

009-280-011-00 2017 Est. T.C.V. SCOTT MICHELLE E & J DOUGLAS
 Property Class: 401 9217 W OAK DR
 Map #: LAKE TOWNSHIP Lake City, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A\$1100/FF	85.00	104.00	0.8305	1.0000	1100	100		77,652
85 Actual Front Feet, 0.20 Total Acres Total Est. Land Value =								77,652

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	97	2,425
Total Estimated Land Improvements True Cash Value =					2,425

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1422 SF Floor Area = 1422 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	66.44	0.00	0.00	1408	93,548
1	Story Siding	Overhang	36.77	0.00	0.00	14	515

Other Additions/Adjustments Rate Size Cost

(9) Basement Finish

Basement Recreation Finish	11.45	1000	11,450
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
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(14) Water/Sewer

Well, 200 Feet	4975.00	1	4,975
1000 Gal Septic	3085.00	1	3,085

(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
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(16) Porches

WCP (1 Story), Standard	38.16	48	1,832
WCP (1 Story), Standard	20.83	224	4,666

(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 = 187,755

Phy/Ab.Phy/Func/Econ/Comb.%Good= 95/100/100/100/95.0, Depr.Cost = 178,367
 ECF (402R - CROOKED LAKE RESIDENTIAL) 1.350 => TCV of Bldg: 1 = 240,795

2017 Est. T.C.V. 009-280-011-00 = 320,872

Est. TCV/Total Floor Area = 225.65

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
152,800	152,800	152,800	125,504	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	7,600	0	1,129	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
160,400	160,400	160,400	126,633	126,633	0

009-280-013-00 2017 Est. T.C.V. JONES RICHARD H & CAROL
 Property Class: 401 9235 W OAK DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A\$1100/FF	75.00	102.00	0.8677	1.0000	1100	100		71,585
75 Actual Front Feet, 0.18 Total Acres Total Est. Land Value =								71,585

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	72	0	0
Shed: Metal Prefab	9.03	1.00	48	95	412
Shed: Wood Frame	9.85	1.00	120	95	1,122
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.5	95	1,425
Total Estimated Land Improvements True Cash Value =					2,959

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 = 1389 SF Floor Area = 1389 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	55.90	-8.04	0.00	660	31,588
1	Story Siding	Crawl Space	55.90	-8.04	0.00	729	34,890

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

Average Fixture(s)	630.00	1	630
3 Fixture Bath	1,975.00	1	1,975

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(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: Interior 1 Story	2900.00	1	2,900

(16) Porches

CSEP (1 Story), Standard	34.85	96	3,346
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(16) Deck/Balcony

Treated Wood, Standard	6.91	180	1,244
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(17) Garages

Class:CD	Exterior: Block	Foundation: 18 Inch	(Unfinished)		
Base Cost		16.60		624	10,358
Common Wall: 1 Wall		-1200.00		1	-1,200
Mechanical Doors		350.00		2	700

County Multiplier = 1.38 => Cost New = 126,160

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 82,004
 ECF (402R - CROOKED LAKE RESIDENTIAL) 1.350 => TCV of Bldg: 1 = 110,705

2017 Est. T.C.V. 009-280-013-00 = 185,249

Est. TCV/Total Floor Area = 133.37					
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
89,600	89,600	89,600	61,069	0.90	
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment
0	3,000	0	0	549	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT

Parcel Number: 009-280-013-00

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92,600	92,600	92,600	61,618	61,618	61,618
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009-280-014-00 2017 Est. T.C.V. BREDEWEG ROBERT A & BARBAA L
 Property Class: 401 9245 W OAK DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 1.CROOKED LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A\$1100/FF	50.00	103.00	1.0000	1.0000	1100	100		55,000
50 Actual Front Feet, 0.12 Total Acres Total Est. Land Value =								55,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	10.75	1.00	80	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 1962

(11) Heating System: Space Heater

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	60.71	-9.02	-2.85	896	43,761

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			
WSEP (1 Story), Standard	22.45	260	5,837
(16) Deck/Balcony			
Treated Wood,Standard	9.35	60	561

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County Multiplier = 1.38 => Cost New = 79,631

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 47,779
 ECF (402R - CROOKED LAKE RESIDENTIAL) 1.300 => TCV of Bldg: 1 = 62,112

2017 Est. T.C.V. 009-280-014-00 = 118,017

Est. TCV/Total Floor Area = 131.72

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
58,000	58,000	58,000	35,633	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,000	0	0	320	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
59,000	59,000	59,000	35,953	35,953	0	

009-280-015-00 2017 Est. T.C.V. VARNER WILLIAM O TRUST ETAL
 Property Class: 401 9263 W OAK DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A\$1100/FF	156.00	112.00	0.6715	1.0000	1100	100		115,229
156 Actual Front Feet, 0.40 Total Acres Total Est. Land Value =								115,229

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
Shed: Metal Prefab	8.16	1.00	100	35	286
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 =					2,661

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 = 1188 SF Floor Area = 1188 SF.
 Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost
 1 Story Siding Slab 57.42 -10.03 0.00 1188 56,299

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

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(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 48.71 72 3,507
 CGEP (1 Story), Standard 38.14 126 4,806

(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 = 112,775

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 67,665
 ECF (402R - CROOKED LAKE RESIDENTIAL) 1.300 => TCV of Bldg: 1 = 87,965

2017 Est. T.C.V. 009-280-015-00					=	205,855
Est. TCV/Total Floor Area = 173.28						
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
107,900	107,900	107,900	73,685	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-5,000	0	0	663	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
102,900	102,900	102,900	74,348	74,348	74,348	

009-280-018-00 2017 Est. T.C.V. BENSEL RICHARD A & MARIA E
 Property Class: 401 9283 W OAK DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A\$1100/FF	55.00	123.00	0.9672	1.0000	1100	100		58,515
55 Actual Front Feet, 0.16 Total Acres Total Est. Land Value =								58,515

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 1962

(11) Heating System: Forced Air w/ Ducts
 Ground Area = Size for Rates = 1078 SF Floor Area = 1078 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	58.50	-8.59	0.00	1078	53,803

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

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(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	7.32	140	1,025
Treated Wood,Standard	7.14	156	1,114
Treated Wood,Standard	9.35	60	561

County Multiplier = 1.38 => Cost New = 89,145

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 53,487
 ECF (402R - CROOKED LAKE RESIDENTIAL) 1.300 => TCV of Bldg: 1 = 69,533

2017 Est. T.C.V. 009-280-018-00					=	128,998
Est. TCV/Total Floor Area = 119.66						
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
63,200	63,200	63,200	43,017	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,300	0	0	387	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
64,500	64,500	64,500	43,404	43,404	43,404	

009-280-019-00 2017 Est. T.C.V. QUASARANO PAUL & JANE
 Property Class: 401 9293 W OAK DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A\$1100/FF	50.00	127.00	1.0000	1.0000	1100	100		55,000
50 Actual Front Feet, 0.15 Total Acres Total Est. Land Value =								55,000

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	305	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 1950

(11) Heating System: Forced Hot Water

Ground Area = Size for Rates = 1325 SF Floor Area = 1325 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Block	Crawl Space	57.14	-8.13	0.97	1325	66,224

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

Public Sewer	1,025.00	1	1,025
Well, 50 Feet	1,575.00	1	1,575

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(15) Built-Ins & Fireplaces

Appliance Allowance	1415.00	1	1,415
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(16) Porches

WSEP (1 Story), Standard	26.80	162	4,342
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(16) Deck/Balcony

Treated Wood, Standard	6.40	288	1,843
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(17) Garages

Class:CD Exterior: Block Foundation: 18 Inch (Unfinished)							
Base Cost		21.65		352			7,621
Mechanical Doors		350.00		1			350
Class:CD Exterior: Siding Foundation: 18 Inch (Unfinished)							
Base Cost		24.80		180			4,464
Mechanical Doors		350.00		1			350

County Multiplier = 1.42 => Cost New = 130,375

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 78,225
 ECF (402R - CROOKED LAKE RESIDENTIAL) 1.300 => TCV of Bldg: 1 = 101,692

2017 Est. T.C.V. 009-280-019-00 = 157,642

Est. TCV/Total Floor Area = 118.98, Most recent sale 10/04/2013 for 167,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
76,200	76,200	76,200	76,200	0.90	
2017 New Eq. Adjustment Loss Additions Tax Adjustment Losses					
0	2,600	0	0	685	0
2017 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT					
78,800	78,800	78,800	76,885	76,885	0

009-280-020-00 2017 Est. T.C.V. NIXON WILLIAM C & STEPHANIE L
 Property Class: 401 9311 W OAK DR
 Map #: LAKE TOWNSHIP Lake City, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A\$1100/FF	50.00	127.00	1.0000	1.0000	1100	100		55,000
50 Actual Front Feet, 0.15 Total Acres Total Est. Land Value =								55,000

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 1960

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 872 SF Floor Area = 872 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	61.06	-10.81	0.00	872	43,818

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, 50 Feet	1575.00	1	1,575

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(15) Built-Ins & Fireplaces

Appliance Allowance	1415.00	1	1,415
Fireplace: Interior 1 Story	2900.00	1	2,900

(16) Deck/Balcony

Treated Wood,Standard	8.37	84	703
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(17) Garages

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

Base Cost	15.09	384	5,795
Storage area over garage	3.85	384	1,478

County Multiplier = 1.38 => Cost New = 84,613

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 50,768

Separately Depreciated Items:

(16) Deck/Balcony

Treated Wood,Standard	6.91	180	1,244
County Multiplier = 1.38 =>		Cost New =	1,716
Phy/Ab.Phy/Func/Econ/Comb.%Good= 74/100/100/100/74.0,		Depr.Cost =	1,270

Total Depreciated Cost = 52,038
 ECF (402R - CROOKED LAKE RESIDENTIAL) 1.300 => TCV of Bldg: 1 = 67,650

2017 Est. T.C.V. 009-280-020-00 = 123,600

Est. TCV/Total Floor Area = 141.74

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
60,300	60,300	60,300	49,717	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	1,500	0	0	447	0

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2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
61,800	61,800	61,800	50,164	50,164	0

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009-280-021-00	2017 Est. T.C.V.	TYLER JAMES G
Property Class: 401		9311 W OAK DR
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

Land Value Estimates for Land Table Res 1.CROOKED LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A\$1100/FF	50.00	133.00	1.0000	1.0000	1100	100		55,000
50 Actual Front Feet, 0.15 Total Acres								Total Est. Land Value = 55,000

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 1.25S Cls CD Blt 1953

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 680 SF Floor Area = 850 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25	Siding	Slab	75.14	-11.49	0.00	680	43,282

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

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(15) Built-Ins & Fireplaces

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

Treated Wood,Standard	5.96	520	3,099
Treated Wood,Standard	6.57	245	1,610
Treated Wood,Standard	6.18	422	2,608

(17) Garages

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

Base Cost	15.75	672	10,584
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 => Cost New = 91,325

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 54,795

ECF (402R - CROOKED LAKE RESIDENTIAL) 1.300 => TCV of Bldg: 1 = 71,234

2017 Est. T.C.V. 009-280-021-00 = 127,184

Est. TCV/Total Floor Area = 149.63

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
62,000	62,000	62,000	41,893	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	1,600	0	377	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
63,600	63,600	63,600	42,270	42,270	0	

009-280-022-00 2017 Est. T.C.V. FERRIS DEAN & ANNETTE TRUST
 Property Class: 401 9321 W OAK DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A\$1100/FF	105.00	140.00	0.7713	1.0000	1100	100		89,085
105 Actual Front Feet, 0.34 Total Acres Total Est. Land Value =								89,085

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

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

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1556 SF Floor Area = 1556 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	54.94	-9.39	0.00	1556	70,876

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, 50 Feet	1575.00	1	1,575

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(15) Built-Ins & Fireplaces

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

Treated Wood,Standard	5.93	535	3,173
Treated Wood,Standard	9.15	64	586

(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 = 124,186

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 74,512
 ECF (402R - CROOKED LAKE RESIDENTIAL) 1.300 => TCV of Bldg: 1 = 96,865

2017 Est. T.C.V. 009-280-022-00 = 188,325
 Est. TCV/Total Floor Area = 121.03, Most recent sale 07/10/2013 for 187,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
95,400	95,400	95,400	87,943	0.90		
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-1,200		0	0	791	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
94,200	94,200	94,200	88,734	88,734	0	

009-280-024-00	2017 Est. T.C.V.	FECHTER EDITH (TTEE)
Property Class: 401		9359 W OAK DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 1.CROOKED LAKE

* Factors * LOTS 24 & 25

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A\$1100/FF	105.00	143.00	0.7713	1.0000	1100	100		89,085
105 Actual Front Feet, 0.34 Total Acres Total Est. Land Value =								89,085

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	12.07	1.00	80	82	792
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 2500	2500.00	1.00	1.0	95	2,375
Total Estimated Land Improvements True Cash Value =					3,167

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 = 1064 SF Floor Area = 1064 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	69.79	0.00	0.00	1064	74,257

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

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(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
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(16) Porches

WSEP (1 Story), Standard	23.98	240	5,755
CCP (1 Story), Standard	67.30	16	1,077

(16) Deck/Balcony

Treated Wood, Standard	6.31	496	3,130
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(17) Garages

Class:C Exterior: Siding Foundation: 42 Inch (Finished)							
Base Cost	18.78	864	16,226				
Common Wall: 1.5 Wall	-1925.00	1	-1,925				
Automatic Doors	375.00	2	750				

County Multiplier = 1.38 => Cost New = 150,394

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0, Depr.Cost = 127,835

Separately Depreciated Items:

(9) Basement Finish

Basement Recreation Finish	11.45	709	8,118
County Multiplier = 1.38 => Cost New = 11,203			
Phy/Ab.Phy/Func/Econ/Comb.%Good= 50/100/100/100/50.0, Depr.Cost = 5,601			

Total Depreciated Cost = 133,436

ECF (402R - CROOKED LAKE RESIDENTIAL) 1.350 => TCV of Bldg: 1 = 180,139

Parcel Number: 009-280-024-00

Page: 2

2017 Est. T.C.V. 009-280-024-00			=	272,391		
Est. TCV/Total Floor Area = 256.01						
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
132,400	132,400	132,400	102,845	0.90		
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	3,800	0	0	925	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
136,200	136,200	136,200	103,770	103,770	103,770	

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009-280-026-00 2017 Est. T.C.V. EVANS TYSON E
 Property Class: 401 9367 W OAK DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP C \$800	100.00	140.00	1.0000	1.0000	800	100		80,000
100 Actual Front Feet, 0.32 Total Acres Total Est. Land Value =								80,000

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

(11) Heating System: Space Heater

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	47.93	-9.33	-1.89	800	29,368
1	Story Siding	Basement	47.93	0.00	-1.89	256	11,786

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

(13) Plumbing

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

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

CGEP (1 Story), Standard	32,53	168	5,465
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(17) Garages

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

Base Cost	18.89	432	8,160
Mechanical Doors	325.00	1	325

County Multiplier = 1.38 => Cost New = 86,356

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 56,131
 ECF (402R - CROOKED LAKE RESIDENTIAL) 1.350 => TCV of Bldg: 1 = 75,777

2017 Est. T.C.V. 009-280-026-00 = 155,777

Est. TCV/Total Floor Area = 147.52

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
70,900	70,900	70,900	66,277	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	7,000	0	0	596	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
77,900	77,900	77,900	66,873	66,873	0	

009-280-028-00	2017 Est. T.C.V.	EVANS DAVID D & KATHLEEN A
Property Class: 402		W OAK DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A\$1100/FF	50.00	130.00	1.0000	1.0000	1100	100		55,000
50 Actual Front Feet, 0.15 Total Acres							Total Est. Land Value =	55,000

2017 Est. T.C.V. 009-280-028-00 = 55,000

Est. TCV/Total Floor Area = 52.08

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
27,500	27,500	27,500	13,797	0.90

2017	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	0	0	124	0

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
27,500	27,500	27,500	13,921	13,921	0

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009-280-029-00	2017 Est. T.C.V.	DE NISE MARK & KATHRYN
Property Class: 401		9387 W OAK DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A\$1100/FF	55.00	126.00	0.9672	1.0000	1100	100		58,515
55 Actual Front Feet, 0.16 Total Acres Total Est. Land Value =								58,515

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
Total Estimated Land Improvements True Cash Value =					436

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

(11) Heating System: Wall/Floor Furnace

Ground Area = Size for Rates = 1080 SF Floor Area = 1080 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Block	Slab	59.38	-10.27	-1.63	1080	51,278

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

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(16) Porches
CGEP (1 Story), Standard 37.91 128 4,852

County Multiplier = 1.42 => Cost New = 91,201

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 59,280

Separately Depreciated Items:

(17) Garages
Class:CD Exterior: Siding Foundation: 18 Inch (Unfinished)
Base Cost 15.30 720 11,016
County Multiplier = 1.42 => Cost New = 15,643
Phy/Ab.Phy/Func/Econ/Comb.%Good= 71/100/100/100/71.0, Depr.Cost = 11,106

Total Depreciated Cost = 70,387
ECF (402R - CROOKED LAKE RESIDENTIAL) 1.350 => TCV of Bldg: 1 = 95,022

2017 Est. T.C.V. 009-280-029-00 = 153,973
Est. TCV/Total Floor Area = 142.57, Most recent sale 06/24/2005 for 120,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
73,100	73,100	73,100	69,248	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	3,900	0	623	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
77,000	77,000	77,000	69,871	69,871	0	

009-280-030-00 2017 Est. T.C.V. VAN HULLE ROBERT J JR
 Property Class: 401 9395 W OAK DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 1.CROOKED LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A\$1100/FF	55.00	124.00	0.9672	1.0000	1100	100		58,515
55 Actual Front Feet, 0.16 Total Acres Total Est. Land Value =								58,515

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

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

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1068 SF Floor Area = 1068 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	58.60	-10.30	0.00	1068	51,584

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			
CSEP (1 Story), Standard	34.60	98	3,391
(17) Garages			
Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	20.15	520	10,478
Mechanical Doors	350.00	1	350
County Multiplier = 1.38 =>		Cost New =	101,980
Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0,		Depr.Cost =	61,188
ECF (402R - CROOKED LAKE RESIDENTIAL) 1.300 => TCV of Bldg: 1 =			79,544

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2017 Est. T.C.V. 009-280-030-00 = 140,434

Est. TCV/Total Floor Area = 131.49

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
68,700	68,700	68,700	47,211	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	1,500	0	424	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
70,200	70,200	70,200	47,635	47,635	0	

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009-280-031-00 2017 Est. T.C.V. THOMAS CALVIN O JR & DANA K
 Property Class: 401 9405 W OAK DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 1.CROOKED LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A\$1100/FF	101.00	134.00	0.7819	1.0000	1100	100		86,864
101 Actual Front Feet, 0.31 Total Acres Total Est. Land Value =								86,864

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	54	94	162
Shed: Metal Prefab	8.16	1.00	100	94	767
Total Estimated Land Improvements True Cash Value =					929

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1496 SF Floor Area = 1496 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	55.25	-9.49	0.00	1496	68,457

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, 100 Feet	2550.00	1	2,550

(15) Built-Ins & Fireplaces **Draft Record Card - Printed before March Board of Review**

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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(16) Deck/Balcony

Treated Wood, Standard	7.10	160	1,136
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(17) Garages

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

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

County Multiplier = 1.38 => Cost New = 128,733

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 77,240
 ECF (402R - CROOKED LAKE RESIDENTIAL) 1.300 => TCV of Bldg: 1 = 100,412

2017 Est. T.C.V. 009-280-031-00 = 188,205

Est. TCV/Total Floor Area = 125.81, Most recent sale 02/01/2002 for 199,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
99,000	99,000	99,000	91,000	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-4,900	0	819	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
94,100	94,100	94,100	91,819	91,819	91,819	

009-280-033-00 2017 Est. T.C.V. MONRAD RICHARD & CONNIE H
 Property Class: 401 9425 W OAK DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A\$1100/FF	50.00	142.00	1.0000	1.0000	1100	100		55,000
50 Actual Front Feet, 0.16 Total Acres Total Est. Land Value =								55,000

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 1965

(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 Block	Basement	54.01	0.00	-1.89	336	17,512
1	Story Block	Crawl Space	54.01	-9.39	-1.89	336	14,357

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

(13) Plumbing

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

Public Sewer	912.00	1	912
Well, 50 Feet	1575.00	1	1,575

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(15) Built-Ins & Fireplaces

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

(16) Porches

CCP (1 Story), Standard	23.44	140	3,282
CPP, Standard	14.46	96	1,388

(16) Deck/Balcony

Treated Wood, Standard	7.98	84	670
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County Multiplier = 1.42 => Cost New = 64,087

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, Depr.Cost = 35,248
 ECF (402R - CROOKED LAKE RESIDENTIAL) 1.300 => TCV of Bldg: 1 = 45,822

2017 Est. T.C.V. 009-280-033-00 = 101,297

Est. TCV/Total Floor Area = 150.74

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
51,400	51,400	51,400	33,544	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-800	0	301	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
50,600	50,600	50,600	33,845	33,845	0	

009-280-034-00	2017 Est. T.C.V.	MCGEE GAIL I & WISNIEWSKI
Property Class: 401		9435 W OAK DR
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

Land Value Estimates for Land Table Res 1.CROOKED LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A\$1100/FF	101.00	153.00	0.7819	1.0000	1100	100		86,864
101 Actual Front Feet, 0.35 Total Acres Total Est. Land Value =								86,864

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 CD Blt 1955

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 984 SF Floor Area = 984 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	59.53	-10.50	0.00	720	35,302
1	Story Siding	Basement	59.53	0.00	0.00	264	15,716

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

(13) Plumbing

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

Public Sewer	1,025.00	1	1,025
Well, 50 Feet	1,575.00	1	1,575

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(15) Built-Ins & Fireplaces

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

(16) Porches

CCP (1 Story), Standard	25.04	132	3,305
WPP, Standard	10.07	208	2,095

(16) Deck/Balcony

Treated Wood, Standard	7.95	100	795
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(17) Garages

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

Base Cost	12.60	576	7,258
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 => Cost New = 101,589

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, Depr.Cost = 55,874
 ECF (402R - CROOKED LAKE RESIDENTIAL) 1.300 => TCV of Bldg: 1 = 72,636

2017 Est. T.C.V. 009-280-034-00 = 160,440

Est. TCV/Total Floor Area = 163.05, Most recent sale 10/01/2002 for 140,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
81,700	81,700	81,700	66,897	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-1,500	0	0	602	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
80,200	80,200	80,200	67,499	67,499	67,499

009-290-001-00	2017 Est. T.C.V.	ALTMAN KENNETH L & TONI L
Property Class: 401		7689 W WHITE BIRCH AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1800	64.00	136.00	0.9808	1.0000	1800	100		112,991
64 Actual Front Feet, 0.20 Total Acres Total Est. Land Value =								112,991

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	130	0	0

Residential Local Cost Land Improvements

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

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

(11) Heating System: Forced Heat & Cool

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	70.42	-10.37	1.92	800	49,576

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

Draft Record Card Printed before March Board of Review

(15) Built-Ins & Fireplaces

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

(16) Deck/Balcony

Treated Wood,Standard	6.41	440	2,820
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(16) Breezeways

Frame Wall,Finished	27.75	143	3,968
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(17) Garages

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

Base Cost	18.40	624	11,482
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 => Cost New = 109,376

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 65,626
ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.350 => TCV of Bldg: 1 = 88,595

2017 Est. T.C.V. 009-290-001-00 = 202,061

Est. TCV/Total Floor Area = 252.58, Most recent sale 03/25/2016 for 209,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
106,400	106,400	106,400	77,247	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-5,400	0	0	23,753	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
101,000	101,000	101,000	77,942	101,000	0

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009-290-002-00 2017 Est. T.C.V. WHITMER WALTER G & GRETCHEN
 Property Class: 401 7699 W WHITE BIRCH AVE
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1800	60.00	119.00	1.0000	1.0000	1800	100		108,000
<Site Value D> GROUP D 35K					35000	100	SEE RATE TBL	35,000
N OF LK MI SUB 290,681,500		0.15 Acres			75000	100		11,400
60 Actual Front Feet, 0.32 Total Acres Total Est. Land Value =								154,400

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Asphalt Paving	1.61	1.00	620	73	729
Shed: Metal Prefab	8.98	1.00	96	45	388
Total Estimated Land Improvements True Cash Value =					1,117

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

(11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 1280 SF Floor Area = 2080 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Siding	Crawl Space	101.74	-9.16	-0.54	720	66,269
1	Story Siding	Basement	64.35	0.00	-0.27	480	30,758
2	Story Siding	Slab	101.74	-11.19	-0.54	80	7,201

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

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

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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	6.47	384	2,484
Treated Wood,Standard	8.95	75	671
Treated Wood,Standard	7.13	192	1,369

(17) Garages

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

Base Cost	10.13	1200	12,156
Mechanical Doors	350.00	1	350

(17) Basement Garages

Basement Garage: 2 Car	2100.00	1	2,100
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 => Cost New = 181,499

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 117,974
 ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.350 => TCV of Bldg: 1 = 159,265

2017 Est. T.C.V. 009-290-002-00 = 314,782

Est. TCV/Total Floor Area = 151.34

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
153,900	153,900	153,900	119,842	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,500	0	1,078	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT

Parcel Number: 009-290-002-00

Page: 2

157,400	157,400	157,400	120,920	120,920	120,920
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009-290-003-00 2017 Est. T.C.V. MCDONALD VAN & JUDY
 Property Class: 401 7709 W WHITE BIRCH AVE
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1800	62.00	115.00	0.9902	1.0000	1800	100		110,508
62 Actual Front Feet, 0.16 Total Acres Total Est. Land Value =								110,508

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	452	78	1,213
Total Estimated Land Improvements True Cash Value =					1,213

Cost Est. for Res. Bldg: 1 Single Family 1.75S Cls C Blt 1974

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 840 SF Floor Area = 1470 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.75	Story Siding	Crawl Space	101.15	-10.24	0.00	840	76,364

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: Exterior 1 Story	3875.00	1	3,875

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(16) Deck/Balcony

Treated Wood,Standard	9.94	56	557
Treated Wood,Standard	6.43	416	2,675

(17) Garages

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

Base Cost	21.75	352	7,656
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 => Cost New = 138,571

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 97,000
 ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.400 => TCV of Bldg: 1 = 135,800

2017 Est. T.C.V. 009-290-003-00 = 247,521

Est. TCV/Total Floor Area = 168.38

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
118,500	118,500	118,500	91,413	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	5,300	0	0	822	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
123,800	123,800	123,800	92,235	92,235	0	

009-290-004-00 2017 Est. T.C.V. BARR KEITH
 Property Class: 402 W WHITE BIRCH AVE
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1800	61.00	110.00	0.9951	1.0000	1800	100		109,257
61 Actual Front Feet, 0.15 Total Acres							Total Est. Land Value =	109,257

2017 Est. T.C.V. 009-290-004-00 = 109,257

Est. TCV/Total Floor Area = 74.32

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
54,700	54,700	54,700	54,700	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
54,600	54,600	54,600	55,192	54,600	0

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009-290-005-00 2017 Est. T.C.V. BARR KEITH
 Property Class: 401 7729 W WHITE BIRCH AVE
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1800	60.00	115.00	1.0000	1.0000	1800	100		108,000
60 Actual Front Feet, 0.16 Total Acres Total Est. Land Value =								108,000

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	568	71	1,387
Total Estimated Land Improvements True Cash Value =					1,387

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

(11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 1438 SF Floor Area = 1438 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	63.18	-8.88	-0.27	1438	77,695

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: Exterior 1 Story	3875.00	1	3,875

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(16) Deck/Balcony

Treated Wood,Standard	6.86	238	1,633
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(17) Garages

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

Base Cost	21.96	432	9,487
Common Wall: 1 Wall	-1300.00	1	-1,300
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 => Cost New = 138,934

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 97,254
 ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.390 => TCV of Bldg: 1 = 135,182

2017 Est. T.C.V. 009-290-005-00 = 244,569

Est. TCV/Total Floor Area = 170.08, Most recent sale 06/29/2015 for 335,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
119,900	119,900	119,900	119,900	0.90		
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	2,400		0	0	1,079	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
122,300	122,300	122,300	120,979	120,979	0	

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009-290-006-00 2017 Est. T.C.V. MOOLENAAR ROBERT J & LAURA M
 Property Class: 401 7739 W WHITE BIRCH AVE
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1800	60.00	122.00	1.0000	1.0000	1800	100		108,000
60 Actual Front Feet, 0.17 Total Acres Total Est. Land Value =								108,000

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	730	0	0
D/W/P: 4in Concrete	3.61	1.00	165	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.5	95	1,425
Total Estimated Land Improvements True Cash Value =					1,425

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C+5 Blt 1967

(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 Crawl Space 70.65 -10.29 0.00 994 59,998

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

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

(16) Porches
 CCP (1 Story), Standard 61.14 20 1,223

(17) Garages
 Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)
 Base Cost 27.95 266 7,435
 Automatic Doors 375.00 1 375

County Multiplier = 1.38 => Cost New = 104,283

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 72,998
 ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.390 => TCV of Bldg: 1 = 101,467

2017 Est. T.C.V. 009-290-006-00 = 210,892

Est. TCV/Total Floor Area = 212.16

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
103,600	103,600	103,600	72,042	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,800	0	648	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
105,400	105,400	105,400	72,690	72,690	0

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009-290-007-00	2017 Est. T.C.V.	VERBERKMOES DANIEL & DAWN TRUST
Property Class: 401		7749 W WHITE BIRCH AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1800	60.00	128.00	1.0000	1.0000	1800	100		108,000
60 Actual Front Feet, 0.18 Total Acres								Total Est. Land Value = 108,000

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	464	71	1,133
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 =					3,633

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 = 1280 SF Floor Area = 2258 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Crawl Space	90.16	-10.08	3.16	1280	106,547
1	Story Siding	Overhang	37.39	0.00	0.00	338	12,638

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

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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

WCP (1 Story), Standard	33.96	64	2,173
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(16) Deck/Balcony

Treated Wood, Standard	7.13	192	1,369
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(16) Breezeways

Frame Wall, Finished	27.75	144	3,996
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(17) Garages

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

Base Cost	21.09	676	14,257
Common Wall: 1 Wall	-1300.00	1	-1,300
Automatic Doors	375.00	1	375

County Multiplier = 1.38 => Cost New = 204,057

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 183,651
 ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.400 => TCV of Bldg: 1 = 257,112

2017 Est. T.C.V. 009-290-007-00 = 368,745

Est. TCV/Total Floor Area = 163.31, Most recent sale 06/01/1998 for 120,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
174,300	174,300	174,300	161,416	0.90
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	10,100	0	1,452	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<- PRE/MBT

Parcel Number: 009-290-007-00

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184,400	184,400	184,400	162,868	162,868	162,868
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009-290-008-00 2017 Est. T.C.V. JUERGENS LARRY & MARCENE
 Property Class: 401 7759 W WHITE BIRCH AVE
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1800	60.00	132.00	1.0000	1.0000	1800	100		108,000
60 Actual Front Feet, 0.18 Total Acres Total Est. Land Value =								108,000

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	96	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 1962

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1536 SF Floor Area = 1536 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	62.59	-8.72	0.00	1344	72,401
1	Story Siding	Slab	62.59	-10.75	0.00	192	9,953

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

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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	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 = 142,710

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 99,897

Separately Depreciated Items:

Square footage # 2 is depreciated at 86 %Good... Base Cost Was = 9,953

County Multiplier = 1.38 => Cost New = 13,736

Phy/Ab.+hy/Func/Econ/Comb.%Good= 16/100/100/100/16.0, Depr.Cost = 2,198

ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.390 => TCV of Bldg: 1 = 141,911

2017 Est. T.C.V. 009-290-008-00 = 250,861

Est. TCV/Total Floor Area = 163.32, Most recent sale 01/28/2013 for 255,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
122,900	122,900	122,900	115,050	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	2,500	0	0	1,035	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
125,400	125,400	125,400	116,085	116,085	0

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009-290-009-00 2017 Est. T.C.V. ANSON RONALD F
 Property Class: 401 7769 W WHITE BIRCH AVE
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1800	71.00	131.00	0.9508	1.0000	1800	100		121,506
71 Actual Front Feet, 0.21 Total Acres Total Est. Land Value =								121,506

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Fencing: Wd, Split, 2 Rail	7.50	1.00	200	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.0	95	950
Total Estimated Land Improvements True Cash Value =					950

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls CD Blt 2016

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1040 SF Floor Area = 1365 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Crawl Space	75.02	-8.67	0.00	650	43,128
1	Story Siding	Crawl Space	58.89	-8.67	0.00	390	19,586

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

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

Public Sewer	1,025.00	1	1,025
Well, 50 Feet	1,575.00	1	1,575

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(15) Built-Ins & Fireplaces

Appliance Allowance	1415.00	1	1,415
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County Multiplier = 1.38 => Cost New = 92,954

Phy/Ab.Phy/Func/Econ/Comb.%Good= 99/100/100/100/99.0, Depr.Cost = 92,025
 ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.400 => TCV of Bldg: 1 = 128,835

2017 Est. T.C.V. 009-290-009-00 = 251,291

Est. TCV/Total Floor Area = 184.10, Most recent sale 08/12/2013 for 120,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
61,300	61,300	61,300	58,876	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
64,500	-200	0	64,500	529	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
125,600	125,600	125,600	123,905	123,905	0	

009-290-010-00	2017 Est. T.C.V.	CROW'S NEST LOT OWNERS
Property Class: 700		W WHITE BIRCH AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS
* Factors * EST - TO CHECK PLAT

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1800	82.00	209.00	0.9105	1.0000	1800	100		134,396
82 Actual Front Feet, 0.39 Total Acres							Total Est. Land Value =	134,396

2017 Est. T.C.V. 009-290-010-00 = 0

Est. TCV/Total Floor Area = 0.00

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

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009-290-011-00 2017 Est. T.C.V. HOLMES ROBERT P & KIMBERLY J
 Property Class: 401 7789 W WHITE BIRCH AVE
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1800	67.00	144.00	0.9674	1.0000	1800	100		116,673
67 Actual Front Feet, 0.22 Total Acres Total Est. Land Value =								116,673

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Metal Prefab	8.98	1.00	96	45	388
Total Estimated Land Improvements True Cash Value =					388

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C-10 Blt 1968

(11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 936 SF Floor Area = 936 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	61.31	-8.95	-0.24	936	48,784

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 1,915.00 1 1,915

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County Multiplier = 1.38 => Cost New = 74,791

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 52,354

Separately Depreciated Items:

(17) Garages
 Class:C Exterior: Siding Foundation: 18 Inch (Unfinished)
 Base Cost 17.40 588 10,231
 County Multiplier = 1.38 => Cost New = 14,119
 Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 12,707

Total Depreciated Cost = 65,061
 ECF (4520 NORTSHORE LAKE MISSAUKEE AREA)1.390 => TCV of Bldg: 1 = 90,435

2017 Est. T.C.V. 009-290-011-00 = 207,496
 Est. TCV/Total Floor Area = 221.68, Most recent sale 09/13/2012 for 204,150

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
102,500	102,500	102,500	96,910	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,200	0	0	872	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
103,700	103,700	103,700	97,782	97,782	0	

009-290-012-00	2017 Est. T.C.V.	CUNNINGHAM RUSSELL J
Property Class: 401		7799 W WHITE BIRCH AVE
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1800	67.00	140.00	0.9674	1.0000	1800	100		116,673
67 Actual Front Feet, 0.22 Total Acres Total Est. Land Value =								116,673

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	364	71	827
Total Estimated Land Improvements True Cash Value =					827

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

(11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 936 SF Floor Area = 936 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	60.17	-8.92	-0.21	936	47,773

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, 100 Feet	2550.00	1	2,550

(15) Built-Ins & Fireplaces

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

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(17) Garages

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

Base Cost	24.80	224	5,555
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County Multiplier = 1.38 => Cost New = 86,110

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 51,666
ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.350 => TCV of Bldg: 1 = 69,749

2017 Est. T.C.V. 009-290-012-00 = 187,249

Est. TCV/Total Floor Area = 200.05

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
93,700	93,700	93,700	73,621	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-100	0	0	662	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
93,600	93,600	93,600	74,283	74,283	0	

009-290-013-00 2017 Est. T.C.V. ORMSBY H ROBERT II
 Property Class: 401 7809 W WHITE BIRCH AVE
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1800	66.00	135.00	0.9718	1.0000	1800	100		115,451
66 Actual Front Feet, 0.20 Total Acres Total Est. Land Value =								115,451

Cost Est. for Res. Bldg: 1 Single Family 2S Cls BC Blt 1993

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1280 SF Floor Area = 2560 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Siding	Crawl Space	120.47	-11.50	0.00	1280	139,482

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

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

(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
Fireplace: Exterior 2 Story	5875.00	1	5,875

(16) Porches

WCP (1 Story), Standard	51.75	35	1,811
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(16) Deck/Balcony

Treated Wood,Standard	7.12	480	3,418
Treated Wood,Standard	8.71	128	1,115

(17) Garages

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

Base Cost	23.15	576	13,334
Common Wall: 1 Wall	-1425.00	1	-1,425

County Multiplier = 1.38 => Cost New = 240,053

Phy/Ab.Phy/Func/Econ/Comb.%Good= 78/100/100/100/78.0, Depr.Cost = 187,242
 ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.350 => TCV of Bldg: 1 = 252,776

2017 Est. T.C.V. 009-290-013-00 = 368,227

Est. TCV/Total Floor Area = 143.84

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
178,800	178,800	178,800	139,739	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	5,300	0	0	1,257	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
184,100	184,100	184,100	140,996	140,996	140,996	

009-290-014-00 2017 Est. T.C.V. DENNO WILLIAM L ETAL
 Property Class: 401 7819 W PINE DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1800	73.00	120.00	0.9429	1.0000	1800	100		123,892
73 Actual Front Feet, 0.20 Total Acres Total Est. Land Value =								123,892

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	160	0	0
Fencing: Wd, Split, 2 Rail	7.50	1.00	30	0	0
Shed: Metal Prefab	8.33	1.00	90	45	337
Shed: Wood Frame	11.89	1.00	42	35	175
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 =					987

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1060 SF Floor Area = 1060 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	58.68	0.00	0.00	436	25,584
1	Story Siding	Crawl Space	58.68	-8.63	0.00	624	31,231

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) Porches

CPP, Standard	35.85	12	430
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(16) Deck/Balcony

Treated Wood, Standard	6.14	453	2,781
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County Multiplier = 1.38 => Cost New = 89,248

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 53,549
 ECF (4520 NORTSHORE LAKE MISSAUKEE AREA)1.350 => TCV of Bldg: 1 = 72,291

2017 Est. T.C.V. 009-290-014-00 = 197,170
 Est. TCV/Total Floor Area = 186.01

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
98,900	98,900	98,900	83,671	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-300	0	753	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
98,600	98,600	98,600	84,424	84,424	84,424	

009-290-015-00 2017 Est. T.C.V. PAPKE RONALD ROY &
 Property Class: 402 W PINE DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1800	60.00	108.00	1.0000	1.0000	1800	100		108,000
60 Actual Front Feet, 0.15 Total Acres							Total Est. Land Value =	108,000

2017 Est. T.C.V. 009-290-015-00 = 108,000

Est. TCV/Total Floor Area = 101.89

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
54,000	54,000	54,000	32,769	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	294	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
54,000	54,000	54,000	33,063	33,063	0	

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009-290-016-00 2017 Est. T.C.V. PAPKE RONALD ROY &
 Property Class: 401 7839 W PINE DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1800	70.00	119.00	0.9548	1.0000	1800	100		120,306
70 Actual Front Feet, 0.19 Total Acres Total Est. Land Value =								120,306

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	360	71	818
Total Estimated Land Improvements True Cash Value =					818

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1967

(11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 999 SF Floor Area = 999 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Block	Crawl Space	60.27	-8.76	-0.21	999	51,249

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

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(16) Porches

CCP (1 Story), Standard	21.45	200	4,290
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(17) Garages

Class:CD Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	19.75	400	7,900
Mechanical Doors	350.00	1	350

County Multiplier = 1.42 => Cost New = 102,075

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 66,349
 ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.390 => TCV of Bldg: 1 = 92,225

2017 Est. T.C.V. 009-290-016-00					=	213,349
Est. TCV/Total Floor Area = 213.56						
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
105,200	105,200	105,200	76,422	0.90		
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	1,500		0	0	687	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
106,700	106,700	106,700	77,109	77,109	0	

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009-290-017-00 2017 Est. T.C.V. TOMSHAK MEGAN MARIE
 Property Class: 401 7849 W PINE DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1800	66.00	141.00	0.9718	1.0000	1800	100		115,451
66 Actual Front Feet, 0.21 Total Acres Total Est. Land Value =								115,451

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	342	71	835
Total Estimated Land Improvements True Cash Value =					835

Cost Est. for Res. Bldg: 1 Single Family 1S C1s C+5 Blt 1966

(11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 900 SF Floor Area = 900 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	72.06	0.00	-0.28	900	64,602

Other Additions/Adjustments Rate Size Cost

(9) Basement Finish

Basement Recreation Finish	11.45	900	10,305
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

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

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(15) Built-Ins & Fireplaces

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

(16) Porches

WCP (1 Story), Standard	31.12	80	2,490
CPP, Standard	13.18	140	1,845
WPP, Standard	8.53	408	3,480
WPP, Standard	9.96	243	2,420

(17) Garages

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

Base Cost	19.70	440	8,668
Automatic Doors	375.00	1	375

County Multiplier = 1.38 => Cost New = 147,622

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 88,573
 ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.350 => TCV of Bldg: 1 = 119,574

2017 Est. T.C.V. 009-290-017-00 = 235,860

Est. TCV/Total Floor Area = 262.07, Most recent sale 11/01/2012 for 225,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
117,800	117,800	117,800	108,222	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	100	0	0	973	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
117,900	117,900	117,900	109,195	109,195	109,195

009-290-018-00 2017 Est. T.C.V. STECKROTH FAMILY TRUST
 Property Class: 401 7859 W PINE DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1800	70.00	160.00	0.9548	1.0000	1800	100		120,306
70 Actual Front Feet, 0.26 Total Acres Total Est. Land Value =								120,306

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 1965

(11) Heating System: Space Heater

Ground Area = Size for Rates = 795 SF Floor Area = 795 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	51.19	-8.97	-1.89	795	32,062

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	1,235.00	1	1,235
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(16) Porches

WPP, Standard	9.36	228	2,134
WSEP (1 Story), Standard	28.86	121	3,492

(16) Deck/Balcony

Treated Wood, Standard	7.94	86	683
Treated Wood, Standard	7.84	90	706

(16) Breezeways

Frame Wall, Unfinished	22.25	469	10,435
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(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 = 90,797

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 63,558
 ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.390 => TCV of Bldg: 1 = 88,345

2017 Est. T.C.V. 009-290-018-00 = 208,977

Est. TCV/Total Floor Area = 262.86, Most recent sale 05/01/1997 for 86,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
103,400	103,400	103,400	81,228	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	1,100	0	0	731	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
104,500	104,500	104,500	81,959	81,959	0

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009-290-019-00 2017 Est. T.C.V. COLLIER BETTY TRUST
 Property Class: 401 7869 W PINE DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1800	71.00	172.00	0.9508	1.0000	1800	100		121,506
71 Actual Front Feet, 0.28 Total Acres Total Est. Land Value =								121,506

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	547	73	1,374
Total Estimated Land Improvements True Cash Value =					1,374

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C Blt 1976

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 984 SF Floor Area = 1476 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Crawl Space	85.83	-9.82	0.00	984	74,794

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, 100 Feet	2700.00	1	2,700

(15) Built-Ins & Fireplaces

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

(16) Deck/Balcony

Treated Wood,Standard	6.42	432	2,773
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(17) Garages

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

Base Cost	19.29	462	8,912
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 => Cost New = 136,401

Phy/Ab.Phy/Func/Econ/Comb.%Good= 73/100/100/100/73.0, Depr.Cost = 99,573
 ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.400 => TCV of Bldg: 1 = 139,402

2017 Est. T.C.V. 009-290-019-00 = 262,282

Est. TCV/Total Floor Area = 177.70

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
126,200	126,200	126,200	100,641	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	4,900	0	0	905	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
131,100	131,100	131,100	101,546	101,546	101,546	

009-290-020-00 2017 Est. T.C.V. HUNT DAVID H & KRUYMAS
 Property Class: 401 7879 W PINE DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1800	66.00	165.00	0.9718	1.0000	1800	100		115,451
66 Actual Front Feet, 0.25 Total Acres Total Est. Land Value =								115,451

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 1.5S Cls C+10 Blt 2011

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1379 SF Floor Area = 1929 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	69.95	-9.88	0.00	1379	82,837
1	Story Siding	Overhang	36.94	0.00	0.00	550	20,317

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

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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	16.73	475	7,947
CCP (1 Story), Standard	38.96	48	1,870

(17) Garages

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

Base Cost	17.84	672	11,988
Common Wall: 1 Wall	-1300.00	1	-1,300
Automatic Doors	375.00	1	375
Storage area over garage	3.95	390	1,541

County Multiplier = 1.38 => Cost New = 187,834

Phy/Ab.Phy/Func/Econ/Comb.%Good= 96/100/100/100/96.0, Depr.Cost = 180,320
 ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.400 => TCV of Bldg: 1 = 252,448

2017 Est. T.C.V. 009-290-020-00 = 368,849

Est. TCV/Total Floor Area = 191.21, Most recent sale 06/01/2002 for 85,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
174,800	174,800	174,800	151,285	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	9,600	0	0	1,361	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
184,400	184,400	184,400	152,646	152,646	0

009-290-021-00 2017 Est. T.C.V. ANTON ROBERT A & KATHLEEN M
 Property Class: 401 7889 W PINE DR
 Map #: LAKE TOWNSHIP Lake City, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 1000/FF	66.00	147.00	0.9718	1.0000	1000	100		64,140
66 Actual Front Feet, 0.22 Total Acres Total Est. Land Value =								64,140

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
Total Estimated Land Improvements True Cash Value =					227

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1967

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1098 SF Floor Area = 1098 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Block	Crawl Space	59.19	-8.55	0.00	1098	55,603

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	1,415.00	1	1,415
Fireplace: Wood Stove	1,125.00	1	1,125

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(17) Garages

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

Base Cost	20.85	440	9,174
Common Wall: 1 Wall	-1225.00	1	-1,225
Mechanical Doors	350.00	1	350

County Multiplier = 1.42 => Cost New = 98,934

Phy/Ab.Phy/Func/Econ/Comb.%Good= 71/100/100/100/71.0, Depr.Cost = 70,243
 ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.400 => TCV of Bldg: 1 = 98,340

2017 Est. T.C.V. 009-290-021-00 = 162,707

Est. TCV/Total Floor Area = 148.18

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
85,500	85,500	85,500	75,926	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-4,100	0	0	5,474	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
81,400	81,400	81,400	76,609	81,400	0

009-290-022-00 2017 Est. T.C.V. ANTON DOUGLAS A & MILTON R
 Property Class: 401 7899 W PINE DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 1000/FF	67.00	131.00	0.9674	1.0000	1000	100		64,818
67 Actual Front Feet, 0.20 Total Acres Total Est. Land Value =								64,818

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	792	71	1,799
Total Estimated Land Improvements True Cash Value =					1,799

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

(11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 884 SF Floor Area = 884 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Brick	Slab	70.52	-10.78	-0.21	884	52,625

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
 Fireplace: Interior 1 Story 2900.00 1 2,900

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(17) Garages
 Class:CD Exterior: Siding Foundation: 18 Inch (Unfinished)
 Base Cost 18.14 484 8,780
 Mechanical Doors 350.00 1 350

County Multiplier = 1.38 => Cost New = 96,979

Phy/Ab.Phy/Func/Econ/Comb.%Good= 71/100/100/100/71.0, Depr.Cost = 68,855
 ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.400 => TCV of Bldg: 1 = 96,397

2017 Est. T.C.V. 009-290-022-00 = 163,014

Est. TCV/Total Floor Area = 184.40

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
86,100	86,100	86,100	81,419	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-4,600	0	0	81	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
81,500	81,500	81,500	82,151	81,500	81,500

009-290-023-00 2017 Est. T.C.V. THORP KAREN S
 Property Class: 401 7909 W PINE DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> GROUP C		\$70,000			70000	100		70,000
68 Actual Front Feet, 0.18 Total Acres Total Est. Land Value =								70,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Ren. Conc.	3.78	1.00	400	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.0	95	950
Total Estimated Land Improvements True Cash Value =					950

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls CD Blt 1974

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1692 SF Floor Area = 2850 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Crawl Space	68.89	-7.63	0.00	1692	103,652
1	Story Siding	Overhang	30.80	0.00	0.00	312	9,610

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

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

Public Sewer	1,025.00	1	1,025
Well, 50 Feet	1,575.00	1	1,575

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(15) Built-Ins & Fireplaces

Appliance Allowance	1415.00	1	1,415
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(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 = 177,279

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 115,231
 ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.400 => TCV of Bldg: 1 = 161,324

2017 Est. T.C.V. 009-290-023-00 = 232,274
 Est. TCV/Total Floor Area = 81.50, Most recent sale 08/27/2015 for 205,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
100,800	100,800	100,800	100,800	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
9,700	5,600	0	9,700	907	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
116,100	116,100	116,100	111,407	111,407	0

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009-290-024-00 2017 Est. T.C.V. WOODCOCK DALE R & JANET A
 Property Class: 401 7919 W PINE DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> GROUP C		\$70,000			70000	100		70,000
68 Actual Front Feet, 0.16 Total Acres Total Est. Land Value =								70,000

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	644	71	1,573
Total Estimated Land Improvements True Cash Value =					1,573

Cost Est. for Res. Bldg: 1 Single Family BI Cls C-5 Blt 1969

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1034 SF Floor Area = 1492 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
Bi-Level	Siding	Bi-Lev. 80%	81.84	0.00	3.64	517	44,193
1	Story Siding	Crawl Space	63.47	-9.21	1.82	517	28,993
1	Story Siding	Overhang	38.77	0.00	0.00	44	1,706

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

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(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	53.58	64	3,429
CCP (1 Story), Standard	34.76	64	2,225
CCP (1 Story), Standard	29.18	105	3,064
CCP (1 Story), Standard	27.17	120	3,260

(16) Deck/Balcony

Treated Wood, Standard	6.45	400	2,580
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(16) Breezeways

Frame Wall, Finished	27.75	126	3,497
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(17) Garages

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

Base Cost	20.45	504	10,307
Common Wall: 1 Wall	-1300.00	1	-1,300
Automatic Doors	375.00	1	375

County Multiplier = 1.38 => Cost New = 156,272

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 93,763
 ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.350 => TCV of Bldg: 1 = 126,581

2017 Est. T.C.V. 009-290-024-00 = 198,154
 Est. TCV/Total Floor Area = 132.81, Most recent sale 09/01/1999 for 149,900

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
96,300	96,300	96,300	83,240	0.90

Parcel Number: 009-290-024-00

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2017	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	2,800	0	0	749	0
2017 Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	99,100	99,100	99,100	83,989	83,989	83,989

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009-290-025-00	2017 Est. T.C.V.	HUCKLE CHRISTOPHE & HUCKLE KATHRYE
Property Class: 401		7929 W PINE DR
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> GROUP C		\$70,000			70000	100		70,000
66 Actual Front Feet, 0.11 Total Acres							Total Est. Land Value =	70,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	12.07	1.00	80	93	898
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 =					3,248

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 = 952 SF Floor Area = 1428 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Crawl Space	95.05	-10.89	3.16	952	83,129

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

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(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
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(16) Porches

WCP (1 Story), Standard	25.00	136	3,400
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(16) Deck/Balcony

Treated Wood, Standard	7.34	168	1,233
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County Multiplier = 1.38 => Cost New = 133,444

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 120,100
 ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.400 => TCV of Bldg: 1 = 168,140

2017 Est. T.C.V. 009-290-025-00 = 241,388

Est. TCV/Total Floor Area = 169.04, Most recent sale 08/07/2015 for 232,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
114,100	114,100	114,100	114,100	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	6,600	0	1,026	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
120,700	120,700	120,700	115,126	115,126	0

009-290-026-00	2017 Est. T.C.V.	HINDY GERARD T & MOLLIE M
Property Class: 401		7939 W PINE DR
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> GROUP C		\$70,000			70000	100		70,000
109 Actual Front Feet, 0.10 Total Acres Total Est. Land Value =								70,000

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	114	76	298
Shed: Wood Frame	11.06	1.00	120	71	942
Total Estimated Land Improvements True Cash Value =					1,240

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C-5 Blt 1986

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 874 SF Floor Area = 874 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	65.60	0.00	0.00	874	57,334

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, 50 Feet	1575.00	1	1,575

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(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	7.01	208	1,458
Treated Wood,Standard	10.25	50	513
Treated Wood,Standard	11.81	40	472
Treated Wood,Standard	6.15	561	3,450

County Multiplier = 1.38 => Cost New = 105,521

Phy/Ab.Phy/Func/Econ/Comb.%Good= 76/100/100/100/76.0, Depr.Cost = 80,196

Separately Depreciated Items:

(9) Basement Finish

Basement Recreation Finish	11.45	500	5,725
County Multiplier = 1.38 =>		Cost New =	7,901
Phy/Ab.Phy/Func/Econ/Comb.%Good= 50/100/100/100/50.0,		Depr.Cost =	3,950

Total Depreciated Cost = 84,146

ECF (4520 NORTHSORE LAKE MISSAUKEE AREA)1.400 => TCV of Bldg: 1 = 117,805

2017 Est. T.C.V. 009-290-026-00 = 189,045

Est. TCV/Total Floor Area = 216.30, Most recent sale 09/01/1999 for 132,500

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
92,000	92,000	92,000	90,696	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,500	0	0	816	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
94,500	94,500	94,500	91,512	91,512	0	

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009-290-027-00 2017 Est. T.C.V. GLASHOWER THOMAS J & KIMBERLY A
 Property Class: 401 260 S CAROLYN AVE
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP C 1100/FF	52.00	238.00	1.0364	1.0000	1100	100		59,283
52 Actual Front Feet, 0.28 Total Acres Total Est. Land Value =								59,283

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Concrete	4.23	1.00	378	0	0
Shed: Metal Prefab	12.17	1.00	48	45	263
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 5000	5000.00	1.00	1.5	95	7,125
Total Estimated Land Improvements True Cash Value =					7,388

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

(11) Heating System: Forced Heat & Cool
 Ground Area = Size for Rates = 1288 SF Floor Area = 1932 SF.
 Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost
 1.5 Story Cedar Logs Basement 133.77 0.00 2.77 1288 175,864

Other Additions/Adjustments Rate Size Cost

(1) Exterior
 Brick Veneer 8.80 28 246
 Walk out Basement Door(s) 1025.00 1 1,025

(13) Plumbing **Draft Record Card - Printed before March Board of Review**
 Average Fixture(s) 1120.00 1 1,120
 3 Fixture Bath 3525.00 1 3,525
 2 Fixture Bath 2350.00 2 4,700

(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: Interior 2 Story 4800.00 1 4,800

(16) Porches
 WCP (1 Story), Standard 31.24 111 3,468
 WPP, Standard 13.80 145 2,001
 WPP, Standard 8.84 545 4,818

(17) Garages
 Class:BC Exterior: Siding Foundation: 42 Inch (Finished)
 Base Cost 24.15 736 17,774
 Automatic Doors 425.00 2 850
 Storage area over garage 4.50 442 1,989

County Multiplier = 1.38 => Cost New = 316,471

Phy/Ab.Phy/Func/Econ/Comb.%Good= 89/100/100/100/89.0, Depr.Cost = 281,659

Separately Depreciated Items:

(9) Basement Finish
 Basement Recreation Finish 13.50 1288 17,388
 County Multiplier = 1.38 => Cost New = 23,995
 Phy/Ab.Phy/Func/Econ/Comb.%Good= 50/100/100/100/50.0, Depr.Cost = 11,998

Parcel Number: 009-290-027-00

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	Total Depreciated Cost =	293,657
ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.400 => TCV of Bldg: 1 =		411,120

2017 Est. T.C.V. 009-290-027-00 = 477,791

Est. TCV/Total Floor Area = 247.30, Most recent sale 03/31/2011 for 390,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
222,800	222,800	222,800	183,981	0.90		
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	16,100	0	0	1,655	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
238,900	238,900	238,900	185,636	185,636	0	

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009-290-028-00	2017 Est. T.C.V.	BALL JAMES R & JANICE C
Property Class: 401		268 S CAROLYN AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP C 1100/FF	52.00	165.00	1.0364	1.0000	1100	100		59,283
52 Actual Front Feet, 0.20 Total Acres								Total Est. Land Value = 59,283

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	112	0	0
D/W/P: 4in Ren. Conc.	4.21	1.00	550	0	0
Shed: Metal Prefab	9.92	1.00	48	45	214

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 =					2,564

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C+5 Blt 1970

(11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 1056 SF Floor Area = 1392 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Basement	88.97	0.00	-0.42	672	59,506
1	Story Siding	Basement	69.88	0.00	-0.28	384	26,726

Other Additions/Adjustments

	Rate	Size	Cost
Walk out Basement Door(s)	775.00	1	775

(13) Plumbing

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

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(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

CCP (1 Story), Standard	46.52	36	1,675
WPP, Standard	10.01	240	2,402

(17) Garages

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

Base Cost	19.27	572	11,022
Automatic Doors	375.00	1	375

County Multiplier = 1.38 => Cost New = 154,310

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0, Depr.Cost = 115,732

Separately Depreciated Items:

(9) Basement Finish

Basement Recreation Finish	11.45	384	4,397
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County Multiplier = 1.38 => Cost New = 6,068

Phy/Ab.Phy/Func/Econ/Comb.%Good= 50/100/100/100/50.0, Depr.Cost = 3,034

Total Depreciated Cost = 118,766

ECF (4520 NORTHSORE LAKE MISSAUKEE AREA)1.400 => TCV of Bldg: 1 = 166,272

Parcel Number: 009-290-028-00

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2017 Est. T.C.V. 009-290-028-00	=	228,119			
Est. TCV/Total Floor Area = 163.88					
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
107,600	0	0	0	0.90	
2017	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
114,100	0	0	92,221	0	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
114,100	114,100	114,100	92,221	92,221	92,221

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009-290-029-00 2017 Est. T.C.V. LONSBERRY SCOTT & JUDITH ANN
 Property Class: 401 280 S CAROLYN AVE
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP C 1100/FF	52.00	183.00	1.0364	1.0000	1100	100		59,283
52 Actual Front Feet, 0.22 Total Acres Total Est. Land Value =								59,283

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	267	0	0
Shed: Wood Frame	11.71	1.00	48	94	528
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 =					1,003

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1967

(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 Basement 59.86 0.00 0.00 960 57,466

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

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

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

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

(16) Porches
 CPP, Standard 23.27 36 838
 WPP, Standard 9.56 240 2,294

County Multiplier = 1.38 => Cost New = 95,762

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 62,245
 ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.390 => TCV of Bldg: 1 = 86,521

2017 Est. T.C.V. 009-290-029-00 = 146,807
 Est. TCV/Total Floor Area = 152.92, Most recent sale 08/02/2004 for 161,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
71,900	71,900	71,900	62,822	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	1,500	0	0	565	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
73,400	73,400	73,400	63,387	63,387	0

009-290-030-00	2017 Est. T.C.V.	WARREN J & S JOINT LIVING TRUST
Property Class: 401		292 S CAROLYN AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GRADE D 950/FF	60.00	160.00	1.0000	1.0000	950	100		57,000
60 Actual Front Feet, 0.22 Total Acres								Total Est. Land Value = 57,000

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	800	0	0
Shed: Wood Frame	11.53	1.00	96	0	0

Residential Local Cost Land Improvements

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

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C+10 Blt 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	Basement	93.96	0.00	3.16	1008	97,897

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

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(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) Deck/Balcony

Treated Wood,Standard	6.76	264	1,785
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(17) Garages

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

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

County Multiplier = 1.38 => Cost New = 166,757

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 150,082

Separately Depreciated Items:

(9) Basement Finish

Basement Recreation Finish	11.45	1008	11,542
County Multiplier = 1.38 =>		Cost New =	15,927
Phy/Ab.Phy/Func/Econ/Comb.%Good= 50/100/100/100/50.0,		Depr.Cost =	7,964

Total Depreciated Cost = 158,045
 ECF (4520 NORTSHORE LAKE MISSAUKEE AREA)1.400 => TCV of Bldg: 1 = 221,263

2017 Est. T.C.V. 009-290-030-00 = 280,638

Parcel Number: 009-290-030-00

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Est. TCV/Total Floor Area = 185.61, Most recent sale 08/01/1997 for 36,500

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
130,200	130,200	130,200	122,599	0.90		
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	10,100	0	0	1,103	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
140,300	140,300	140,300	123,702	123,702	123,702	

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009-290-031-00 2017 Est. T.C.V. SCHAFRANEK EUGENE J TRUSTEE OF THE
 Property Class: 401 304 S CAROLYN AVE
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GRADE D 950/FF	60.00	149.00	1.0000	0.9789	950	100		55,795
60 Actual Front Feet, 0.20 Total Acres Total Est. Land Value =								55,795

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	90	71	220
Total Estimated Land Improvements True Cash Value =					220

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C Blt 1960

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 767 SF Floor Area = 959 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25	Story Siding	Basement	81.75	0.00	0.00	767	62,702

Other Additions/Adjustments Rate Size Cost

Walk out Basement Door(s)	775.00	1	775
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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, 100 Feet	2700.00	1	2,700

(15) Built-Ins & Fireplaces **Draft Record Card - Printed before March Board of Review**
 Appliance Allowance 1915.00 1 1,915

(16) Porches

WPP, Standard	8.56	404	3,458
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County Multiplier = 1.38 => Cost New = 101,392

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 65,905
 ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.400 => TCV of Bldg: 1 = 92,267

2017 Est. T.C.V. 009-290-031-00 = 148,282

Est. TCV/Total Floor Area = 154.62

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
69,100	69,100	69,100	40,928	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	5,000	0	0	368	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
74,100	74,100	74,100	41,296	41,296	0	

009-290-032-00	2017 Est. T.C.V.	SCHAFRANEK EUGENE J TRUSTEE OF THE
Property Class: 402		S CAROLYN AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GRADE D 950/FF	60.00	145.00	1.0000	0.9709	950	100		55,341
60 Actual Front Feet, 0.20 Total Acres							Total Est. Land Value =	55,341

2017 Est. T.C.V. 009-290-032-00 = 55,341

Est. TCV/Total Floor Area = 57.71

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
26,200	26,200	26,200	22,147	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	1,500	0	0	199	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
27,700	27,700	27,700	22,346	22,346	0	

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009-290-033-00 2017 Est. T.C.V. KOZLOWSKI RENEE
 Property Class: 401 316 S CAROLYN AVE
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP C 1100/FF	77.00	147.00	0.9395	1.0000	1100	100		79,579
77 Actual Front Feet, 0.26 Total Acres Total Est. Land Value =								79,579

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	800	0	0
D/W/P: 4in Ren. Conc.	4.21	1.00	1166	0	0
D/W/P: 4in Ren. Conc.	4.21	1.00	191	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.0	97	970
Total Estimated Land Improvements True Cash Value =					970

Cost Est. for Res. Bldg: 1 Single Family MANU-BOCA/STATE Cls C+5 Blt 1977

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1402 SF Floor Area = 2059 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	66.57	0.00	2.01	889	60,968
1	Story Siding	Slab	66.57	-11.52	2.01	513	29,272
1	Story Siding	Overhang	36.83	0.00	0.00	72	2,652
1	Story Siding	Overhang	36.83	0.00	0.00	103	3,793
1	Story Brick	Overhang	42.75	0.00	0.00	482	20,606

Other Additions/Adjustments

	Rate	Size	Cost
Walk out Basement Door(s)	775.00	1	775

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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
Fireplace: Interior 1 Story	3250.00	1	3,250
Fireplace: Prefab 1 Story	2200.00	1	2,200
Fireplace: Wood Stove	1350.00	1	1,350

(16) Porches

WPP, Standard	7.97	473	3,770
WPP, Standard	9.96	243	2,420
CCP (1 Story), Standard	30.27	96	2,906

(16) Deck/Balcony

Treated Wood, Standard	6.69	288	1,927
Wood Balcony	17.50	41	718

(17) Garages

Class:C Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	22.07	607	13,396
Common Wall: 1 Wall	-1300.00	1	-1,300
Automatic Doors	375.00	1	375

County Multiplier = 1.38 => Cost New = 213,195

Notes: +ONSITE ADDITION

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 149,236

Separately Depreciated Items:

(9) Basement Finish			
Basement Recreation Finish	11.45	875	10,019
County Multiplier = 1.38 =>		Cost New =	13,826
Phy/Ab.Phy/Func/Econ/Comb.%Good= 50/100/100/100/50.0,		Depr.Cost =	6,913
		Total Depreciated Cost =	156,149
ECF (4520 NORTSHORE LAKE MISSAUKEE AREA)1.200 =>	TCV of Bldg: 1 =		187,379

2017 Est. T.C.V. 009-290-033-00	=	267,928				
Est. TCV/Total Floor Area = 130.13, Most recent sale 07/15/2005 for 165,500						
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
131,600	131,600	131,600	126,152	0.90		
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	1,700	700	0	1,700	1,135	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
134,000	134,000	134,000	128,987	128,987	128,987	

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009-290-034-50	2017 Est. T.C.V.	WELLS DAVID ALAN & PATRICIA KAY
Property Class: 402		S CAROLYN AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS
 * Factors * S 1/2 LOT 34

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GRADE D 950/FF	30.00	152.00	1.0000	0.9847	950	100		28,065
30 Actual Front Feet, 0.11 Total Acres							Total Est. Land Value =	28,065

2017 Est. T.C.V. 009-290-034-50	=	28,065			
Est. TCV/Total Floor Area = 13.63					
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
13,300	13,300	13,300	13,300	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	700	0	119	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
14,000	14,000	14,000	13,419	13,419	13,419

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009-290-035-00	2017 Est. T.C.V.	WELLS DAVID ALAN & PATRICIA KAY
Property Class: 401		352 S CAROLYN AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GRADE D 950/FF	52.00	148.00	1.0000	0.9769	950	100		48,258
52 Actual Front Feet, 0.18 Total Acres								Total Est. Land Value = 48,258

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

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

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C+5 Blt 1991

(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 Pine Logs	Basement	75.72	0.00	0.00	960	72,691

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

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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

CCP (1 Story), Standard	20.53	266	5,461
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(16) Deck/Balcony

Treated Wood w/Roof,Standard	16.45	320	5,264
Treated Wood w/Roof,Standard	20.65	128	2,643

(17) Basement Garages

Basement Garage: 1 Car	1550.00	1	1,550
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County Multiplier = 1.38 => Cost New = 136,512

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 109,209

Separately Depreciated Items:

(9) Basement Finish

Basement Recreation Finish	11.45	349	3,996
County Multiplier = 1.38 =>		Cost New =	5,515
Phy/Ab.Phy/Func/Econ/Comb.%Good= 50/100/100/100/50.0,		Depr.Cost =	2,757

Total Depreciated Cost = 111,966
ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.400 => TCV of Bldg: 1 = 156,753

2017 Est. T.C.V. 009-290-035-00 = 207,361
Est. TCV/Total Floor Area = 216.00, Most recent sale 10/15/2009 for 185,500
2016 Assessed MBOR S.E.V. Base for Cap C.P.I.

Parcel Number: 009-290-035-00

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	99,100	99,100	99,100	71,970	0.90	
2017	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	4,600	0	0	647	0
2017	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	103,700	103,700	103,700	72,617	72,617	72,617

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009-290-036-00	2017 Est. T.C.V.	KOUZOUJIAN RICHARD A
Property Class: 401		364 S CAROLYN AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GRADE D 950/FF	102.00	121.00	0.8758	0.9196	950	100		78,039
102 Actual Front Feet, 0.28 Total Acres Total Est. Land Value =								78,039

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	484	82	1,270
Total Estimated Land Improvements True Cash Value =					1,270

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 = 1296 SF Floor Area = 1296 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	56.55	-8.19	0.00	768	37,140
1	Story Siding	Crawl Space	56.55	-8.19	0.00	528	25,534

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

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(15) Built-Ins & Fireplaces

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

(16) Deck/Balcony

Treated Wood,Standard	6.37	294	1,873
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(17) Garages

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

Base Cost	17.36	572	9,930
Storage area over garage	3.85	286	1,101

County Multiplier = 1.38 => Cost New = 115,435

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 69,261

Separately Depreciated Items:

(16) Porches

WCP (1 Story), Standard	28.26	96	2,713
County Multiplier = 1.38 =>		Cost New =	3,744

Phy/Ab.Phy/Func/Econ/Comb.%Good= 84/100/100/100/84.0, Depr.Cost = 3,145

(16) Deck/Balcony

Treated Wood,Standard	8.05	96	773
County Multiplier = 1.38 =>		Cost New =	1,066

Phy/Ab.Phy/Func/Econ/Comb.%Good= 84/100/100/100/84.0, Depr.Cost = 896

Total Depreciated Cost = 73,302

ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.350 => TCV of Bldg: 1 = 98,957

2017 Est. T.C.V. 009-290-036-00 = 178,266

Est. TCV/Total Floor Area = 137.55, Most recent sale 06/15/2004 for 185,100

Parcel Number: 009-290-036-00

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2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
86,700	86,700	86,700	86,700	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,400	0	0	780	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
89,100	89,100	89,100	87,480	87,480	0	

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009-290-038-00	2017 Est. T.C.V.	JORGENSEN MARK A
Property Class: 402		S CAROLYN AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value D> GROUP D 35K					35000	100		35,000
50 Actual Front Feet, 0.11 Total Acres							Total Est. Land Value =	35,000

2017 Est. T.C.V. 009-290-038-00 = 35,000

Est. TCV/Total Floor Area = 27.01

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
17,500	17,500	17,500	13,956	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	125	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
17,500	17,500	17,500	14,081	14,081	0	

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009-290-039-00 2017 Est. T.C.V. JORGENSEN MARK A
 Property Class: 401 400 S CAROLYN AVE
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value D> GROUP D 35K					35000	100		35,000
40 Actual Front Feet, 0.09 Total Acres							Total Est. Land Value =	35,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 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 1971

(11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 747 SF Floor Area = 1120 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Basement	86.42	0.00	-0.38	747	64,272

Other Additions/Adjustments Rate Size Cost

(9) Basement Finish

Basement Recreation Finish	11.45	747	8,553
Walk out Basement Door(s)	775.00	3	2,325

(13) Plumbing

Average Fixture(s)	760.00	1	760
2 Fixture Bath	1600.00	2	3,200

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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
Fireplace: Exterior 2 Story	4650.00	1	4,650
Fireplace: Wood Stove	1350.00	1	1,350

(16) Porches

WPP, Standard	8.82	357	3,149
WPP, Standard	7.15	650	4,648

County Multiplier = 1.38 => Cost New = 134,630

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 80,778
 ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.350 => TCV of Bldg: 1 = 109,051

2017 Est. T.C.V. 009-290-039-00 = 144,526
 Est. TCV/Total Floor Area = 129.04

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
69,900	69,900	69,900	58,467	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	2,400	0	526	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
72,300	72,300	72,300	58,993	58,993	0	

009-290-040-00 2017 Est. T.C.V. DENNO MICHAEL P & LAURIE J TRUST
 Property Class: 401 412 S CAROLYN AVE
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value D> GROUP D 35K					35000	100		35,000
40 Actual Front Feet, 0.11 Total Acres							Total Est. Land Value =	35,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.44	1.00	84	71	205
Total Estimated Land Improvements True Cash Value =					205

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C-5 Blt 1974

(11) Heating System: Forced Air w/ Ducts

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	67.52	0.00	0.00	768	51,855

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

(13) Plumbing	Rate	Size	Cost
Average Fixture(s)	760.00	1	760

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

(15) Built-Ins & Fireplaces **Draft Record Card - Printed before March Board of Review**
 Appliance Allowance 1915.00 1 1,915

(16) Deck/Balcony	Rate	Size	Cost
Treated Wood,Standard	6.68	289	1,931
Treated Wood,Standard	7.25	180	1,305

County Multiplier = 1.38 => Cost New = 84,563

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 54,966
 ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.390 => TCV of Bldg: 1 = 76,403

2017 Est. T.C.V. 009-290-040-00					=	111,608
Est. TCV/Total Floor Area = 145.32, Most recent sale 04/18/2013 for 114,000						
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
54,400	54,400	54,400	54,400	0.90		
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	1,400		0	0	489	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
55,800	55,800	55,800	54,889	54,889	0	

009-290-041-00 2017 Est. T.C.V. VANDEN BOSCH LIVING TRUST
 Property Class: 401 W PINE DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value D> GROUP D 35K					35000	100		35,000
40 Actual Front Feet, 0.13 Total Acres							Total Est. Land Value =	35,000

Cost Est. for Res. Bldg: 1 Single Family GRG Cls D Blt 1974

(11) Heating System: No Heating/Cooling

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

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

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

Base Cost	17.40	480	8,352
Mechanical Doors	325.00	1	325

County Multiplier = 1.38 => Cost New = 11,974

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, Depr.Cost = 6,586
 ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.400 => TCV of Bldg: 1 = 9,220

2017 Est. T.C.V. 009-290-041-00 = 44,220

Est. TCV/Total Floor Area = 0.00, Most recent sale 12/01/1999 for 125,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
21,800	21,800	21,800	21,800	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	300	0	0	-186	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBI
22,100	22,100	22,100	21,996	21,996	0

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009-290-042-00	2017 Est. T.C.V.	VANDEN BOSCH LIVING TRUST
Property Class: 401		7860 W PINE DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value D> GROUP D 35K					35000	100		35,000
BACK LOT 125/FF	47.00	175.00	1.0000	0.0000	125	100*		0

* denotes lines that do not contribute to the total acreage calculation.
 67 Actual Front Feet, 0.08 Total Acres Total Est. Land Value = 35,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	2.98	1.00	196	50	292
Total Estimated Land Improvements True Cash Value =					292

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D+10 Blt 1978

(11) Heating System: Electric Baseboard
 Ground Area = Size for Rates = 1360 SF Floor Area = 1360 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	50.17	0.00	0.53	1360	68,952

Other Additions/Adjustments

	Rate	Size	Cost
Walk out Basement Door(s)	625.00	1	625

(13) Plumbing

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

(14) Water/Sewer

Public Sewer	912.00	1	912
Well, 50 Feet	1575.00	1	1,575

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(15) Built-Ins & Fireplaces

Appliance Allowance	1235.00	1	1,235
Fireplace: Wood Stove	950.00	2	1,900

(16) Deck/Balcony

Treated Wood,Standard	5.60	940	5,264
Treated Wood,Standard	7.70	96	739
Treated Wood,Standard	5.65	600	3,390

(17) Basement Garages

Basement Garage: 1 Car	1475.00	1	1,475
Mechanical Doors	325.00	1	325

County Multiplier = 1.38 => Cost New = 121,464

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 72,878

Separately Depreciated Items:

(9) Basement Finish

Basement Recreation Finish	9.65	396	3,821
County Multiplier = 1.38 =>			Cost New = 5,274
Phy/Ab.Phy/Func/Econ/Comb.%Good= 25/100/100/100/25.0,			Depr.Cost = 1,318

Total Depreciated Cost = 74,197
 ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.350 => TCV of Bldg: 1 = 100,165

2017 Est. T.C.V. 009-290-042-00 = 135,457
 Est. TCV/Total Floor Area = 99.60, Most recent sale 01/25/2012 for 105,000
 2016 Assessed MBOR S.E.V. Base for Cap C.P.I.
 67,400 67,400 67,400 58,806 0.90

Parcel Number: 009-290-042-00

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2017	New	Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0		300	0	0	529	0
2017	Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	67,700		67,700	67,700	59,335	59,335	0

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009-290-044-00	2017 Est. T.C.V.	DENNO WILLIAM L & SELMA G
Property Class: 402		W WHITE BIRCH AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS
* Factors * 78X97 IRR

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
N OF LK MI SUB	290,681,500	0.17	Acres	75000	100			13,050
		0.17	Total Acres				Total Est. Land Value =	13,050

2017 Est. T.C.V. 009-290-044-00 = 13,050

Est. TCV/Total Floor Area = 9.60

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
6,500	6,500	6,500	3,047	0.90

2017	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	0	0	0	27	0

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
6,500	6,500	6,500	3,074	3,074	3,074

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009-290-045-00	2017 Est. T.C.V.	CROW'S NEST LOT OWNERS
Property Class: 700		W WHITE BIRCH AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
N OF LK MI SUB	290,681,500	0.11	Acres	75000	100			8,550
		0.11	Total Acres				Total Est. Land Value =	8,550

2017 Est. T.C.V. 009-290-045-00	=	0			
Est. TCV/Total Floor Area =	0.00				
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
0	0	0	0	0.90	
2017	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	0	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
0	0	0	0	0	0

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009-290-046-00 2017 Est. T.C.V. DEAN MICAH J & NICOLE D &
Property Class: 401 7770 W WHITE BIRCH AVE
Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS
* Factors * 60' X 145'AVG

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
N OF LK MI SUB	290,681,500	0.20 Acres	75000	100				15,000
		0.20 Total Acres					Total Est. Land Value =	15,000

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.44	1.00	163	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	0.5	95	475
Total Estimated Land Improvements True Cash Value =					475

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 632 SF Floor Area = 632 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	74.44	0.00	0.00	632	47,046

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

(13) Plumbing	Rate	Size	Cost
Average Fixture(s)	760.00	1	760

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

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

(16) Porches	Rate	Size	Cost
WPP, Standard	11.27	176	1,984
WGEP (1 Story), Standard	35.08	163	5,718
WPP, Standard	14.01	110	1,541

(17) Garages	Rate	Size	Cost
Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	19.20	576	11,059
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 => Cost New = 103,824

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 62,295
ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.350 => TCV of Bldg: 1 = 84,098

2017 Est. T.C.V. 009-290-046-00		=	99,573
Est. TCV/Total Floor Area = 157.55, Most recent sale 12/21/2015 for 125,000			
2016 Assessed	MBOR	S.E.V.	Base for Cap C.P.I.
49,500	49,500	49,500	49,500 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
49,800	49,800	49,800	49,945 49,800 0

009-290-047-00 2017 Est. T.C.V. BOONSTRA GERALD D & JOYCE BE
 Property Class: 401 7760 W WHITE BIRCH AVE
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS
 * Factors * 60'X160.2'AVG

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
N OF LK MI SUB	290,681,500	0.22 Acres	75000	100				16,500
		0.22 Total Acres			Total Est. Land Value =			16,500

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 1967

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 616 SF Floor Area = 616 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	66.52	0.00	0.00	616	40,976

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

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(15) Built-Ins & Fireplaces

Appliance Allowance	1415.00	1	1,415
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(16) Porches

WSEP (1 Story), Standard	26.34	170	4,478
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(16) Deck/Balcony

Treated Wood, Standard	7.27	144	1,047
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(17) Garages

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

Base Cost	16.44	288	4,735
Mechanical Doors	325.00	1	325

County Multiplier = 1.38 => Cost New = 79,392

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 47,635
 ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.350 => TCV of Bldg: 1 = 64,308

2017 Est. T.C.V. 009-290-047-00 = 81,283

Est. TCV/Total Floor Area = 131.95

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
40,400	40,400	40,400	28,764	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	200	0	258	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
40,600	40,600	40,600	29,022	29,022	0	

009-290-048-00 2017 Est. T.C.V. HICKS JAMES C & JOY B
 Property Class: 401 7740 W WHITE BIRCH AVE
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS
 * Factors * 90'X82' IRR

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1800	90.00	82.00	1.0000	0.0000	1800	100*	SHARED ACCESS	0
N OF LK MI SUB 290,681,500		0.17 Acres			75000	100		12,675
* denotes lines that do not contribute to the total acreage calculation.								
90 Actual Front Feet, 0.17 Total Acres Total Est. Land Value =								12,675

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	750	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.0	97	970
Total Estimated Land Improvements True Cash Value =					970

Cost Est. for Res. Bldg: 1 Single Family MANU-BOCA/STATE Cls CD Blt 1989

(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	Basement	59.86	0.00	0.00	960	57,466

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

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(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: Interior 1 Story	2900.00	1	2,900

(16) Porches			
WGEP (1 Story), Standard	31.31	192	6,012
CGEP (1 Story), Standard	44.26	96	4,249

(16) Deck/Balcony			
Treated Wood,Standard	18.43	16	295
Treated Wood,Standard	6.59	240	1,582

(17) Basement Garages			
Basement Garage: 2 Car	2075.00	1	2,075
Automatic Doors	375.00	1	375

County Multiplier = 1.38 => Cost New = 113,916
 Notes: MANUFACTURED

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 91,133
 ECF (404 - MISSAUKEE LAKE BACK LOTS RES) 0.600 => TCV of Bldg: 1 = 54,680

2017 Est. T.C.V. 009-290-048-00	=	68,325			
Est. TCV/Total Floor Area = 71.17, Most recent sale 07/19/2011 for 72,500					
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
34,000	34,000	34,000	34,000	0.90	
2017	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	200	0	200	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT

Parcel Number: 009-290-048-00

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34,200	34,200	34,200	34,306	34,200	0
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009-290-049-00	2017 Est. T.C.V.	SCHLIEGER DENNIS J & LINDA L
Property Class: 401		7730 W WHITE BIRCH AVE
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

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

		* Factors *		91'X90' IRR		
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason
N OF LK MI SUB	290,681,500	0.19 Acres	75000	100		
		0.19 Total Acres			Total Est. Land Value =	14,100

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 MANU-BOCA/STATE Cls D Blt 2002

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1144 SF Floor Area = 1144 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	47.14	-8.12	0.66	1144	45,394

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	2,425.00	1	2,425

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(15) Built-Ins & Fireplaces

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

Treated Wood w/Roof,Standard	17.90	143	2,560
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(17) Garages

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

Base Cost	23.60	342	8,071
Common Wall: 1 Wall	-1225.00	1	-1,225
Automatic Doors	375.00	1	375

County Multiplier = 1.38 => Cost New = 85,452

Notes: 2002 CHAMPION

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 76,907
 ECF (404 - MISSAUKEE LAKE BACK LOTS RES) 0.600 => TCV of Bldg: 1 = 46,144

2017 Est. T.C.V. 009-290-049-00 = 61,669

Est. TCV/Total Floor Area = 53.91

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
30,700	30,700	30,700	30,645	0.90	
2017 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses
0	100	0	0	155	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
30,800	30,800	30,800	30,920	30,800	30,800

009-290-050-00 2017 Est. T.C.V. HARPER JOSEPH H
 Property Class: 401 7710 W WHITE BIRCH AVE
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS
 * Factors * 60X99'IRR

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
N OF LK MI SUB	290,681,500	0.14 Acres	75000	100				10,200
		0.14 Total Acres					Total Est. Land Value =	10,200

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	9.85	1.00	120	45	532
	Total Estimated Land Improvements True Cash Value =				532

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

(11) Heating System: Space Heater

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	59.59	-8.81	-2.85	980	46,971

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

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(16) Porches
 WGEF (1 Story), Standard 27.87 260 7,246
 WPP, Standard 32.30 16 517

(17) Carports
 Aluminum 7.50 200 1,500

County Multiplier = 1.38 => Cost New = 88,775

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 57,703
 ECF (404 - MISSAUKEE LAKE BACK LOTS RES) 1.050 => TCV of Bldg: 1 = 60,589

2017 Est. T.C.V. 009-290-050-00 = 71,321

Est. TCV/Total Floor Area = 72.78, Most recent sale 07/01/1996 for 58,200

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
36,900	36,900	36,900	30,071	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-1,200	0	0	270	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
35,700	35,700	35,700	30,341	30,341	0

009-290-051-00 2017 Est. T.C.V. SOMMER GERALD S
 Property Class: 401 7700 W WHITE BIRCH AVE
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS
 * Factors * 61' X 107'

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
N OF LK MI SUB	290,681,500	0.15 Acres	75000	100				11,250
0.15 Total Acres Total Est. Land Value =								11,250

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

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

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C+5 Blt 1974

(11) Heating System: Forced Heat & Cool
 Ground Area = Size for Rates = 624 SF Floor Area = 936 SF.
 Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost
 1.5 Story Siding Basement 99.75 0.00 3.01 624 64,122

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

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

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

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

(16) Porches
 WPP, Standard 7.10 721 5,119

(16) Deck/Balcony
 Treated Wood,Standard 6.85 240 1,644

(17) Garages
 Class:D Exterior: Siding Foundation: 18 Inch (Unfinished)
 Base Cost 23.75 170 4,038
 Mechanical Doors 325.00 1 325

County Multiplier = 1.38 => Cost New = 121,488

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 85,042
 ECF (404 - MISSAUKEE LAKE BACK LOTS RES) 1.050 => TCV of Bldg: 1 = 89,294

2017 Est. T.C.V. 009-290-051-00 = 101,019
 Est. TCV/Total Floor Area = 107.93, Most recent sale 02/03/2012 for 75,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
52,300	52,300	52,300	43,069	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-1,800	0	0	387	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
50,500	50,500	50,500	43,456	43,456	0

009-290-053-00 2017 Est. T.C.V. JOHNSON JEFFREY S & SALLY JO
 Property Class: 401 7691 W DEER TRL
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS
 * Factors * 49'X106' IRR

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value E> GROUP E 10K					10000	100		10,000
49 Actual Front Feet, 0.12 Total Acres							Total Est. Land Value =	10,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Concrete	3.61	1.00	262	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 Blt 1973

(11) Heating System: Forced Air w/ Ducts
 Ground Area = Size for Rates = 879 SF Floor Area = 1318 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Basement	87.77	0.00	0.00	879	77,150

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

(13) Plumbing

Average Fixture(s)	Rate	Size	Cost
2 Fixture Bath	1600.00	1	1,600

(14) Water/Sewer

Public Sewer	Rate	Size	Cost
Well, 50 Feet	1575.00	1	1,575

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(15) Built-Ins & Fireplaces

Appliance Allowance	Rate	Size	Cost
Fireplace: Prefab 1 Story	2200.00	1	2,200

(16) Porches

WPP, Standard	Rate	Size	Cost
	7.33	575	4,215

County Multiplier = 1.38 => Cost New = 126,065

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 81,942

Separately Depreciated Items:

(9) Basement Finish

Basement Recreation Finish	Rate	Size	Cost
	11.45	879	10,065

County Multiplier = 1.38 => Cost New = 13,889
 Phy/Ab.Phy/Func/Econ/Comb.%Good= 25/100/100/100/25.0, Depr.Cost = 3,472

Total Depreciated Cost = 85,415
 ECF (404 - MISSAUKEE LAKE BACK LOTS RES) 1.050 => TCV of Bldg: 1 = 89,685

2017 Est. T.C.V. 009-290-053-00 = 100,625
 Est. TCV/Total Floor Area = 76.35, Most recent sale 12/01/1996 for 78,500

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
52,100	52,100	52,100	40,719	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-1,800	0	366	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
50,300	50,300	50,300	41,085	41,085	0

009-290-054-00	2017 Est. T.C.V.	SCOTT JEFFREY & JOHNSON SALLY JO
Property Class: 402		W DEER TRL
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS
 * Factors * 70'X95' IRR

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value E> GROUP E 10K					10000	100		10,000
70 Actual Front Feet, 0.15 Total Acres							Total Est. Land Value =	10,000

2017 Est. T.C.V. 009-290-054-00 = 10,000
 Est. TCV/Total Floor Area = 7.59, Most recent sale 08/31/2012 for 7,500

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
5,000	5,000	5,000	3,622	0.90

2017	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	0	0	32	0

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
5,000	5,000	5,000	3,654	3,654	0

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009-290-055-00 2017 Est. T.C.V. SCHLIEGER DENNIS J & LINDA L
 Property Class: 401 W DEER TRL
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS
 * Factors * 70X90 IRR

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value E> GROUP E 10K					10000	100		10,000
70 Actual Front Feet, 0.14 Total Acres Total Est. Land Value =								10,000

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

Other Additions/Adjustments Rate Size Cost

(17) Garages
 Class:C Exterior: Pole Foundation: 42 Inch (Unfinished)
 Base Cost 10.91 1224 13,354
 Automatic Doors 375.00 1 375

County Multiplier = 1.38 => Cost New = 18,946

Phy/Ab.Phy/Func/Econ/Comb.%Good= 93/100/100/100/93.0, Depr.Cost = 17,620
 ECF (404 - MISSAUKEE LAKE BACK LOTS RES) 1.050 => TCV of Bldg: 1 = 18,501

2017 Est. T.C.V. 009-290-055-00 = 28,501

Est. TCV/Total Floor Area = 0.00

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
14,600	14,600	14,600	9,688	0.90

2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-300	0	0	87	0

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBI
14,300	14,300	14,300	9,775	9,775	0

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009-290-056-00 2017 Est. T.C.V. DOLL LARRY & BETTY
 Property Class: 401 W DEER TRL
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS
 * Factors * 70*86 IRR

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value E> GROUP E 10K					10000	100		10,000
70 Actual Front Feet, 0.14 Total Acres Total Est. Land Value =								10,000

Cost Est. for Res. Bldg: 1 Single Family GRG Cls C Blt 2005

(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
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Other Additions/Adjustments Rate Size Cost

(13) Plumbing

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

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

Base Cost			24.01			360	8,644
Mechanical Doors			350.00			1	350

County Multiplier = 1.38 => Cost New = 9,099

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 8,189

ECF (404 - MISSAUKEE LAKE BACK LOTS RES) 1.050 => TCV of Bldg: 1 = 8,599

2017 Est. T.C.V. 009-290-056-00 = 18,599

Est. TCV/Total Floor Area = 0.00

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	Draft Record Card - Printed before March Board of Review	
9,500	9,500	9,500	1,975	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-200	0	17	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
9,300	9,300	9,300	1,992	1,992	0	

009-290-057-00	2017 Est. T.C.V.	BOONSTRA GERALD D & JOYCE B
Property Class: 402		W DEER TRL
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS
 * Factors * 60X85IRR

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value E> GROUP E 10K					10000	100		10,000
60 Actual Front Feet, 0.12 Total Acres							Total Est. Land Value =	10,000

2017 Est. T.C.V. 009-290-057-00	=	10,000			
Est. TCV/Total Floor Area =	0.00				
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
5,000	5,000	5,000	1,975	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
5,000	5,000	5,000	1,992	1,992	0

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009-290-058-00	2017 Est. T.C.V.	YOUNG DAVID R & MARIAN (LE)
Property Class: 401		W DEER TRL
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value E> GROUP E 10K					10000	100		10,000
85 Actual Front Feet, 0.33 Total Acres							Total Est. Land Value =	10,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	2.98	1.00	60	71	127
Total Estimated Land Improvements True Cash Value =					127

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

(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	47.71	-8.25	-1.89	1080	40,576

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 1,235.00 1 1,235

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

Base Cost			
	17.34	484	8,393
Mechanical Doors	325.00	1	325

County Multiplier = 1.38 => Cost New = 73,885

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 48,026

Separately Depreciated Items:

(16) Porches
 WGEP (1 Story), Standard 25.81 288 7,433
 County Multiplier = 1.38 => Cost New = 10,258
 Phy/Ab.Phy/Func/Econ/Comb.%Good= 71/100/100/100/71.0, Depr.Cost = 7,283

(16) Deck/Balcony
 Treated Wood,Standard 6.09 304 1,851
 County Multiplier = 1.38 => Cost New = 2,555
 Phy/Ab.Phy/Func/Econ/Comb.%Good= 88/100/100/100/88.0, Depr.Cost = 2,248

Total Depreciated Cost = 57,557
 ECF (404 - MISSAUKEE LAKE BACK LOTS RES) 1.050 => TCV of Bldg: 1 = 60,435

2017 Est. T.C.V. 009-290-058-00 = 70,562

Est. TCV/Total Floor Area = 65.34, Most recent sale 03/01/1999 for 42,500

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
36,500	36,500	36,500	30,231	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-1,200	0	272	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
35,300	35,300	35,300	30,503	30,503	0

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009-290-059-00 2017 Est. T.C.V. YOUNG DAVID R & MARIAN T
 Property Class: 402 W DEER TRL
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS
 * Factors * 60X140 IRR

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value E> GROUP E 10K					10000	100		10,000
60 Actual Front Feet, 0.19 Total Acres							Total Est. Land Value =	10,000

2017 Est. T.C.V. 009-290-059-00 = 10,000

Est. TCV/Total Floor Area = 9.26, Most recent sale 03/26/2010 for 7,500

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
5,000	5,000	5,000	3,622	0.90

2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	0	0	0	32	0

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
5,000	5,000	5,000	3,654	3,654	0

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009-290-060-00 2017 Est. T.C.V. DOLL RONALD D & DEANNA M
 Property Class: 402 W DEER TRL
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS
 * Factors * 60X140 IRR

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value E> GROUP E 10K					10000	100		10,000
60 Actual Front Feet, 0.19 Total Acres							Total Est. Land Value =	10,000

2017 Est. T.C.V. 009-290-060-00 = 10,000

Est. TCV/Total Floor Area = 9.26, Most recent sale 03/26/2010 for 8,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
5,000	5,000	5,000	3,622	0.90

2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	0	0	0	32	0

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
5,000	5,000	5,000	3,654	3,654	0

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009-290-061-00 2017 Est. T.C.V. DOLL RONALD D & DEANNA
 Property Class: 401 7770 W DEER TRL
 Map #: LAKE TOWNSHIP Lake City, MI 49651

Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS
 * Factors * 60X138

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value E> GROUP E 10K					10000	100		10,000
60 Actual Front Feet, 0.19 Total Acres							Total Est. Land Value =	10,000

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 2010

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 799 SF Floor Area = 799 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	73.96	0.00	0.00	799	59,094

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

(13) Plumbing

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

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

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(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
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(16) Porches

WCP (1 Story), Standard	19.75	265	5,234
WPP, Standard	17.42	63	1,097

(17) Basement Garages

Basement Garage: 1 Car	1550.00	1	1,550
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 => Cost New = 102,999

Phy/Ab.Phy/Func/Econ/Comb.%Good= 95/100/100/100/95.0, Depr.Cost = 97,849
 ECF (404 - MISSAUKEE LAKE BACK LOTS RES) 1.050 => TCV of Bldg: 1 = 102,742

2017 Est. T.C.V. 009-290-061-00 = 114,167
 Est. TCV/Total Floor Area = 142.89, Most recent sale 10/30/2004 for 9,200

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
59,100	59,100	59,100	47,522	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-2,000	0	0	427	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
57,100	57,100	57,100	47,949	47,949	0	

009-290-062-00 2017 Est. T.C.V. EISING DALE
 Property Class: 401 7760 W DEER TRL
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS
 * Factors * 60X134

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value J> GROUP J SITE 8K					8000	100		8,000
60 Actual Front Feet, 0.19 Total Acres					Total Est. Land Value =			8,000

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

(11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 600 SF Floor Area = 600 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	71.72	-10.64	-0.26	600	36,492

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, 50 Feet 1575.00 1 1,575

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

(16) Porches
 CPP, Standard 12.28 170 2,088

County Multiplier = 1.38 => Cost New = 60,708

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Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 38,425
 ECF (404 - MISSAUKEE LAKE BACK LOTS RES) 1.050 => TCV of Bldg: 1 = 38,246

2017 Est. T.C.V. 009-290-062-00 = 46,246

Est. TCV/Total Floor Area = 77.08, Most recent sale 12/16/2016 for 47,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
25,000	25,000	25,000	17,496	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-1,900	0	0	5,604	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
23,100	23,100	23,100	17,653	23,100	23,100

009-290-063-00	2017 Est. T.C.V.	EISING DALE J & MESSNER KELLY
Property Class: 402		W DEER TRL
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS
 * Factors * 60X130IRR

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value J> GROUP J SITE 8K					8000	100		8,000
60 Actual Front Feet, 0.18 Total Acres							Total Est. Land Value =	8,000

2017 Est. T.C.V. 009-290-063-00 = 8,000
 Est. TCV/Total Floor Area = 13.33, Most recent sale 09/07/2016 for 8,500

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
3,500	3,500	3,500	3,500	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
4,000	4,000	4,000	3,531	4,000	0

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009-290-064-00	2017 Est. T.C.V.	ROGERS CORY & RACHEL
Property Class: 402		W DEER TRL
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS
* Factors * 60X126 IRR

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value J> GROUP J SITE 8K					8000	100		8,000
60 Actual Front Feet, 0.17 Total Acres Total Est. Land Value =								8,000

2017 Est. T.C.V. 009-290-064-00	=	8,000			
Est. TCV/Total Floor Area = 13.33, Most recent sale 06/19/2015 for 12,500					
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
3,500	3,500	3,500	3,500	0.90	
2017	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	500	0	31	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
4,000	4,000	4,000	3,531	3,531	0

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009-290-065-00	2017 Est. T.C.V.	ROGERS CORY & RACHEL
Property Class: 402		W DEER TRL
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS
* Factors * 60X122 IRR

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value E> GROUP E 10K					10000	100		10,000
60 Actual Front Feet, 0.16 Total Acres							Total Est. Land Value =	10,000

2017 Est. T.C.V. 009-290-065-00 = 10,000

Est. TCV/Total Floor Area = 16.67

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
5,000	5,000	5,000	5,000	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	0	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
5,000	5,000	5,000	5,045	5,000	0

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