISTIAN A &  
 Property Class: 402                                           W LAKEVIEW DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> C BACK LOTS 12K					12000	100		12,000
50 Actual Front Feet, 0.16 Total Acres							Total Est. Land Value =	12,000

2017 Est. T.C.V. 009-160-158-00                      =                      12,000

Est. TCV/Total Floor Area = 12.82

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
6,000	6,000	6,000	2,102	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	18	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
6,000	6,000	6,000	2,120	2,120	0	

009-160-159-00	2017 Est. T.C.V.	BACHMAN RICHARD W & LUELLA A TRUST
Property Class: 401		6081 W LAKEVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS  
\* Factors \* LOTS 159 & 160

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 15K					15000	100		15,000
100 Actual Front Feet, 0.31 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	3.20	1.00	720	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.0	97	970
Total Estimated Land Improvements True Cash Value =					970

Cost Est. for Res. Bldg: 1 Single Family 2S Cls CD Blt 1974

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1860 SF Floor Area = 3255 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.75	Story Siding	Crawl Space	76.40	-7.44	0.00	1860	128,266

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
2 Fixture Bath	1325.00	1	1,325

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1415.00	1	1,415
Fireplace: Wood Stove	1125.00	1	1,125
Fireplace: Direct-Vented Gas	925.00	1	925

(16) Porches

WCP (1 Story), Standard	17.97	320	5,750
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(16) Deck/Balcony

Treated Wood, Standard	7.10	160	1,136
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(16) Breezeways

Frame Wall, Finished	27.25	84	2,289
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(17) Garages

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

Base Cost	18.45	576	10,627
Common Wall: 1 Wall	-1225.00	1	-1,225
Automatic Doors	375.00	1	375

County Multiplier = 1.38 => Cost New = 216,954

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 130,173  
ECF (4161 BUENA VISTA AREA BACK LOTS) 0.980 => TCV of Bldg: 1 = 127,569

2017 Est. T.C.V. 009-160-159-00 = 143,539

Est. TCV/Total Floor Area = 44.10

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
71,300	71,300	71,300	62,016	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	

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Parcel Number: 009-160-159-00

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0	500	0	0	558	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
71,800	71,800	71,800	62,574	62,574	62,574



009-160-164-00	2017 Est. T.C.V.	BUENA VISTA PARK PLAT LOT OWNERS
Property Class: 700		W LAKEVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

			* Factors *				OUTLOT A	
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP F & SURPL	2598.00	74.28	0.4429	1.0000	800	100		920,597
2598 Actual Front Feet,	4.43	Total Acres			Total Est. Land Value =			920,597

2017 Est. T.C.V. 009-160-164-00 = 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



009-160-165-00	2017 Est. T.C.V.	PUBLIC PROPERTY
Property Class: 700		W LAKEVIEW 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
SALES & 2013 EQ RATE			0.500	Acres	12,000	100		6,000
		0.50	Total Acres		Total Est.	Land Value =		6,000

2017 Est. T.C.V. 009-160-165-00 = 0

Est. TCV/Total Floor Area = 0.00

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

009-180-001-00	2017 Est. T.C.V.	DERUITER KAREN S
Property Class: 401		1727 S DICKERSON RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 8.RURAL SUBS  
\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> RURAL LOTS					5000	100		5,000
83 Actual Front Feet, 0.28 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 1990

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 896 SF Floor Area = 896 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	72.12	-10.57	0.00	896	55,149

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
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(16) Porches

WCP (1 Story), Standard	19.93	256	5,102
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County Multiplier = 1.38 => Cost New = 95,479

Phy/Ab.Phy/Func/Econ/Comb.%Good= 84/100/100/100/84.0, Depr.Cost = 80,203  
ECF (404 - MISSAUKEE LAKE BACK LOTS RES) 1.050 => TCV of Bldg: 1 = 84,213

2017 Est. T.C.V. 009-180-001-00 = 90,183

Est. TCV/Total Floor Area = 100.65, Most recent sale 03/18/2005 for 105,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
47,800	47,800	47,800	34,731	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-2,700	0	0	312	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
45,100	45,100	45,100	35,043	35,043	35,043	

009-180-002-00                      2017 Est. T.C.V.                      BALL PATRICIA A  
 Property Class: 401                                                                1671 S DICKERSON RD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 8.RURAL SUBS  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> RURAL LOTS					5000	100		5,000
83 Actual Front Feet, 0.28 Total Acres                      Total Est. Land Value =								5,000

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

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= 65/100/100/100/65.0,    Depr.Cost =    11,066  
 ECF (404 - MISSAUKEE LAKE BACK LOTS RES) 1.050 => TCV of Bldg: 1 =    11,620

2017 Est. T.C.V. 009-180-002-00                      =    16,620

Est. TCV/Total Floor Area = 0.00

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
9,500	9,500	9,500	6,312	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-1,200	0	0	56	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
8,300	8,300	8,300	6,368	6,368	0	

009-180-003-00                      2017 Est. T.C.V.                      DITTMER JEAN L & TRIPP JANE K J/T  
 Property Class: 401                      1767 S DICKERSON RD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 8.RURAL SUBS  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> RURAL LOTS					5000	100	LOT 3	5,000
<Site Value A> RURAL LOTS					5000	100	LOT 4	5,000
165 Actual Front Feet, 0.55 Total Acres                      Total Est. Land Value =								10,000

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	60	94	926
Shed: Wood Frame	12.07	1.00	80	50	483
Total Estimated Land Improvements True Cash Value =					1,409

Cost Est. for Res. Bldg: 1    Single Family    1.25S                      Cls    C+5    Blt 2001

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 780 SF    Floor Area = 975 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25	Siding	Crawl Space	85.52	-10.96	0.00	780	58,157

Other Additions/Adjustments                      Rate                      Size                      Cost

(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
Fireplace: Prefab 1 Story	2200.00	1	2,200
Fireplace: Raised Hearth	170.00	1	170

County Multiplier = 1.38 =>                      Cost New =                      93,204

Phy/Ab.Phy/Func/Econ/Comb.%Good= 91/100/100/100/91.0,    Depr.Cost =                      84,815  
 ECF (404 - MISSAUKEE LAKE BACK LOTS RES) 1.050 => TCV of Bldg: 1 =                      89,056

2017 Est. T.C.V. 009-180-003-00                      =                      100,465

Est. TCV/Total Floor Area = 103.04, Most recent sale 05/31/2011 for 94,900

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
54,000	54,000	54,000	45,268	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-3,800	0	0	407	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
50,200	50,200	50,200	45,675	45,675	45,675	

009-180-005-00                      2017 Est. T.C.V.                      ZWOLAK EUGENE JULIAN & KATHRYN PAGE  
 Property Class: 401                      S DICKERSON RD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 8.RURAL SUBS  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> RURAL LOTS					5000	100		5,000
90 Actual Front Feet, 0.28 Total Acres							Total Est. Land Value =	5,000

Cost Est. for Res. Bldg: 1    Single Family    GRG                      Cls C    Blt 2013

(11) Heating System: No Heating/Cooling

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

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

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

Base Cost	10.13	1200	12,156
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 =>                      Cost New =    17,258

Phy/Ab.Phy/Func/Econ/Comb.%Good= 99/100/100/100/99.0,    Depr.Cost =    17,086  
 ECF (409 - RURAL SUBS)                      0.950 => TCV of Bldg: 1 =    16,231

2017 Est. T.C.V. 009-180-005-00                      =    21,231

Est. TCV/Total Floor Area = 0.00, Most recent sale 04/24/2013 for 0

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
11,100	11,100	11,100	10,088	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-500	0	90	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
10,600	10,600	10,600	10,178	10,178	0	

009-180-006-00	2017 Est. T.C.V.	BARTHOLOMEW JAY & KAMI
Property Class: 401		1885 S DICKERSON RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 8.RURAL SUBS  
\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> RURAL LOTS					5000	100		5,000
90 Actual Front Feet, 0.28 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 MANU-BOCA/STATE Cls D-5 Blt 1998

(11) Heating System: Forced Hot Water

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	43.81	-10.85	1.43	1280	44,019

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1235.00	1	1,235
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(17) Garages

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

Base Cost	13.68	832	11,382
Mechanical Doors	325.00	2	650

County Multiplier = 1.38 => Cost New = 89,156

Notes: 1998 PATRIOT MHS

Phy/Ab.Phy/Func/Econ/Comb.%Good= 82/100/100/100/82.0, Depr.Cost = 73,108

Separately Depreciated Items:

(16) Deck/Balcony

Treated Wood,Standard	7.46	108	806
County Multiplier = 1.38 =>			Cost New = 1,112
Phy/Ab.Phy/Func/Econ/Comb.%Good= 92/100/100/100/92.0,			Depr.Cost = 1,023

Unit-in-Place Cost Items:

MISC	1.00	500	500
County Multiplier = 1.38 =>			Cost New = 690
Phy/Ab.Phy/Func/Econ/Comb.%Good= 81/100/100/100/81.0,			Depr.Cost = 559

Total Depreciated Cost = 74,690  
ECF (409 - RURAL SUBS) 0.650 => TCV of Bldg: 1 = 48,548

2017 Est. T.C.V. 009-180-006-00 = 54,518

Est. TCV/Total Floor Area = 42.59

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
26,200	26,200	26,200	24,457	0.90

Parcel Number: 009-180-006-00

Page: 2

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2017	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	1,100	0	0	220	0
2017 Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	27,300	27,300	27,300	24,677	24,677	0

009-180-007-00                      2017 Est. T.C.V.                      BARTHOLOMEW JAY & KAMI  
 Property Class: 402                      S DICKERSON RD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 8.RURAL SUBS  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> RURAL LOTS					5000	100		5,000
90 Actual Front Feet, 0.28 Total Acres							Total Est. Land Value =	5,000

2017 Est. T.C.V. 009-180-007-00                      =                      5,000

Est. TCV/Total Floor Area = 3.91, Most recent sale 05/22/2006 for 7,800

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
3,500	3,500	3,500	1,957	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-1,000	0	0	17	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
2,500	2,500	2,500	1,974	1,974	0	



009-180-008-00                      2017 Est. T.C.V.                      BLUMBERG BLISS L  
 Property Class: 401                      S DICKERSON RD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 8.RURAL SUBS  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> RURAL LOTS					5000	100		5,000
90 Actual Front Feet, 0.28 Total Acres							Total Est. Land Value =	5,000

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

(11) Heating System: No Heating/Cooling

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

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

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

Base Cost	10.91	1024	11,172
Automatic Doors	375.00	1	375

County Multiplier = 1.38 =>                      Cost New =                      15,935

Phy/Ab.Phy/Func/Econ/Comb.%Good= 95/100/100/100/95.0,    Depr.Cost =                      15,138

Separately Depreciated Items:

Unit-in-Place Cost Items:

ROOF STRUCT. (SQ FT)                      3.97                      256                      1,016

County Multiplier = 1.38 =>                      Cost New =                      1,403

Phy/Ab.Phy/Func/Econ/Comb.%Good= 94/100/100/100/94.0,    Depr.Cost =                      1,318

Total Depreciated Cost =                      16,456

ECF (409 - RURAL SUBS)                      0.950 => TCV of Bldg: 1 =                      15,633

2017 Est. T.C.V. 009-180-008-00                      =                      20,633

Est. TCV/Total Floor Area = 0.00

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
10,900	10,900	10,900	8,164	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-600	0	0	73	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
10,300	10,300	10,300	8,237	8,237	0	



009-180-010-00	2017 Est. T.C.V.	BALL SAM
Property Class: 201		1947 S DICKERSON RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 8.RURAL SUBS  
\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> RURAL LOTS					5000	100		5,000
90 Actual Front Feet, 0.28 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.	3.39	1.38	285	94	1,253
Fencing: Wd, Split, 2 Rail	7.04	1.38	50	50	243
Total Estimated Land Improvements True Cash Value =					1,496

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 2009  
Description of Occupancy: BALL CONSTRUCTION STORAGE

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

Base Rate for Upper Floors = 16.85

Adjusted Square Foot Cost for Upper Floors = 16.85

0 Stories Number of Stories Multiplier: 1.000  
Average Height per Story: 0 Height per Story Multiplier: 0.960  
Ave. Floor Area: 0 Perimeter: 172 Perim. Multiplier: 1.000  
Refined Square Foot Cost for Upper Floors: 16.18

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

Total Floor Area: 1,799	Base Cost New of Upper Floors =	40,159
	Reproduction/Replacement Cost =	40,159
Eff.Age:2	Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 92 /100/100/100/92.0	
	Total Depreciated Cost =	36,946

ECF (201A GENERAL COMMERCIAL )	1.070 => TCV of Bldg: 1 =	39,532
Replacement Cost/Floor Area= 22.32	Est. TCV/Floor Area= 21.97	

Total Estimated True Cash Value of Commercial/Industrial Buildings = 39,532

2017 Est. T.C.V. 009-180-010-00	=	46,028			
Est. TCV/Total Floor Area = 25.59, Most recent sale 03/09/2009 for 5,000					
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
23,900	23,900	23,900	16,302	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-900	0	0	146	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
23,000	23,000	23,000	16,448	16,448	0

009-180-011-00                      2017 Est. T.C.V.                      INDIAN LAKES L C  
 Property Class: 402                      W JENNINGS RD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 8.RURAL SUBS  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> RURAL LOTS					5000	100		5,000
<Site Value D> 180-BURGETT JEN					4000	100		4,000
199 Actual Front Feet, 0.62 Total Acres                      Total Est. Land Value =								9,000

2017 Est. T.C.V. 009-180-011-00                      =                      9,000

Est. TCV/Total Floor Area = 5.00, Most recent sale 01/01/1999 for 2,500

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
5,500	5,500	5,500	1,991	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-1,000	0	17	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
4,500	4,500	4,500	2,008	2,008	0

009-180-012-00	2017 Est. T.C.V.	BALL SAMUEL R & RACHEL
Property Class: 402		W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 8.RURAL SUBS  
\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value D> 180-BURGETT JEN					4000	100		4,000
90 Actual Front Feet, 0.28 Total Acres							Total Est. Land Value =	4,000

2017 Est. T.C.V. 009-180-012-00 = 4,000

Est. TCV/Total Floor Area = 2.22, Most recent sale 12/21/2010 for 2,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
2,000	2,000	2,000	1,833	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	16	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
2,000	2,000	2,000	1,849	1,849	0	

009-180-013-00                      2017 Est. T.C.V.                      HAUSERMAN ELIZABETH & SCHWAB RYAN  
 Property Class: 401                      7950 W JENNINGS RD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 8.RURAL SUBS  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value D> 180-BURGETT JEN					4000	100		4,000
90 Actual Front Feet, 0.28 Total Acres							Total Est. Land Value =	4,000

Land Improvement Cost Estimates  
 Land Improvement Factor: 1.000000

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

Cost Est. for Res. Bldg: 1    Single Family    MANU-BOCA/STATE Cls CD    Blt 1975

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1128 SF    Floor Area = 1128 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	57.99	-8.49	1.87	1128	57,945

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1415.00	1	1,415
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(16) Porches

WCP (1 Story), Standard	41.46	40	1,658
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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 =    108,403

Notes: HUD

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0,    Depr.Cost =    75,882  
 ECF (409 - RURAL SUBS)    0.650 => TCV of Bldg: 1 =    49,323

2017 Est. T.C.V. 009-180-013-00                      =                      53,798

Est. TCV/Total Floor Area = 47.69, Most recent sale 08/28/2014 for 65,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
24,800	24,800	24,800	24,573	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,100	0	221	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
26,900	26,900	26,900	24,794	24,794	24,794

009-180-014-00                      2017 Est. T.C.V.                      DREWS KENNETH & IRENE  
 Property Class: 401                      W JENNINGS RD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 8.RURAL SUBS  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value D> 180-BURGETT JEN					4000	100		4,000
90 Actual Front Feet, 0.28 Total Acres							Total Est. Land Value =	4,000

Cost Est. for Res. Bldg: 1    Single Family    GRG                      Cls CD    Blt 1986

(11) Heating System: No Heating/Cooling

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

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

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

Base Cost	13.65	480	6,552
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 =>                      Cost New =                      9,525

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0,    Depr.Cost =                      7,620  
 ECF (409 - RURAL SUBS)                      0.950 => TCV of Bldg: 1 =                      7,239

2017 Est. T.C.V. 009-180-014-00                      =                      11,239

Est. TCV/Total Floor Area = 0.00, Most recent sale 01/15/2016 for 15,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
5,400	5,400	5,400	4,381	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	200	0	0	1,219	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
5,600	5,600	5,600	4,420	5,600	0	

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009-180-015-00                      2017 Est. T.C.V.                      JONES DONA L  
 Property Class: 401                      7914 W JENNINGS RD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 8.RURAL SUBS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value D> 180-BURGETT JEN					4000	100		4,000
90 Actual Front Feet, 0.28 Total Acres							Total Est. Land Value =	4,000

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	212	71	518

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 =					1,468

Cost Est. for Res. Bldg: 1    Single Family    1S                      Cls C-5    Blt 1972

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1213 SF    Floor Area = 1213 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	61.66	-8.83	0.00	1213	64,083

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
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(16) Porches

CCP (1 Story), Standard	51.56	28	1,444
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(16) Deck/Balcony

Treated Wood, Standard	11.81	40	472
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(17) Garages

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

Base Cost	18.37	520	9,552
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 =>                      Cost New =    112,212

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0,    Depr.Cost =    72,938  
 ECF (409 - RURAL SUBS)                      0.900 => TCV of Bldg: 1 =    65,644

2017 Est. T.C.V. 009-180-015-00                      =    71,112

Est. TCV/Total Floor Area = 58.62, Most recent sale 04/16/2012 for 55,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
35,300	35,300	35,300	29,857	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	300	0	268	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
35,600	35,600	35,600	30,125	30,125	30,125	



009-180-016-00                      2017 Est. T.C.V.                      SKAGGS SHANA R  
 Property Class: 401                      7898 W JENNINGS RD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 8.RURAL SUBS

\* Factors \*                      LOTS 16 & 17

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value D> 180-BURGETT JEN			4000		100			4,000
<Site Value D> 180-BURGETT JEN			4000		100			4,000
180 Actual Front Feet, 0.56 Total Acres                      Total Est. Land Value =								8,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Fencing: Wire Mesh, #9	1.90	1.00	250	94	447
Total Estimated Land Improvements True Cash Value =					447

Cost Est. for Res. Bldg: 1    Single Family    1.25S                      Cls C                      Blt 1972

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 816 SF    Floor Area = 1164 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25	Story Siding	Slab	80.62	-12.33	0.00	624	42,613
1.5	Story Siding	Slab	89.20	-12.33	0.00	192	14,759
1	Story Siding	Overhang	40.64	0.00	0.00	96	3,901

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, 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	17.80	400	7,120
WPP, Standard	16.43	72	1,183

(17) Garages

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

Base Cost	24.83	336	8,343
Common Wall: 1 Wall	-1300.00	1	-1,300
Automatic Doors	375.00	1	375

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

Base Cost	13.49	660	8,903
Automatic Doors	375.00	1	375

County Multiplier = 1.38 =>                      Cost New =                      132,491

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0,    Depr.Cost =                      92,743  
 ECF (409 - RURAL SUBS)                      0.900 => TCV of Bldg: 1 =                      83,469

2017 Est. T.C.V. 009-180-016-00	=	91,916				
Est. TCV/Total Floor Area = 78.97, Most recent sale 03/30/2015 for 98,000						
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
45,700	45,700	45,700	45,700	0.90		
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	300	0	0	0	300	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
46,000	46,000	46,000	46,111	46,000	46,000	

009-190-001-00                      2017 Est. T.C.V.                      PRAY JOSEPH E TRUST  
 Property Class: 401                      S CAROLYN AVE  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 8.RURAL SUBS  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value J> Carolyn's Plat					4000	100		4,000
100 Actual Front Feet, 0.34 Total Acres							Total Est. Land Value =	4,000

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

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

Base Cost	10.13	1664	16,856
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County Multiplier = 1.38 =>                      Cost New =                      23,262

Phy/Ab.Phy/Func/Econ/Comb.%Good= 87/100/100/100/87.0,    Depr.Cost =                      20,238

	Total Depreciated Cost =	20,238
ECF (409 - RURAL SUBS)	0.950 => TCV of Bldg: 1 =	19,226

2017 Est. T.C.V. 009-190-001-00                      =                      23,226

Est. TCV/Total Floor Area = 0.00, Most recent sale 09/01/1997 for 4,300

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
12,000	12,000	12,000	10,700	0.90

2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-400	0	0	96	0

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
11,600	11,600	11,600	10,796	10,796	0

009-190-002-00	2017 Est. T.C.V.	DELINE STEVEN
Property Class: 401		267 S CAROLYN AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 8.RURAL SUBS  
\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value J> Carolyn's Plat					4000	100		4,000
100 Actual Front Feet, 0.34 Total Acres							Total Est. Land Value =	4,000

Land Improvement Cost Estimates  
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Concrete	3.61	1.00	92	0	0
D/W/P: 4in Concrete	3.61	1.00	12	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 1977

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1732 SF Floor Area = 1732 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	61.51	0.00	0.00	1732	106,535

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

(13) Plumbing

3 Fixture Bath	2400.00	1	2,400
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(16) Porches

CCP (1 Story), Standard	36.44	56	2,041
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(16) Deck/Balcony

Treated Wood, Standard	6.48	372	2,411
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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 = 171,528

Notes: 1977 HOME RELOCATED 2007 VACANT & STUDS INTERIOR 2016

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0,	Depr.Cost =	111,493
ECF (409 - RURAL SUBS) 0.900 => TCV of Bldg: 1 =		100,344
60 % Completed => Est. True Cash Value 2017 =		60,206

2017 Est. T.C.V. 009-190-002-00 = 65,156

Est. TCV/Total Floor Area = 37.62, Most recent sale 10/14/2015 for 30,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
31,900	31,900	31,900	31,900	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
1,500	-800	0	1,500	-800	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
32,600	32,600	32,600	33,687	32,600	0

009-190-003-00                      2017 Est. T.C.V.                      SWIDERSKI DALE & BERKMAN PHYLLIS  
 Property Class: 401                                           255 S CAROLYN AVE  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 8.RURAL SUBS  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value J> Carolyn's Plat					4000	100		4,000
100 Actual Front Feet, 0.34 Total Acres							Total Est. Land Value =	4,000

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	94	940
Total Estimated Land Improvements True Cash Value =					940

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

(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	58.43	0.00	0.00	1736	101,434

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

(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

Treated Wood,Standard	7.76	128	993
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(17) Garages

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

Base Cost	19.27	572	11,022
Common Wall: 1 Wall	-1300.00	1	-1,300
Automatic Doors	375.00	1	375

County Multiplier = 1.38    =>                      Cost New =    170,895

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0,    Depr.Cost =    136,716  
 ECF (409 - RURAL SUBS)                      0.950 => TCV of Bldg: 1 =    129,880

2017 Est. T.C.V. 009-190-003-00				=	134,820
Est. TCV/Total Floor Area = 77.66, Most recent sale 09/27/2013 for 115,000					
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
71,600	71,600	71,600	61,346	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-4,200	0	552	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
67,400	67,400	67,400	61,898	61,898	61,898

009-190-004-00                      2017 Est. T.C.V.                      WARREN J & S JOINT LIVING TRUST  
 Property Class: 401                      S CAROLYN AVE  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 8.RURAL SUBS  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value J> Carolyn's Plat					4000	100		4,000
100 Actual Front Feet, 0.34 Total Acres							Total Est. Land Value =	4,000

Cost Est. for Res. Bldg: 1    Single Family    GRG                      Cls C    Blt 2012

(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:C Exterior: Pole Foundation: 18 Inch (Unfinished)  
 Base Cost                      10.13                      1320    13,372  
 Mechanical Doors                      350.00                      2    700

County Multiplier = 1.38 =>                      Cost New =    19,419

Phy/Ab.Phy/Func/Econ/Comb.%Good= 99/100/100/100/99.0,    Depr.Cost =    19,225  
 ECF (409 - RURAL SUBS)                      0.950 => TCV of Bldg: 1 =    18,263

2017 Est. T.C.V. 009-190-004-00                      =    22,263

Est. TCV/Total Floor Area = 0.00, Most recent sale 10/14/2011 for 9,500

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
11,600	11,600	11,600	10,291	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-500	0	92	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
11,100	11,100	11,100	10,383	10,383	0





009-190-007-00                      2017 Est. T.C.V.                      STEVENS PATRICK A & CATHLEEN B  
 Property Class: 401                                           211 S CAROLYN AVE  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 8.RURAL SUBS

		* Factors *		IRR, EFF: LOT 7 & 8		
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
<Site Value J> Carolyn's Plat			4000	100	LOT 8	4,000
<Site Value J> Carolyn's Plat			4000	100	LOT 7	4,000
210 Actual Front Feet, 0.85 Total Acres                      Total Est. Land Value =						8,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	2.98	1.00	66	0	0
Shed: Wood Frame	8.79	1.00	120	50	527
Shed: Metal Prefab	7.34	1.00	120	50	441
Total Estimated Land Improvements True Cash Value =					968

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 2058 SF    Floor Area = 2058 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	42.62	-6.92	0.66	1677	60,976
1	Story Siding	Crawl Space	42.62	-6.92	0.66	381	13,853

  

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			
Public Sewer	912.00	1	912
Well, 100 Feet	2425.00	1	2,425
(15) Built-Ins & Fireplaces			
Appliance Allowance	1235.00	1	1,235
Fireplace: Interior 1 Story	2600.00	1	2,600
(16) Deck/Balcony			
Treated Wood,Standard	8.97	59	529
(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 =    126,912

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0,    Depr.Cost =    95,184

Separately Depreciated Items:

(16) Deck/Balcony				
Pine                      w/Roof,Standard	15.15	192	2,909	
County Multiplier = 1.38    =>			Cost New =	4,014
Phy/Ab.Phy/Func/Econ/Comb.%Good= 72/100/100/100/72.0,			Depr.Cost =	2,890
Total Depreciated Cost =				98,074
ECF (409 - RURAL SUBS)	0.650 =>	TCV of Bldg: 1 =		63,748

2017 Est. T.C.V. 009-190-007-00                      =                      72,716

Est. TCV/Total Floor Area = 35.33

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
35,700	35,700	35,700	33,423	0.90



Parcel Number: 009-190-007-00

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2017	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	700	0	0	300	0
2017	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	36,400	36,400	36,400	33,723	33,723	33,723



009-190-010-00	2017 Est. T.C.V.	LASKOWSKI ELLEN M
Property Class: 401		166 S CAROLYN AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 8.RURAL SUBS  
\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value J> Carolyn's Plat					4000	100		4,000
100 Actual Front Feet, 0.36 Total Acres							Total Est. Land Value =	4,000

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	94	940
Total Estimated Land Improvements True Cash Value =					940

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C Blt 2007

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1072 SF Floor Area = 1548 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Crawl Space	84.51	-9.60	2.87	952	74,047
1	Story Siding	Crawl Space	66.38	-9.60	1.92	120	7,044

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
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(17) Garages

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

Base Cost	21.09	676	14,257
Common Wall: 1.5 Wall	-1925.00	1	-1,925
Automatic Doors	375.00	1	375

County Multiplier = 1.38 => Cost New = 141,773

Phy/Ab.Phy/Func/Econ/Comb.%Good= 95/100/100/100/95.0, Depr.Cost = 134,685

Separately Depreciated Items:

(16) Porches

WCP (1 Story), Standard	20.83	224	4,666
County Multiplier = 1.38 =>		Cost New =	6,439
Phy/Ab.Phy/Func/Econ/Comb.%Good= 45/100/100/100/45.0,		Depr.Cost =	2,898

(16) Deck/Balcony

Treated Wood,Standard	7.53	144	1,084
County Multiplier = 1.38 =>		Cost New =	1,496
Phy/Ab.Phy/Func/Econ/Comb.%Good= 45/100/100/100/45.0,		Depr.Cost =	673

Total Depreciated Cost = 138,256  
ECF (409 - RURAL SUBS) 0.950 => TCV of Bldg: 1 = 131,343

2017 Est. T.C.V. 009-190-010-00 = 136,283

Est. TCV/Total Floor Area = 88.04

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

Parcel Number: 009-190-010-00

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	65,200	65,200	65,200	55,945	0.90	
2017	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	2,900	0	0	503	0
2017	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	68,100	68,100	68,100	56,448	56,448	56,448

009-190-011-00                      2017 Est. T.C.V.                      BALL JANICE & JAMES  
 Property Class: 401                      S CAROLYN AVE  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 8.RURAL SUBS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value J> Carolyn's Plat					4000	100		4,000
100 Actual Front Feet, 0.35 Total Acres							Total Est. Land Value =	4,000

Cost Est. for Res. Bldg: 1    Single Family    GRG                      Cls C    Blt 1995

(11) Heating System: No Heating/Cooling

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

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

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

Base Cost	10.13	1440	14,587
Automatic Doors	375.00	1	375

County Multiplier = 1.38 =>                      Cost New =    20,648

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0,    Depr.Cost =    18,583  
 ECF (409 - RURAL SUBS)                      0.950 => TCV of Bldg: 1 =    17,654

2017 Est. T.C.V. 009-190-011-00                      =    21,654

Est. TCV/Total Floor Area = 0.00

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
11,300	11,300	11,300	9,267	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-500	0	83	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
10,800	10,800	10,800	9,350	9,350	0	

009-190-012-00                      2017 Est. T.C.V.                      LARSON KERRY & HEATHER JEAN  
 Property Class: 402                      S CAROLYN AVE  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 8.RURAL SUBS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value J> Carolyn's Plat			4000		100			4,000
86 Actual Front Feet, 0.29 Total Acres							Total Est. Land Value =	4,000

2017 Est. T.C.V. 009-190-012-00                      =                      4,000

Est. TCV/Total Floor Area = 0.00, Most recent sale 10/12/2005 for 12,500

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
3,000	3,000	3,000	3,000	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-1,000	0	-1,000	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
2,000	2,000	2,000	3,027	2,000	0	

009-190-013-00                      2017 Est. T.C.V.                      PARKER BRIAN P  
 Property Class: 402                      S CAROLYN AVE  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 8.RURAL SUBS

Description	Frontage	Depth	* Factors *		Rate	%Adj.	Reason	Value
			Front	Depth				
<Site Value J> Carolyn's Plat					4000	100		4,000
113 Actual Front Feet, 0.39 Total Acres							Total Est. Land Value =	4,000

2017 Est. T.C.V. 009-190-013-00                      =                      4,000

Est. TCV/Total Floor Area = 0.00

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
3,000	3,000	3,000	2,622	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-1,000	0	0	-622	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
2,000	2,000	2,000	2,645	2,000	0	

009-190-014-00                      2017 Est. T.C.V.                      HINDY GERARD T & MOLLIE M  
 Property Class: 402                      S CAROLYN AVE  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 8.RURAL SUBS  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value J> Carolyn's Plat					4000	100		4,000
109 Actual Front Feet, 0.38 Total Acres							Total Est. Land Value =	4,000

2017 Est. T.C.V. 009-190-014-00                      =                      4,000

Est. TCV/Total Floor Area = 0.00, Most recent sale 07/01/2002 for 13,500

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
3,000	3,000	3,000	3,000	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-1,000	0	-1,000	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
2,000	2,000	2,000	3,027	2,000	0	



009-190-015-00	2017 Est. T.C.V.	SILER JACOB C
Property Class: 401		186 S CAROLYN AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 8.RURAL SUBS  
\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value J> Carolyn's Plat					4000	100		4,000
100 Actual Front Feet, 0.36 Total Acres							Total Est. Land Value =	4,000

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	240	0	0
Shed: Wood Frame	10.72	1.00	140	50	750

Residential Local Cost Land Improvements

Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.0	94	940
Total Estimated Land Improvements True Cash Value =					1,690

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1080 SF Floor Area = 1080 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	66.29	-9.58	0.00	1080	61,247

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

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

(15) Built-Ins & Fireplaces

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

Treated Wood,Standard	7.13	192	1,369
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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
Automatic Doors	375.00	1	375

County Multiplier = 1.38 => Cost New = 110,606

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0, Depr.Cost = 82,954  
ECF (409 - RURAL SUBS) 0.950 => TCV of Bldg: 1 = 78,807

2017 Est. T.C.V. 009-190-015-00 = 84,497

Est. TCV/Total Floor Area = 78.24, Most recent sale 05/01/2015 for 89,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
40,900	40,900	40,900	40,900	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	1,300	0	368	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
42,200	42,200	42,200	41,268	41,268	41,268	

009-190-016-00                      2017 Est. T.C.V.                      WILLIAMS DONALD C & VIRGINIA M  
 Property Class: 401                      S CAROLYN AVE  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 8.RURAL SUBS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value J> Carolyn's Plat					4000	100		4,000
91 Actual Front Feet, 0.31 Total Acres							Total Est. Land Value =	4,000

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
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Other Additions/Adjustments                      Rate                      Size                      Cost

(17) Garages

Class:C Exterior: Pole Foundation: 42 Inch (Unfinished)							
Base Cost			10.91			1200	13,092
Automatic Doors			375.00			1	375
Mechanical Doors			350.00			1	350
Class:C Exterior: Pole Foundation: 42 Inch (Unfinished)							
Base Cost			10.91			1200	13,092
Automatic Doors			375.00			1	375

County Multiplier = 1.38 =>                      Cost New =                      37,652

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0,    Depr.Cost =                      33,887  
 ECF (409 - RURAL SUBS)                      0.950 => TCV of Bldg: 1 =                      32,192

2017 Est. T.C.V. 009-190-016-00							=	36,192
Est. TCV/Total Floor Area = 0.00, Most recent sale 12/01/1999 for 7,500								
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.				
18,100	18,100	18,100	15,896	0.90				
2017	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses			
0	0	0	0	143	0			
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT			
18,100	18,100	18,100	16,039	16,039	0			



009-190-018-00                      2017 Est. T.C.V.                      TIEMAN JAMES R & LYNN L  
 Property Class: 401                      S CAROLYN AVE  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 8.RURAL SUBS  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value J> Carolyn's Plat					4000	100		4,000
101 Actual Front Feet, 0.39 Total Acres							Total Est. Land Value =	4,000

Cost Est. for Res. Bldg: 1    Single Family    GRG                      Cls C    Blt 2002

(11) Heating System: No Heating/Cooling

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

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

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

Base Cost	10.91	1536	16,758
Automatic Doors	375.00	2	750

County Multiplier = 1.38 =>                      Cost New =                      24,161

Phy/Ab.Phy/Func/Econ/Comb.%Good= 95/100/100/100/95.0,    Depr.Cost =                      22,953  
 ECF (409 - RURAL SUBS)                      0.950 => TCV of Bldg: 1 =                      21,805

2017 Est. T.C.V. 009-190-018-00                      =                      25,805

Est. TCV/Total Floor Area = 0.00, Most recent sale 07/01/2001 for 12,500

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
13,300	13,300	13,300	11,719	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-400	0	105	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
12,900	12,900	12,900	11,824	11,824	0