

009-300-001-00                      2017 Est. T.C.V.                      SIETSEMA MARK E & DEBRA L  
 Property Class: 401                      W OAK LN  
 Map #:                      LAKE TOWNSHIP                      Lake City, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE

		* Factors *		LAKE SAPPPIRE		
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
GROUP I \$500	50.00	174.00	1.0000	1.0000	500 100	25,000
50 Actual Front Feet, 0.20 Total Acres                      Total Est. Land Value =						25,000

Land Improvement Cost Estimates  
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 5000	5000.00	1.00	1.0	95	4,750
Total Estimated Land Improvements True Cash Value =					4,750

Cost Est. for Res. Bldg: 1    Single Family    1.25S                      Cls    C+10    Blt 1992

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 936 SF    Floor Area = 1170 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25	Siding	Basement	86.16	0.00	0.00	936	80,646

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

(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Deck/Balcony

Treated Wood,Standard	6.67	292	1,948
Treated Wood,Standard	7.39	160	1,182
Treated Wood,Standard	13.06	32	418

County Multiplier = 1.38    =>                      Cost New =    134,868

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0,    Depr.Cost =    107,895

Separately Depreciated Items:

(9) Basement Finish

Basement Recreation Finish	11.45	936	10,717
County Multiplier = 1.38    =>		Cost New =	14,790
Phy/Ab.Phy/Func/Econ/Comb.%Good= 50/100/100/100/50.0,		Depr.Cost =	7,395

Total Depreciated Cost =    115,290

ECF (410- SAPPPIRE LAKE AREA)    1.300    =>    TCV of Bldg: 1 =    149,876

2017 Est. T.C.V. 009-300-001-00                      =    179,626

Est. TCV/Total Floor Area = 153.53

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
86,400	86,400	86,400	70,403	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,400	0	0	633	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
89,800	89,800	89,800	71,036	71,036	0	



009-300-002-00	2017 Est. T.C.V.	SIETSEMA MARK E & DEBRA L
Property Class: 402		9142 W OAK LN
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

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Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE

		* Factors *		LAKE SAPPPIRE			
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
GROUP I \$500	50.00	167.00	1.0000	1.0000	500	100	25,000
50 Actual Front Feet, 0.19 Total Acres						Total Est. Land Value =	25,000

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2017 Est. T.C.V. 009-300-002-00 = 25,000

Est. TCV/Total Floor Area = 21.37, Most recent sale 06/29/2010 for 196,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
12,500	12,500	12,500	12,500	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	0	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
12,500	12,500	12,500	12,612	12,500	0

009-300-003-00	2017 Est. T.C.V.	CLOUSTON WILLIAM A & ELENA
Property Class: 401		9122 W OAK LN
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP I \$500	110.00	151.00	0.6051	1.0000	500	100		33,283
<Site Value F> GROUP F15K/SITE					15000	100		15,000
210 Actual Front Feet, 0.70 Total Acres Total Est. Land Value =								48,283

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

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

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

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1584 SF Floor Area = 1584 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	62.26	-8.65	1.92	1008	55,974
1	Story Siding	Crawl Space	62.26	-8.65	1.92	288	15,993
1	Story Siding	Crawl Space	62.26	-8.65	1.92	288	15,993

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

Public Sewer	1162.00	1	1,162
Well, 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	43.22	40	1,729
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(16) Deck/Balcony

Roof Cover Only, Standard	12.05	156	1,880
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(17) Garages

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

Base Cost	15.56	896	13,942
Common Wall: 1 Wall	-1300.00	1	-1,300
Automatic Doors	375.00	2	750

County Multiplier = 1.38 => Cost New = 156,074

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 101,448  
 ECF (410- SAPPHIRE LAKE AREA) 1.300 => TCV of Bldg: 1 = 131,882

2017 Est. T.C.V. 009-300-003-00 = 181,115

Est. TCV/Total Floor Area = 114.34, Most recent sale 11/30/2010 for 14,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
90,100	90,100	90,100	88,107	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	500	0	792	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
90,600	90,600	90,600	88,899	88,899	0

009-300-005-00	2017 Est. T.C.V.	HICE DAVID
Property Class: 401		9102 W OAK LN
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE

		* Factors *		IRR LOTS 5&6		
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
GROUP I \$500	124.00	144.93	0.7277	1.0000	500 100	45,116
124 Actual Front Feet, 0.41 Total Acres						Total Est. Land Value = 45,116

Land Improvement Cost Estimates  
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	9.94	1.00	114	75	850
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.0	97	970
Total Estimated Land Improvements True Cash Value =					1,820

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

(11) Heating System: Forced Heat & Cool

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 58.72 -10.33 1.87 1056 53,075

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

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

(15) Built-Ins & Fireplaces

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

(17) Garages

Class:CD Exterior: Siding Foundation: 42 Inch (Unfinished)  
 Base Cost 23.02 360 8,287  
 Common Wall: 1 Wall -1225.00 1 -1,225  
 Automatic Doors 375.00 1 375

County Multiplier = 1.38 => Cost New = 94,677

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 61,540  
 ECF (410- SAPPHIRE LAKE AREA) 1.300 => TCV of Bldg: 1 = 80,002

2017 Est. T.C.V. 009-300-005-00 = 126,938

Est. TCV/Total Floor Area = 120.21

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
63,800	63,800	63,800	53,855	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-300	0	0	484	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
63,500	63,500	63,500	54,339	54,339	54,339

009-300-007-00	2017 Est. T.C.V.	TOASO RIK & DONNA
Property Class: 401		9082 W OAK LN
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE  
\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP I \$500	66.00	193.00	0.9074	1.0000	500	100		29,944
66 Actual Front Feet, 0.29 Total Acres Total Est. Land Value =								29,944

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	183	71	416
Total Estimated Land Improvements True Cash Value =					416

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 = 1228 SF Floor Area = 1228 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	57.10	-9.95	0.00	1228	57,900

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Porches

CGEP (1 Story), Standard	30.44	220	6,697
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(16) Deck/Balcony

Treated Wood, Standard	6.49	264	1,713
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County Multiplier = 1.38 => Cost New = 103,749

Phy/Ab.Phy/Func/Econ/Comb.%Good= 64/100/100/100/64.0, Depr.Cost = 66,399

Separately Depreciated Items:

(17) Garages

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

Base Cost	14.85	768	11,405
County Multiplier = 1.38 =>		Cost New =	15,739
Phy/Ab.Phy/Func/Econ/Comb.%Good= 82/100/100/100/82.0,		Depr.Cost =	12,906

Unit-in-Place Cost Items:

BOAT HOUSE (BY SQ FT)	3.75	396	1,485
County Multiplier = 1.38 =>		Cost New =	2,049
Phy/Ab.Phy/Func/Econ/Comb.%Good= 71/100/100/100/71.0,		Depr.Cost =	1,455

Total Depreciated Cost = 80,760  
ECF (410- SAPPHIRE LAKE AREA) 1.300 => TCV of Bldg: 1 = 104,988

2017 Est. T.C.V. 009-300-007-00 = 135,348  
Est. TCV/Total Floor Area = 110.22, Most recent sale 01/17/2013 for 131,000  
2016 Assessed MBOR S.E.V. Base for Cap C.P.I.  
65,700 65,700 65,700 61,142 0.90

Parcel Number: 009-300-007-00

Page: 2

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2017	New	Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0		2,000	0	0	550	0
2017	Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	67,700		67,700	67,700	61,692	61,692	0

009-300-008-00                      2017 Est. T.C.V.                      THOMPSON DARRELL & THERESA  
 Property Class: 401                      9062 W OAK LN  
 Map #:                      LAKE TOWNSHIP                      Lake City, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP I \$500	50.00	183.00	1.0000	1.0000	500	100		25,000
50 Actual Front Feet, 0.21 Total Acres                      Total Est. Land Value =								25,000

Land Improvement Cost Estimates  
 Land Improvement Factor: 1.000000

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

Cost Est. for Res. Bldg: 1    Single Family    1.25S                      Cls    C+10    Blt 2006

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1432 SF    Floor Area = 2004 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Basement	88.57	0.00	0.00	1144	101,324
1	Story Siding	Overhang	36.73	0.00	0.00	288	10,578

Other Additions/Adjustments                      Rate                      Size                      Cost

(9) Basement Finish

Basement Recreation Finish	11.45	500	5,725
Walk out Basement Door(s)	775.00	2	1,550

(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Porches

CCP (1 Story), Standard	38.96	48	1,870
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(16) Deck/Balcony

Treated Wood, Standard	8.40	96	806
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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 =    200,255

Local Cost Items:

GENERATOR	1500.00	1	1,500
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Phy/Ab.Phy/Func/Econ/Comb.%Good= 95/100/100/100/95.0,    Depr.Cost =    191,667  
 ECF (410- SAPPHIRE LAKE AREA)    1.300 => TCV of Bldg: 1 =    249,167

2017 Est. T.C.V. 009-300-008-00                      =    276,592  
 Est. TCV/Total Floor Area = 138.02  
 2016 Assessed                      MBOR                      S.E.V.                      Base for Cap                      C.P.I.



Parcel Number: 009-300-008-00

Page: 2

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	132,600	132,600	132,600	91,420	0.90	
2017	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	5,700	0	0	822	0
2017	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	138,300	138,300	138,300	92,242	92,242	92,242

009-300-009-00                      2017 Est. T.C.V.                      THOMPSON DARRELL & THERESA  
 Property Class: 402                      W OAK LN  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP I \$500	50.00	169.00	1.0000	1.0000	500	100		25,000
50 Actual Front Feet, 0.19 Total Acres							Total Est. Land Value =	25,000

2017 Est. T.C.V. 009-300-009-00                      =                      25,000  
 Est. TCV/Total Floor Area = 12.48, Most recent sale 11/04/2004 for 125,500

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
12,500	12,500	12,500	12,500	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
12,500	12,500	12,500	12,612	12,500	12,500

009-300-010-00                      2017 Est. T.C.V.                      THOMPSON DARREL  
 Property Class: 402                      W OAK LN  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP I \$500	50.00	157.00	1.0000	1.0000	500	100		25,000
50 Actual Front Feet, 0.18 Total Acres							Total Est. Land Value =	25,000

2017 Est. T.C.V. 009-300-010-00                      =                      25,000  
 Est. TCV/Total Floor Area = 12.48, Most recent sale 08/01/2014 for 19,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
12,500	12,500	12,500	12,500	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
12,500	12,500	12,500	12,612	12,500	12,500



009-300-013-00 2017 Est. T.C.V. RIFE JACK & EDNA ETAL  
Property Class: 401 9020 W OAK LN  
Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP I \$500	50.00	143.00	1.0000	1.0000	500	100		25,000
50 Actual Front Feet, 0.16 Total Acres Total Est. Land Value =								25,000

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	493	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 2500	2500.00	1.00	1.0	95	2,375
Total Estimated Land Improvements True Cash Value =					2,375

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1969

(11) Heating System: Space Heater

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	64.97	-11.53	-2.85	672	33,996

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
(17) Garages			
Class:CD Exterior: Block Foundation: 18 Inch (Unfinished)			
Base Cost	23.90	288	6,883
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 => Cost New = 68,068

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 40,841  
ECF (410- SAPPHIRE LAKE AREA) 1.200 => TCV of Bldg: 1 = 49,009

2017 Est. T.C.V. 009-300-013-00 = 76,384

Est. TCV/Total Floor Area = 113.67

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
38,000	38,000	38,000	32,601	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	200	0	0	293	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
38,200	38,200	38,200	32,894	32,894	0	

009-300-014-00                      2017 Est. T.C.V.                      JOHNSON REUBEN R  
 Property Class: 401                                           9010 W OAK LN  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP I \$500	100.00	160.00	0.7846	1.0000	500	100		39,229
100 Actual Front Feet, 0.37 Total Acres                      Total Est. Land Value =								39,229

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 1946

(11) Heating System: Forced Air w/ Ducts

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	59.23	-10.44	0.00	1008	49,180

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1415.00	1	1,415
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(17) Garages

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

Base Cost	13.44	952	12,795
Mechanical Doors	350.00	2	700

County Multiplier = 1.38 =>                      Cost New =                      92,902

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0,    Depr.Cost =                      55,741  
 ECF (410- SAPPHIRE LAKE AREA)                      1.200 => TCV of Bldg: 1 =                      66,889

2017 Est. T.C.V. 009-300-014-00                      =                      107,058

Est. TCV/Total Floor Area = 106.21

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
54,700	54,700	54,700	51,881	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-1,200	0	0	466	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
53,500	53,500	53,500	52,347	52,347	52,347

009-300-016-00                      2017 Est. T.C.V.                      GRUMM JOEL & NANCY  
 Property Class: 401                                           8980 W OAK LN  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP I \$500	100.00	147.00	0.7846	1.0000	500	100		39,229
100 Actual Front Feet, 0.34 Total Acres                      Total Est. Land Value =								39,229

Land Improvement Cost Estimates  
 Land Improvment Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.20	1.00	84	81	218
Shed: Wood Frame	10.63	1.00	84	66	589
Total Estimated Land Improvements True Cash Value =					807

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

(11) Heating System: Wall/Floor Furnace

Ground Area = Size for Rates = 1086 SF    Floor Area = 1086 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Block	Slab	59.32	-10.25	-1.63	1086	51,520

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

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

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

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

(17) Garages  
 Class:CD Exterior: Siding Foundation: 42 Inch (Unfinished)  
 Base Cost                      14.48                      952                      13,785  
 Mechanical Doors                      350.00                      2                      700  
 Storage area over garage                      3.85                      762                      2,934

County Multiplier = 1.42 =>                      Cost New =                      117,260

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0,    Depr.Cost =                      70,356  
 ECF (410- SAPPHIRE LAKE AREA)                      1.200 => TCV of Bldg: 1 =                      84,427

2017 Est. T.C.V. 009-300-016-00                      =                      124,463  
 Est. TCV/Total Floor Area = 114.61, Most recent sale 04/03/2013 for 130,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
63,000	63,000	63,000	63,000	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-800	0	0	-800	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
62,200	62,200	62,200	63,567	62,200	0

009-300-018-00                      2017 Est. T.C.V.                      MEYER LARRY L & GAIL R  
 Property Class: 401                      8968 W OAK LN  
 Map #:                      LAKE TOWNSHIP                      Lake City, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP I \$500	100.00	121.00	0.7846	1.0000	500	100		39,229
100 Actual Front Feet, 0.28 Total Acres                      Total Est. Land Value =								39,229

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    2S                      Cls C    Blt 2004

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 960 SF    Floor Area = 1920 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Siding	Basement	107.09	0.00	0.00	960	102,806

Other Additions/Adjustments                      Rate                      Size                      Cost

(1) Exterior							
Stone Veneer		10.25			64		656
Walk out Basement Door(s)		775.00			1		775

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

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

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

(16) Porches							
WGEP (1 Story), Standard		36.83			144		5,304

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

(17) Garages							
Class:C Exterior: Siding Foundation: 18 Inch (Unfinished)							
Base Cost		18.95			480		9,096
Common Wall: 1 Wall		-1025.00			1		-1,025
Automatic Doors		375.00			1		375

County Multiplier = 1.38    =>                      Cost New =    178,982

Phy/Ab.Phy/Func/Econ/Comb.%Good= 91/100/100/100/91.0,    Depr.Cost =    162,874  
 ECF (410- SAPPHIRE LAKE AREA)                      1.250 => TCV of Bldg: 1 =    203,592

2017 Est. T.C.V. 009-300-018-00                      =    243,761

Est. TCV/Total Floor Area = 126.96

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
118,500	118,500	118,500	90,799	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	3,400	0	0	817	0	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
121,900	121,900	121,900	91,616	91,616	0	0





009-300-020-00	2017 Est. T.C.V.	STEPHENS FAMILY TRUST
Property Class: 401		8944 W OAK LN
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP I \$500	50.00	123.00	1.0000	1.0000	500	100		25,000
50 Actual Front Feet, 0.14 Total Acres Total Est. Land Value =								25,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	13.42	1.00	28	71	267
Total Estimated Land Improvements True Cash Value =					267

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 620 SF Floor Area = 620 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	74.84	-13.09	0.00	620	38,285

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

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

(15) Built-Ins & Fireplaces

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

(16) Porches

CGEP (1 Story), Standard	30.71	240	7,370
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(16) Deck/Balcony

Treated Wood, Standard	6.65	300	1,995
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County Multiplier = 1.38 => Cost New = 78,574

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0,	Depr.Cost =	51,073
ECF (410- SAPPHIRE LAKE AREA)	1.300 => TCV of Bldg: 1 =	66,395

2017 Est. T.C.V. 009-300-020-00 = 91,662

Est. TCV/Total Floor Area = 147.84

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
44,300	44,300	44,300	36,063	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	1,500	0	0	324	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
45,800	45,800	45,800	36,387	36,387	0

009-300-021-00	2017 Est. T.C.V.	BROWN EARL M TRUST &
Property Class: 401		8928 W OAK LN
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE  
\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP I \$500	100.00	133.00	0.7846	1.0000	500	100		39,229
100 Actual Front Feet, 0.30 Total Acres					Total Est. Land Value =			39,229

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	640	71	1,563
Total Estimated Land Improvements True Cash Value =					1,563

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

(11) Heating System: Forced Hot Water

Ground Area = Size for Rates = 1440 SF Floor Area = 1440 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	63.17	0.00	1.11	1440	92,563

Other Additions/Adjustments

	Rate	Size	Cost
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(1) Exterior  
Brick Veneer

	8.25	736	6,072
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(9) Basement Finish  
Basement Recreation Finish

	11.45	600	6,870
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(13) Plumbing  
Average Fixture(s)

3 Fixture Bath	2400.00	1	2,400
2 Fixture Bath	1600.00	1	1,600

(14) Water/Sewer  
Public Sewer  
Well, 100 Feet

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

(15) Built-Ins & Fireplaces  
Appliance Allowance  
Fireplace: Exterior 1 Story

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

(16) Porches  
CCP (1 Story), Standard

	22.07	208	4,591
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(16) Deck/Balcony  
Treated Wood,Standard  
Treated Wood w/Roof,Standard

Treated Wood,Standard	6.59	320	2,109
Treated Wood w/Roof,Standard	24.50	85	2,083

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

Base Cost	20.90	480	10,032
Common Wall: 1 Wall	-1300.00	1	-1,300
Mechanical Doors	350.00	2	700

County Multiplier = 1.38 => Cost New = 190,621

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 123,904  
ECF (410- SAPPHIRE LAKE AREA) 1.300 => TCV of Bldg: 1 = 161,075

2017 Est. T.C.V. 009-300-021-00					=	201,867
Est. TCV/Total Floor Area = 140.19						
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
98,700	98,700	98,700	82,025	0.90		
2017	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	

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Parcel Number: 009-300-021-00

Page: 2

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0	2,200	0	0	738	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
100,900	100,900	100,900	82,763	82,763	82,763

009-300-023-00                      2017 Est. T.C.V.                      MILLER SHANNON & TERESA D  
 Property Class: 401                      8918 W OAK LN  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP I \$500	50.00	134.00	1.0000	1.0000	500	100		25,000
50 Actual Front Feet, 0.15 Total Acres                      Total Est. Land Value =								25,000

Land Improvement Cost Estimates  
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 2500	2500.00	1.00	1.0	100	2,500
Total Estimated Land Improvements True Cash Value =					2,500

Cost Est. for Res. Bldg: 1    Single Family    1.25S                      Cls    C+5    Blt 2002

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 896 SF    Floor Area = 1120 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25	Siding	Basement	82.94	0.00	0.00	896	74,314

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

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

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

(15) Built-Ins & Fireplaces			
Appliance Allowance	1915.00	1	1,915
Fireplace: Prefab 2 Story	2505.00	1	2,505

(16) Deck/Balcony			
Treated Wood,Standard	6.33	484	3,064

(17) Garages			
Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	17.84	672	11,988
Automatic Doors	375.00	2	750
Storage area over garage	3.95	322	1,272

County Multiplier = 1.38 =>                      Cost New = 139,663

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0,    Depr.Cost = 125,697  
 ECF (410- SAPPHIRE LAKE AREA)    1.300 => TCV of Bldg: 1 = 163,406

2017 Est. T.C.V. 009-300-023-00                      = 190,906  
 Est. TCV/Total Floor Area = 170.45, Most recent sale 06/04/2013 for 157,500

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
91,700	91,700	91,700	80,096	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,800	0	720	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
95,500	95,500	95,500	80,816	80,816	0

009-300-024-00                      2017 Est. T.C.V.                      WYATT DAVID L JR & LINDA R  
 Property Class: 401                      8906 W OAK LN  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY , MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP I \$500	50.00	135.00	1.0000	1.0000	500	100		25,000
50 Actual Front Feet, 0.16 Total Acres                      Total Est. Land Value =								25,000

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	540	0	0
Gazebo(s): Standard	1800.00	1.00	1	94	1,692
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 2500	2500.00	1.00	1.0	95	2,375
Total Estimated Land Improvements True Cash Value =					4,067

Cost Est. for Res. Bldg: 1    Single Family    1S                      Cls CD    Blt 1948

(11) Heating System: Wall/Floor Furnace

Ground Area = Size for Rates = 408 SF    Floor Area = 408 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	75.66	-13.02	-1.63	408	24,892

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

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

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

(16) Porches			
CCP (1 Story), Standard	26.26	119	3,125

(16) Deck/Balcony			
Treated Wood, Standard	6.18	417	2,577

(17) Garages			
Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	18.31	632	11,572
Mechanical Doors	350.00	1	350
Storage area over garage	3.95	316	1,248

County Multiplier = 1.38 =>                      Cost New =                      66,805

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0,    Depr.Cost =                      40,083

Separately Depreciated Items:

Square footage # 1 is depreciated at 51 %Good...	Base Cost Was =	24,892
County Multiplier = 1.38 =>	Cost New =	34,351
Phy/Ab.Phy/Func/Econ/Comb.%Good= -9/100/100/100/-9.0,	Depr.Cost =	-3,092
ECF (410- SAPPHIRE LAKE AREA)                      1.200 => TCV of Bldg: 1 =		44,389

2017 Est. T.C.V. 009-300-024-00	=	73,456
Est. TCV/Total Floor Area = 180.04, Most recent sale 10/11/2006 for 99,000		
2016 Assessed	MBOR	S.E.V.
36,600	36,600	36,600
2017	New Eq. Adjustment	Loss
	Additions	Tax Adjustment
		Losses

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Parcel Number: 009-300-024-00

Page: 2

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0	100	0	0	314	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
36,700	36,700	36,700	35,204	35,204	0

009-300-025-00                      2017 Est. T.C.V.                      ALLADAFFER SCOTT  
 Property Class: 401                      8896 W OAK LN  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP I \$500	80.62	120.00	0.8460	1.0000	500	100		34,103
61 Actual Front Feet, 0.25 Total Acres                      Total Est. Land Value =								34,103

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	792	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.0	97	970
Total Estimated Land Improvements True Cash Value =					970

Cost Est. for Res. Bldg: 1    Single Family    1S                      Cls C    Blt 1948

(11) Heating System: Forced Hot Water  
 Ground Area = Size for Rates = 1112 SF    Floor Area = 1112 SF.  
 Stories    Exterior    Foundation    Rate    Bsmnt-Adj    Heat-Adj    Size    Cost  
 1    Story Siding    Slab                      65.94    -11.53    1.11    1112    61,738

Other Additions/Adjustments                      Rate                      Size                      Cost

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

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

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

(17) Garages  
 Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)  
 Base Cost                      27.25                      280                      7,630  
 Common Wall: 1 Wall                      -1300.00                      1                      -1,300  
 Class:C Exterior: Siding Foundation: 18 Inch (Finished )  
 Base Cost                      16.75                      960                      16,080  
 Mechanical Doors                      350.00                      2                      700

County Multiplier = 1.38 =>                      Cost New =    133,219

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0,    Depr.Cost =    86,592  
 ECF (410- SAPPHIRE LAKE AREA)                      1.300 => TCV of Bldg: 1 =    112,570

2017 Est. T.C.V. 009-300-025-00						=	147,643
Est. TCV/Total Floor Area = 132.77, Most recent sale 12/22/2009 for 148,000							
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
72,100	72,100	72,100	65,330	0.90			
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,700	0	0	0	587	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
73,800	73,800	73,800	65,917	65,917	65,917		



009-300-027-00	2017 Est. T.C.V.	COOLEY DAVID & KATHLEEN
Property Class: 401		1646 S DUCK POINT RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE  
\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP I \$500	80.00	124.00	0.8483	1.0000	500	100		33,933
80 Actual Front Feet, 0.23 Total Acres Total Est. Land Value =								33,933

Land Improvement Cost Estimates  
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	9.24	1.00	160	71	1,049
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.0	97	970
Total Estimated Land Improvements True Cash Value =					2,019

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 = 1246 SF Floor Area = 1246 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	56.96	-9.92	0.00	1246	58,612

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

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

(15) Built-Ins & Fireplaces

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

(16) Porches

WGEP (1 Story), Standard	37.34	126	4,705
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(17) Garages

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

Base Cost	19.20	528	10,138
Common Wall: 1/2 Wall	-625.00	1	-625
Mechanical Doors	350.00	2	700

County Multiplier = 1.38 => Cost New = 111,883

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 67,130  
ECF (410- SAPPHIRE LAKE AREA) 1.200 => TCV of Bldg: 1 = 80,555

2017 Est. T.C.V. 009-300-027-00 = 116,507  
Est. TCV/Total Floor Area = 93.50, Most recent sale 10/12/2009 for 99,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
58,800	58,800	58,800	51,311	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-500	0	461	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
58,300	58,300	58,300	51,772	51,772	0

009-300-029-00                      2017 Est. T.C.V.                      LEMAY FAMILY LIVING TRUST  
 Property Class: 401                                           1636 S DUCK POINT RD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP I \$500	50.00	101.00	1.0000	1.0000	500	100		25,000
50 Actual Front Feet, 0.12 Total Acres                      Total Est. Land Value =								25,000

Land Improvement Cost Estimates  
 Land Improvement Factor: 1.000000

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

Cost Est. for Res. Bldg: 1    Single Family    1S                      Cls CD                      Blt 1946

(11) Heating System: Space Heater

Ground Area = Size for Rates = 852 SF    Floor Area = 852 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	61.36	-10.87	-2.85	852	40,589

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: Wood Stove	1125.00	1	1,125

(16) Porches

CGEP (1 Story), Standard	41.89	108	4,524
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(16) Deck/Balcony

Roof Cover Only, Standard	10.50	192	2,016
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(17) Garages

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

Base Cost	21.97	396	8,700
Common Wall: 1 Wall	-1225.00	1	-1,225
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 =>                      Cost New =                      83,800

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0,    Depr.Cost =                      50,280

Separately Depreciated Items:

Square footage # 1 is depreciated at 66 %Good...	Base Cost Was =	40,589
County Multiplier = 1.38 =>	Cost New =	56,013
Phy/Ab.+hy/Func/Econ/Comb.%Good= 6/100/100/100/6.0,	Depr.Cost =	3,361
ECF (410- SAPPHIRE LAKE AREA)                      1.200 => TCV of Bldg: 1 =		64,369

2017 Est. T.C.V. 009-300-029-00                      =                      90,339

Est. TCV/Total Floor Area = 106.03

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
44,900	44,900	44,900	31,943	0.90		
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	300	0	0	287	0	0

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Parcel Number: 009-300-029-00

Page: 2

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2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
45,200	45,200	45,200	32,230	32,230	0

009-300-030-70                      2017 Est. T.C.V.                      LEMAY CHARLES D  
 Property Class: 402                      S DUCK POINT RD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP I \$500	15.00	87.00	1.5241	1.0000	500	100		11,431
15 Actual Front Feet, 0.03 Total Acres							Total Est. Land Value =	11,431

2017 Est. T.C.V. 009-300-030-70                      =                      11,431

Est. TCV/Total Floor Area = 13.42

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
5,100	5,100	5,100	2,954	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	600	0	0	26	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
5,700	5,700	5,700	2,980	2,980	0	

009-300-031-00	2017 Est. T.C.V.	ZEIEN GERALD & CHRISTINE TRUST
Property Class: 401		1616 S DUCK POINT RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE  
\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP I \$500	136.00	85.50	0.7045	1.0000	500	100		47,908
136 Actual Front Feet, 0.27 Total Acres Total Est. Land Value =								47,908

Land Improvement Cost Estimates  
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	8.24	1.00	160	71	937
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	0.5	95	475
Total Estimated Land Improvements True Cash Value =					1,412

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

(11) Heating System: Forced Hot Water  
Ground Area = Size for Rates = 840 SF Floor Area = 840 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	50.45	-9.87	1.51	840	35,356

  

Other Additions/Adjustments	Rate	Size	Cost
(13) Plumbing			
Average Fixture(s)	525.00	1	525
(14) Water/Sewer			
Public Sewer	912.00	1	912
Well, 100 Feet	2425.00	1	2,425
(15) Built-Ins & Fireplaces			
Appliance Allowance	1235.00	1	1,235
Fireplace: Interior 1 Story	2600.00	1	2,600
(16) Porches			
CPP, Standard	26.23	24	630
(17) Garages			
Class:D Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	15.75	728	11,466
Mechanical Doors	325.00	1	325

County Multiplier = 1.38 => Cost New = 76,553

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, Depr.Cost = 42,104  
ECF (410- SAPPHIRE LAKE AREA) 1.200 => TCV of Bldg: 1 = 50,525

2017 Est. T.C.V. 009-300-031-00	=	99,845			
Est. TCV/Total Floor Area = 118.86, Most recent sale 09/25/2006 for 150,000					
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
52,300	52,300	52,300	52,300	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-2,400	0	0	-2,400	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
49,900	49,900	49,900	52,770	49,900	0

009-300-033-00                      2017 Est. T.C.V.                      BERG PAUL D & KATRINA L  
 Property Class: 401                                           1625 S DUCK POINT RD  
 Map #:                      LAKE TOWNSHIP                      Lake City, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE

		* Factors *		100'X165'X192'' TRIANGLE			
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
GROUP I \$500	70.00	42.97	0.6244	1.0000	500 100		21,855
<Site Value F> GROUP F15K/SITE					15000 100		15,000
192 Actual Front Feet, 0.19 Total Acres						Total Est. Land Value =	36,855

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	182	0	0
Shed: Wood Frame	9.17	1.00	96	71	625

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 =					1,100

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

(11) Heating System: Space Heater

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	54.65	-10.63	-1.89	624	26,289

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

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

(15) Built-Ins & Fireplaces

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

County Multiplier = 1.38 =>                      Cost New =                      43,451

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0,    Depr.Cost =                      26,071  
 ECF (410- SAPPHIRE LAKE AREA)                      1.200 => TCV of Bldg: 1 =                      31,285

2017 Est. T.C.V. 009-300-033-00                      =                      69,240

Est. TCV/Total Floor Area = 110.96, Most recent sale 06/02/2010 for 104,900

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
36,100	36,100	36,100	36,100	0.90		
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-1,500	0	0	-1,500	0	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
34,600	34,600	34,600	36,424	34,600	0	

009-300-033-50                      2017 Est. T.C.V.                      BERG LAWRENCE D  
 Property Class: 401                                           1635 S DUCK POINT RD  
 Map #:                      LAKE TOWNSHIP                      Lake City, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP I \$500	70.00	98.00	0.8889	1.0000	500	100		31,112
70 Actual Front Feet, 0.16 Total Acres                      Total Est. Land Value =								31,112

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 2500	2500.00	1.00	1.0	100	2,500
Total Estimated Land Improvements True Cash Value =					2,500

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 896 SF    Floor Area = 1344 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Basement	87.43	0.00	0.00	896	78,337

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

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

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

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

(16) Porches			
WPP, Standard	10.27	224	2,300

(16) Deck/Balcony			
Wood Balcony	17.50	32	560

County Multiplier = 1.38    =>                      Cost New =    123,799

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0,    Depr.Cost =    111,420  
 ECF (410- SAPPHIRE LAKE AREA)    1.300 => TCV of Bldg: 1 =    144,845

2017 Est. T.C.V. 009-300-033-50                      =    178,457

Est. TCV/Total Floor Area = 132.78

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
86,500	86,500	86,500	70,926	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,700	0	638	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
89,200	89,200	89,200	71,564	71,564	0

009-300-034-00                      2017 Est. T.C.V.                      BRINKMAN ROGER & NORMA  
 Property Class: 401                      1645 S DUCK POINT RD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP I \$500	56.00	114.00	0.9611	1.0000	500	100		26,911
56 Actual Front Feet, 0.15 Total Acres                      Total Est. Land Value =								26,911

Land Improvement Cost Estimates  
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Metal Prefab	7.77	1.00	80	45	280
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.0	95	950
Total Estimated Land Improvements True Cash Value =					1,230

Cost Est. for Res. Bldg: 1    Single Family    1S                      Cls D    Blt 1947

(11) Heating System: Space Heater  
 Ground Area = Size for Rates = 1054 SF    Floor Area = 1054 SF.  
 Stories    Exterior    Foundation    Rate    Bsmnt-Adj    Heat-Adj    Size    Cost  
 1    Story Siding    Slab                      47.94    -9.33    -1.89    1054    38,703

Other Additions/Adjustments                      Rate                      Size                      Cost

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

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

(15) Built-Ins & Fireplaces  
 Appliance Allowance                      1235.00                      1                      1,235  
 Fireplace: Prefab 1 Story                      1330.00                      1                      1,330  
 Fireplace: Wood Stove                      950.00                      1                      950

(16) Porches  
 CGEP (1 Story), Standard                      33.14                      160                      5,302

(17) Garages  
 Class:D Exterior: Siding Foundation: 42 Inch (Unfinished)  
 Base Cost                      22.49                      345                      7,759  
 Common Wall: 1 Wall                      -1175.00                      1                      -1,175  
 Mechanical Doors                      325.00                      1                      325

County Multiplier = 1.38 =>                      Cost New =                      79,269

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0,    Depr.Cost =                      47,561  
 ECF (410- SAPPHIRE LAKE AREA)                      1.200 => TCV of Bldg: 1 =                      57,074

2017 Est. T.C.V. 009-300-034-00						=	85,215
Est. TCV/Total Floor Area = 80.85, Most recent sale 01/01/2001 for 104,000							
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
42,600	42,600	42,600	40,377	0.90			
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses			
0	0	0	363	0			
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
42,600	42,600	42,600	40,740	40,740	0		



009-300-035-00                      2017 Est. T.C.V.                      METCALF DOUGLAS & DEBORAH  
 Property Class: 401                                           1655 S DUCK POINT RD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP I \$500	67.00	133.00	0.9026	1.0000	500	100		30,238
67 Actual Front Feet, 0.20 Total Acres                      Total Est. Land Value =								30,238

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	350	61	636
Shed: Wood Frame	9.06	1.00	100	75	680
Total Estimated Land Improvements True Cash Value =					1,316

Cost Est. for Res. Bldg: 1    Single Family    1S                      Cls D    Blt 1949

(11) Heating System: Space Heater

Ground Area = Size for Rates = 1092 SF    Floor Area = 1092 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	47.60	-9.25	-1.89	1092	39,814

Other Additions/Adjustments                      Rate                      Size                      Cost

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

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

(15) Built-Ins & Fireplaces  
 Appliance Allowance                      1235.00                      1                      1,235  
 Fireplace: Wood Stove                      950.00                      1                      950

County Multiplier = 1.38 =>                      Cost New =                      62,116

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0,    Depr.Cost =                      34,164  
 ECF (410- SAPPHIRE LAKE AREA)                      1.200 => TCV of Bldg: 1 =                      40,996

2017 Est. T.C.V. 009-300-035-00                      =                      72,550

Est. TCV/Total Floor Area = 66.44

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
36,600	36,600	36,600	29,471	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-300	0	265	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
36,300	36,300	36,300	29,736	29,736	0	

009-300-036-00                    2017 Est. T.C.V.                    POLTORAK ERIN J & BRANDON  
Property Class: 401                                       1665 S DUCK POINT RD  
Map #:                    LAKE TOWNSHIP                    LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE  
\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP I \$500	50.00	148.00	0.8018	1.0000	500	100		20,046
GROUP I \$500	43.98	148.00	0.8018	1.0000	500	100		17,632
94 Actual Front Feet, 0.32 Total Acres                    Total Est. Land Value =								37,678

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	724	0	0
D/W/P: 3.5 Concrete	3.20	1.00	416	0	0
Shed: Wood Frame	9.45	1.00	146	50	690
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.0	97	970
Total Estimated Land Improvements True Cash Value =					1,660

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

(11) Heating System: Forced Hot Water  
Ground Area = Size for Rates = 1432 SF    Floor Area = 1432 SF.  
Stories    Exterior    Foundation    Rate    Bsmnt-Adj    Heat-Adj    Size    Cost  
1    Story Siding    Slab    55.64    -9.58    0.97    1432    67,347

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  
WPP, Standard                    7.55                    483                    3,647

(17) Garages  
Class:D Exterior: Siding Foundation: 18 Inch (Finished )  
Base Cost                    15.00                    1020                    15,300  
Mechanical Doors                    325.00                    2                    650

County Multiplier = 1.38 =>                    Cost New =    131,153

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0,    Depr.Cost =    72,134  
ECF (410- SAPPHIRE LAKE AREA)                    1.200 => TCV of Bldg: 1 =    86,561

2017 Est. T.C.V. 009-300-036-00						=	125,899
Est. TCV/Total Floor Area = 87.92, Most recent sale 07/08/2016 for 121,500							
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
63,900	63,900	63,900	63,900	0.90			
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-1,000	0	0	-1,000	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
62,900	62,900	62,900	64,475	62,900	0		

009-300-038-00                      2017 Est. T.C.V.                      LEHMAN JAMES E & DIANE K  
 Property Class: 401                      1685 S DUCK POINT RD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP I \$500	47.26	173.28	1.0199	1.0000	500	100		24,101
47 Actual Front Feet, 0.19 Total Acres                      Total Est. Land Value =								24,101

Land Improvement Cost Estimates  
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Ren. Conc.	4.21	1.00	336	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.5	95	1,425
Total Estimated Land Improvements True Cash Value =					1,425

Cost Est. for Res. Bldg: 1    Single Family    1.5S                      Cls C    Blt 1977

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1104 SF    Floor Area = 1512 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Crawl Space	84.07	-9.52	0.00	816	60,833
1	Story Siding	Crawl Space	66.03	-9.52	0.00	288	16,275

Other Additions/Adjustments                      Rate                      Size                      Cost

(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
Fireplace: Wood Stove	1350.00	1	1,350

(16) Porches

CGEP (1 Story), Standard	74.14	35	2,595
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(16) Deck/Balcony

Treated Wood,Standard	7.25	180	1,305
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(17) Garages

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

Base Cost	24.55	480	11,784
Common Wall: 1/2 Wall	-650.00	1	-650
Automatic Doors	375.00	1	375

County Multiplier = 1.38 =>                      Cost New =                      139,212

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0,    Depr.Cost =                      97,449  
 ECF (410- SAPPHIRE LAKE AREA)                      1.300 => TCV of Bldg: 1 =                      126,683

2017 Est. T.C.V. 009-300-038-00                      =                      152,209  
 Est. TCV/Total Floor Area = 100.67, Most recent sale 04/01/1999 for 132,500

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
73,200	73,200	73,200	57,150	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,900	0	514	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
76,100	76,100	76,100	57,664	57,664	57,664

009-300-039-00                      2017 Est. T.C.V.                      CATALFIO VITO III  
 Property Class: 401                                           1725 S DUCK POINT RD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP J 250	207.00	159.00	0.6667	1.0000	250	100		34,502
207 Actual Front Feet, 0.76 Total Acres                      Total Est. Land Value =								34,502

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	1877	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 2500	2500.00	1.00	1.0	95	2,375
Total Estimated Land Improvements True Cash Value =					2,375

Cost Est. for Res. Bldg: 1    Single Family    1.75S                      Cls C    Blt 1985

(11) Heating System: Forced Hot Water  
 Ground Area = Size for Rates = 1917 SF    Floor Area = 2828 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.75	Story Siding	Basement	88.03	0.00	1.95	1215	109,326
1	Story Siding	Basement	60.67	0.00	1.11	702	43,370

Other Additions/Adjustments                      Rate                      Size                      Cost

(9) Basement Finish							
Basement Recreation Finish		11.45		1500		17,175	
Walk out Basement Door(s)		775.00		1		775	

(13) Plumbing							
Average Fixture(s)		760.00		1		760	
3 Fixture Bath		2400.00		3		7,200	

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

(15) Built-Ins & Fireplaces							
Appliance Allowance		1915.00		1		1,915	
Fireplace: Prefab 1 Story		2200.00		1		2,200	

(16) Porches							
CGEP (1 Story), Standard		28.11		315		8,855	
WSEP (1 Story), Standard		31.63		120		3,796	
WPP, Standard		7.10		700		4,970	

(16) Deck/Balcony							
Treated Wood, Standard		10.72		47		504	
Wood Balcony		17.50		32		560	

(17) Garages							
Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)							
Base Cost		15.79		868		13,706	
Common Wall: 2 Wall		-2575.00		1		-2,575	
Automatic Doors		375.00		2		750	
Mechanical Doors		350.00		1		350	
Class:C Exterior: Siding Foundation: 18 Inch (Unfinished)							
Base Cost		20.98		384		8,056	
Mechanical Doors		350.00		1		350	

County Multiplier = 1.38    =>                      Cost New =    310,194

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0,    Depr.Cost =    217,136

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Parcel Number: 009-300-039-00 Page: 2

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ECF (410- SAPPHIRE LAKE AREA) 1.300 => TCV of Bldg: 1 = 282,277

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2017 Est. T.C.V. 009-300-039-00 = 319,154

Est. TCV/Total Floor Area = 112.86, Most recent sale 02/01/2017 for 240,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
188,100	188,100	188,100	159,419	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-28,500	0	0	181	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
159,600	159,600	159,600	160,853	159,600	0	

009-300-039-95                      2017 Est. T.C.V.                      LEHMAN JAMES E & DIANE K  
 Property Class: 402                      S DUCK POINT RD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE

Description	Frontage	Depth	* Factors *		Rate	%Adj.	Reason	Value
			Front	Depth				
GROUP J 250	23.33	150.92	1.0000	1.0000	250	100		5,833
23 Actual Front Feet, 0.08 Total Acres                      Total Est. Land Value =								5,833

2017 Est. T.C.V. 009-300-039-95                      =                      5,833

Est. TCV/Total Floor Area = 2.06, Most recent sale 08/01/2008 for 8,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
4,400	4,400	4,400	2,829	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-1,500	0	0	25	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
2,900	2,900	2,900	2,854	2,854	2,854	

009-300-045-00 2017 Est. T.C.V. LOCKWOOD JOEL M  
 Property Class: 401 8907 W OAK LN  
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE

\* Factors \* LOT 45 & 46

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value D> DuckPt Bk Lots					5000	100		5,000
<Site Value D> DuckPt Bk Lots					5000	100		5,000
100 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	3.44	1.00	250	71	611
Shed: Wood Frame	12.34	1.00	72	94	835
Total Estimated Land Improvements True Cash Value =					1,446

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C-5 Blt 1958

(11) Heating System: Forced Hot Water

Ground Area = Size for Rates = 1664 SF Floor Area = 1664 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	58.74	-10.04	1.05	1664	82,784

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

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

(15) Built-Ins & Fireplaces

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

(16) Porches

CCP (1 Story), Standard	30.27	96	2,906
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(17) Carports

Comp.Shingle	7.85	216	1,696
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(17) Garages

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

Base Cost	16.72	768	12,841
Common Wall: 1/2 Wall	-650.00	1	-650
Automatic Doors	375.00	2	750

County Multiplier = 1.38 => Cost New = 150,404

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 90,242  
 ECF (412 - SAPPHIRE LAKE BACK LOTS RES) 0.980 => TCV of Bldg: 1 = 88,438

2017 Est. T.C.V. 009-300-045-00 = 99,884

Est. TCV/Total Floor Area = 60.03

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
49,600	49,600	49,600	41,769	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	300	0	0	375	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
49,900	49,900	49,900	42,144	42,144	42,144

009-300-047-00	2017 Est. T.C.V.	HUTCHINSON EDWARD C
Property Class: 401		8939 W OAK LN
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value D> DuckPt Bk Lots					5000	100	2 Lots	5,000
<Site Value D> DuckPt Bk Lots					5000	100		5,000
0.00 Total Acres Total Est. Land Value =								10,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.20	1.00	794	66	1,677
Total Estimated Land Improvements True Cash Value =					1,677

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 = 2373 SF Floor Area = 2373 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Block	Slab	52.30	-8.47	0.00	1375	60,266
1	Story Siding	Crawl Space	51.82	-6.97	0.00	998	44,760

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, 100 Feet	2550.00	1	2,550

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

(16) Porches			
CCP (1 Story), Standard	16.56	492	8,148

(17) Carports			
Comp.Shingle	7.75	300	2,325

(17) Garages			
Class:CD Exterior: Block Foundation: 42 Inch (Unfinished)			
Base Cost	18.19	625	11,369
Common Wall: 1 Wall	-1425.00	1	-1,425
Mechanical Doors	350.00	1	350

County Multiplier = 1.42 => Cost New = 186,606

Phy/Ab.Phy/Func/Econ/Comb.%Good= 62/100/100/100/62.0, Depr.Cost = 115,696

Separately Depreciated Items:

Square footage # 2 is depreciated at 86 %Good...	Base Cost Was =	44,760
County Multiplier = 1.42 =>	Cost New =	63,560
Phy/Ab.+hy/Func/Econ/Comb.%Good= 24/100/100/100/24.0,	Depr.Cost =	15,254
ECF (412 - SAPPHIRE LAKE BACK LOTS RES) 0.980 => TCV of Bldg: 1 =		128,331

2017 Est. T.C.V. 009-300-047-00 = 140,008

Est. TCV/Total Floor Area = 59.00

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
69,100	69,100	69,100	61,415	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	900	0	552	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT



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Parcel Number: 009-300-047-00

Page: 2

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70,000	70,000	70,000	61,967	61,967	61,967
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009-300-049-00	2017 Est. T.C.V.	GOFF DENNIS H & NANCY L TRUSTEES
Property Class: 401		8969 S OAK LN
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE

	* Factors *	Shared Lake Access	
Description	Frontage Depth	Front Depth	Rate %Adj. Reason Value
<Site Value D> DuckPt Bk Lots			5000 100 5,000
50 Actual Front Feet, 0.13 Total Acres			Total Est. Land Value = 5,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	10.45	1.00	48	46	231
Total Estimated Land Improvements True Cash Value =					231

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 1946

(11) Heating System: Wall/Floor Furnace

Ground Area = Size for Rates = 356 SF Floor Area = 356 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	63.46	-11.86	-0.78	356	18,092

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

Average Fixture(s)	Rate	Size	Cost
	525.00	1	525

(14) Water/Sewer

Public Sewer	Rate	Size	Cost
Well, 50 Feet	912.00	1	912
	1575.00	1	1,575

(15) Built-Ins & Fireplaces

Appliance Allowance	Rate	Size	Cost
	1235.00	1	1,235

(16) Porches

CSEP (1 Story), Standard	Rate	Size	Cost
	26.44	160	4,230

County Multiplier = 1.38 => Cost New = 36,666

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, Depr.Cost = 20,166

ECF (412 - SAPPHIRE LAKE BACK LOTS RES) 0.980 => TCV of Bldg: 1 = 19,763

2017 Est. T.C.V. 009-300-049-00 = 24,994

Est. TCV/Total Floor Area = 70.21, Most recent sale 09/23/2004 for 30,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
12,400	12,400	12,400	11,342	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	100	0	102	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
12,500	12,500	12,500	11,444	11,444	0

009-300-050-00                      2017 Est. T.C.V.                      LOVELAND ERIC & TRACY  
 Property Class: 401                                           311 S OAK LN  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value D> DuckPt Bk Lots					5000	100		5,000
50 Actual Front Feet, 0.14 Total Acres							Total Est. Land Value =	5,000

Land Improvement Cost Estimates  
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	2.98	1.00	15	71	32
Shed: Metal Prefab	7.77	1.00	80	45	280
Total Estimated Land Improvements True Cash Value =					312

Cost Est. for Res. Bldg: 1    Single Family    1S                      Cls D    Blt 1946

(11) Heating System: Space Heater

Ground Area = Size for Rates = 792 SF    Floor Area = 792 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	51.24	-10.02	-1.89	792	31,149

Other Additions/Adjustments                      Rate                      Size                      Cost

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

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

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

County Multiplier = 1.38    =>                      Cost New =                      48,847

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0,    Depr.Cost =                      26,866  
 ECF (412 - SAPPHIRE LAKE BACK LOTS RES) 0.980 => TCV of Bldg: 1 =                      26,329

2017 Est. T.C.V. 009-300-050-00                      =                      31,641  
 Est. TCV/Total Floor Area = 39.95, Most recent sale 04/30/2013 for 29,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
15,700	15,700	15,700	14,571	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	100	0	131	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
15,800	15,800	15,800	14,702	14,702	0

009-300-051-00                      2017 Est. T.C.V.                      GARARD JERRY  
 Property Class: 401                      8991 W OAK LN  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value D> DuckPt Bk Lots					5000	100	3 Lots	5,000
<Site Value D> DuckPt Bk Lots					5000	100		5,000
<Site Value D> DuckPt Bk Lots					5000	100		5,000
0.00 Total Acres                      Total Est. Land Value =								15,000

Cost Est. for Res. Bldg: 1    Single Family    1S                      CIs CD                      Blt 1989

(11) Heating System: Space Heater

Ground Area = Size for Rates = 528 SF    Floor Area = 528 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1+	Story Siding	Slab	72.00	-12.23	-2.85	528	30,054

Other Additions/Adjustments                      Rate                      Size                      Cost

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

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

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

(16) Porches  
 CCP (1 Story), Standard                      25.04                      132                      3,305

(16) Deck/Balcony  
 Roof Cover Only,Standard                      8.00                      560                      4,480

(16) Breezeways  
 Frame Wall,Unfinished                      22.75                      264                      6,006

(17) Garages  
 Class:CD Exterior: Siding Foundation: 18 Inch (Unfinished)  
 Base Cost                      21.32                      336                      7,164  
 Mechanical Doors                      350.00                      1                      350  
 Storage area over garage                      3.85                      48                      185  
 Class:D Exterior: Siding Foundation: 42 Inch (Unfinished)  
 Base Cost                      17.65                      576                      10,166  
 Mechanical Doors                      325.00                      1                      325

County Multiplier = 1.38 =>                      Cost New =                      92,018

Phy/Ab.Phy/Func/Econ/Comb.%Good= 71/100/100/100/71.0,    Depr.Cost =                      65,333  
 ECF (412 - SAPPHIRE LAKE BACK LOTS RES) 0.980 => TCV of Bldg: 1 =                      64,026

2017 Est. T.C.V. 009-300-051-00                      =                      79,026

Est. TCV/Total Floor Area = 149.67

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
39,300	0	0	0	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
39,500	0	0	0	0	0	

009-300-055-00                      2017 Est. T.C.V.                      DUCK POINT PLAT LOT OWNERS  
 Property Class: 700                      S DUCK POINT RD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP H \$800	110.00	219.14	0.8594	1.0000	800	100		75,626
110 Actual Front Feet, 0.55 Total Acres							Total Est. Land Value =	75,626

2017 Est. T.C.V. 009-300-055-00                      =                      0

Est. TCV/Total Floor Area = 0.00

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

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

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

009-330-001-00                      2017 Est. T.C.V.                      RAYMOND GREGORY P  
 Property Class: 401                                           8479 W WORKMAN RD  
 Map #:                      LAKE TOWNSHIP                      Lake City, MI 49651

Land Value Estimates for Land Table Riv .CLAM RIVER AREA SUBS&SITES  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value E> CLAM RIVER 30K					30000	100		30,000
445 Actual Front Feet, 1.02 Total Acres					Total Est.		Land Value =	30,000

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1000 SF    Floor Area = 1000 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	48.46	-8.42	0.66	1000	40,700

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1235.00	1	1,235
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(16) Porches

CGEP (1 Story), Standard	24.95	350	8,733
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(16) Deck/Balcony

Treated Wood, Standard	6.17	276	1,703
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(17) Garages

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

Base Cost	16.05	576	9,245
Mechanical Doors	325.00	2	650

County Multiplier = 1.38 =>                      Cost New =                      96,028

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0,    Depr.Cost =                      52,815

Separately Depreciated Items:

Unit-in-Place Cost Items:

CABIN	1.00	2000	2,000
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County Multiplier = 1.38 =>                      Cost New =                      2,760

Phy/Ab.Phy/Func/Econ/Comb.%Good= 50/100/100/100/50.0,    Depr.Cost =                      1,380

MISC	1.00	4000	4,000
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County Multiplier = 1.38 =>                      Cost New =                      5,520

Phy/Ab.Phy/Func/Econ/Comb.%Good= 50/100/100/100/50.0,    Depr.Cost =                      2,760

ECF (RESIDENTIAL RURAL/ NON SUB)                      0.900 => TCV of Bldg: 1 =                      51,260

2017 Est. T.C.V. 009-330-001-00                      =                      81,260

Est. TCV/Total Floor Area = 81.26, Most recent sale 07/02/2003 for 109,300

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
40,400	40,400	40,400	24,171	0.90

2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	200	0	0	217	0

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
40,600	40,600	40,600	24,388	24,388	0

009-330-009-00                      2017 Est. T.C.V.                      JENSEN DAVID E  
 Property Class: 402                                           W X WORKMAN RD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table Riv .CLAM RIVER AREA SUBS&SITES  
 \* Factors \*                      LOTS 9 & 10

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> CLAM RIVER 15K					15000	100		15,000
100 Actual Front Feet, 0.23 Total Acres							Total Est. Land Value =	15,000

2017 Est. T.C.V. 009-330-009-00                      =                      15,000

Est. TCV/Total Floor Area = 15.00

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
7,500	7,500	7,500	6,308	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	56	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
7,500	7,500	7,500	6,364	6,364	0	

009-330-011-00                      2017 Est. T.C.V.                      LANGMESSER JEAN M  
 Property Class: 402                                           W X WORKMAN RD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table Riv .CLAM RIVER AREA SUBS&SITES  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> CLAM RIVER 15K					15000	100		15,000
100 Actual Front Feet, 0.23 Total Acres							Total Est. Land Value =	15,000

2017 Est. T.C.V. 009-330-011-00                      =                      15,000

Est. TCV/Total Floor Area = 15.00, Most recent sale 12/01/1999 for 76,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
7,500	7,500	7,500	4,565	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	41	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
7,500	7,500	7,500	4,606	4,606	4,606	



009-330-013-00                      2017 Est. T.C.V.                      LANGMESSER JEAN M  
 Property Class: 401                                           8415 W WORKMAN RD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table Riv .CLAM RIVER AREA SUBS&SITES  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> CLAM RIVER 15K					15000	100		15,000
150 Actual Front Feet, 0.34 Total Acres							Total Est. Land Value =	15,000

Land Improvement Cost Estimates  
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	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 2008

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1252 SF    Floor Area = 1878 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Basement	86.37	0.00	3.01	1252	111,904

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

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

(15) Built-Ins & Fireplaces

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

(16) Porches

WCP (1 Story), Standard	17.21	442	7,607
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(16) Deck/Balcony

Treated Wood,Standard	6.10	1106	6,747
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(17) Garages

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

Base Cost	16.05	576	9,245
Mechanical Doors	325.00	2	650

County Multiplier = 1.38 =>                      Cost New =                      210,639

Phy/Ab.Phy/Func/Econ/Comb.%Good= 95/100/100/100/95.0,    Depr.Cost =                      200,107  
 ECF (RESIDENTIAL RURAL/ NON SUB)                      0.950 => TCV of Bldg: 1 =                      190,102

2017 Est. T.C.V. 009-330-013-00                      =                      205,577

Est. TCV/Total Floor Area = 109.47

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
97,100	97,100	97,100	77,857	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	5,700	0	0	700	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
102,800	102,800	102,800	78,557	78,557	78,557

009-340-001-00	2017 Est. T.C.V.	WRIGHT MICHAEL D & KATHLEEN A
Property Class: 401		10262 W KELLY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> RURAL LOTS					5000	100		5,000
120 Actual Front Feet, 1.73 Total Acres							Total Est. Land Value =	5,000

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1969

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 2317 SF Floor Area = 2317 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	51.97	-7.02	0.00	1766	79,382
1	Story Siding	Slab	51.97	-8.52	0.00	551	23,941

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1415.00	1	1,415
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(16) Porches

CCP (1 Story), Standard	47.06	32	1,506
WCP (1 Story), Standard	17.28	380	6,566

County Multiplier = 1.38 => Cost New = 166,787

Notes: RELOCATION

Phy/Ab.Phy/Func/Econ/Comb.%Good= 72/100/100/100/72.0, Depr.Cost = 120,086  
ECF (409 - RURAL SUBS) 0.950 => TCV of Bldg: 1 = 114,082

2017 Est. T.C.V. 009-340-001-00 = 119,082

Est. TCV/Total Floor Area = 51.39, Most recent sale 08/21/2006 for 135,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
57,100	57,100	57,100	49,015	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	2,400	0	0	441	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
59,500	59,500	59,500	49,456	49,456	49,456

009-340-002-00                      2017 Est. T.C.V.                      CLARK TAMMY  
 Property Class: 401                                           10284 W KELLY RD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> RURAL LOTS					5000	100		5,000
120 Actual Front Feet, 1.73 Total Acres					Total Est. Land Value =			5,000

Land Improvement Cost Estimates  
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	10.65	1.00	144	94	1,441
Total Estimated Land Improvements True Cash Value =					1,441

Cost Est. for Res. Bldg: 1    Single Family    1S                      Cls    C-5    Blt 2002

(11) Heating System: Forced Air w/ Ducts

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	61.40	-8.75	0.00	1248	65,707

Other Additions/Adjustments                      Rate                      Size                      Cost

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

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

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

(16) Porches  
 WCP (1 Story), Standard                      45.75                      36                      1,647

County Multiplier = 1.38 =>                      Cost New =                      104,624

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0,    Depr.Cost =                      94,161  
 ECF (409 - RURAL SUBS)                      0.950 => TCV of Bldg: 1 =                      89,453

2017 Est. T.C.V. 009-340-002-00                      =                      95,894

Est. TCV/Total Floor Area = 76.84, Most recent sale 03/01/2002 for 8,250

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
46,300	46,300	46,300	39,946	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,600	0	0	359	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
47,900	47,900	47,900	40,305	40,305	40,305	

009-340-003-00                      2017 Est. T.C.V.                      HOFFMAN AMY  
 Property Class: 401                                           10306 W KELLY RD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> RURAL LOTS					5000	100		5,000
120 Actual Front Feet, 1.73 Total Acres					Total Est. Land Value =			5,000

Land Improvement Cost Estimates  
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	10.65	1.00	144	94	1,441
Total Estimated Land Improvements True Cash Value =					1,441

Cost Est. for Res. Bldg: 1    Single Family    1S                      Cls    C-5    Blt 2002

(11) Heating System: Forced Air w/ Ducts

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	61.40	-8.75	0.00	1248	65,707

Other Additions/Adjustments                      Rate                      Size                      Cost

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

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

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

(16) Porches  
 WCP (1 Story), Standard                      45.75                      36                      1,647

County Multiplier = 1.38    =>                      Cost New =                      104,624

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0,    Depr.Cost =                      94,161  
 ECF (409 - RURAL SUBS)                      0.950 => TCV of Bldg: 1 =                      89,453

2017 Est. T.C.V. 009-340-003-00                      =                      95,894  
 Est. TCV/Total Floor Area = 76.84, Most recent sale 02/06/2007 for 78,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
46,300	46,300	46,300	39,946	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,600	0	0	359	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
47,900	47,900	47,900	40,305	40,305	40,305	

009-340-004-00                      2017 Est. T.C.V.                      CROSBY DOUG A & PAULA  
 Property Class: 401                                           10328 W KELLY RD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 8.RURAL SUBS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP F	120.00	627.00	1.0000	1.0000	70	100		8,400
GROUP F	120.00	627.00	1.0000	1.0000	70	100		8,400
240 Actual Front Feet, 3.46 Total Acres                      Total Est. Land Value =								16,800

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Ren. Conc.	4.21	1.00	288	0	0
Shed: Wood Frame	11.06	1.00	120	50	663

Residential Local Cost Land Improvements

Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.0	97	970
Total Estimated Land Improvements True Cash Value =					1,633

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

(11) Heating System: Forced Air w/ Ducts

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	63.41	-8.94	0.00	1400	76,258

Other Additions/Adjustments                      Rate                      Size                      Cost

(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
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(16) Porches

CPP, Standard	24.21	36	872
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(16) Deck/Balcony

Treated Wood,Standard	7.90	120	948
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(17) Garages

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

Base Cost	20.90	480	10,032
Common Wall: 1 Wall	-1300.00	1	-1,300
Automatic Doors	375.00	1	375

County Multiplier = 1.38 =>                      Cost New =                      135,301

Notes: MODULAR

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0,    Depr.Cost =                      115,006  
 ECF (409 - RURAL SUBS)                      0.650 => TCV of Bldg: 1 =                      74,754

2017 Est. T.C.V. 009-340-004-00                      =                      93,187

Est. TCV/Total Floor Area = 66.56, Most recent sale 08/01/1998 for 88,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
44,000	44,000	44,000	41,372	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	2,600	0	0	372	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
46,600	46,600	46,600	41,744	41,744	41,744	



009-340-006-00	2017 Est. T.C.V.	NAVAKOVICH CATHERINE
Property Class: 401		10372 W KELLY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> RURAL LOTS					5000	100		5,000
120 Actual Front Feet, 1.73 Total Acres Total Est. Land Value =								5,000

Land Improvement Cost Estimates  
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Ren. Conc.	3.78	1.00	192	0	0
Fencing: Wd, Split, 2 Rail	7.50	1.00	50	0	0

Residential Local Cost Land Improvements

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

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

(11) Heating System: Forced Heat & Cool  
Ground Area = Size for Rates = 1568 SF Floor Area = 1568 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	54.85	0.00	1.87	1568	88,937

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1415.00	1	1,415
Fireplace: Prefab 1 Story	1710.00	1	1,710

(16) Deck/Balcony

Treated Wood,Standard	8.47	80	678
Treated Wood,Standard	6.81	192	1,308

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

Base Cost	17.14	672	11,518
Common Wall: 1 Wall	-1225.00	1	-1,225
Automatic Doors	375.00	1	375

County Multiplier = 1.38 => Cost New = 155,616

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 140,054  
ECF (409 - RURAL SUBS) 0.650 => TCV of Bldg: 1 = 91,035

2017 Est. T.C.V. 009-340-006-00 = 97,005  
Est. TCV/Total Floor Area = 61.87, Most recent sale 06/23/2006 for 126,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
45,700	45,700	45,700	42,391	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	2,800	0	0	381	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
48,500	48,500	48,500	42,772	42,772	42,772

009-340-008-00                      2017 Est. T.C.V.                      ACEVEDO DAVID J & GERTRUDE L  
 Property Class: 401                                                                10416 W KELLY RD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 8.RURAL SUBS

\* Factors \*                      LOT 7 & 8

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value I> GROUP I	\$5000		5000	100				5,000
<Site Value I> GROUP I	\$5000		5000	100				5,000
240 Actual Front Feet, 3.46 Total Acres                      Total Est. Land Value =								10,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Ren. Conc.	4.21	1.00	672	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    2014

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1452 SF    Floor Area = 1452 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	59.95	0.00	0.00	1452	87,047

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

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

(16) Porches

WCP (1 Story), Standard	23.55	160	3,768
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(16) Deck/Balcony

Treated Wood, Standard	7.12	193	1,374
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(17) Garages

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

Base Cost	17.82	674	12,011
Common Wall: 1 Wall	-1300.00	1	-1,300
Automatic Doors	375.00	1	375

County Multiplier = 1.38 =>                      Cost New = 149,999

Phy/Ab.Phy/Func/Econ/Comb.%Good= 99/100/100/100/99.0,    Depr.Cost = 148,499

ECF (409 - RURAL SUBS)                      0.950 => TCV of Bldg: 1 = 141,074

2017 Est. T.C.V. 009-340-008-00                      = 152,499

Est. TCV/Total Floor Area = 105.03

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
72,100	72,100	72,100	61,784	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	4,100	0	556	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
76,200	76,200	76,200	62,340	62,340	62,340	



009-340-009-00                      2017 Est. T.C.V.                      NIELSEN DAVID & CAROL TRUST  
 Property Class: 402                      W KELLY RD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> RURAL LOTS					5000	100		5,000
120 Actual Front Feet, 1.73 Total Acres							Total Est. Land Value =	5,000

2017 Est. T.C.V. 009-340-009-00                      =                      5,000

Est. TCV/Total Floor Area = 3.44, Most recent sale 04/01/2002 for 11,500

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
3,500	3,500	3,500	3,415	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-1,000	0	0	-915	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
2,500	2,500	2,500	3,445	2,500	2,500	

009-340-010-00                      2017 Est. T.C.V.                      NIELSEN DAVID & CAROL TRUST  
Property Class: 401                      10482 W KELLY RD  
Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 8.RURAL SUBS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP F	120.00	627.00	1.0000	1.0000	70	100		8,400
GROUP F	120.00	627.00	1.0000	1.0000	70	100		8,400
240 Actual Front Feet, 3.46 Total Acres							Total Est. Land Value =	16,800

Land Improvement Cost Estimates  
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Ren. Conc.	4.21	1.00	288	0	0
Shed: Wood Frame	11.40	1.00	100	50	570

Residential Local Cost Land Improvements

Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.0	97	970
Total Estimated Land Improvements True Cash Value =					1,540

Cost Est. for Res. Bldg: 1      Single Family 1+S                      C1s C+10 Blt 1999

(11) Heating System: Forced Air w/ Ducts  
Ground Area = Size for Rates = 1404 SF      Floor Area = 1404 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1+	Story Siding	Basement	73.30	0.00	0.00	1404	102,913

Other Additions/Adjustments

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

(13) Plumbing

Average Fixture(s)	Rate	Size	Cost
3 Fixture Bath	2400.00	2	4,800

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	Rate	Size	Cost
	1915.00	1	1,915

(16) Porches

WPP, Standard	Rate	Size	Cost
WCP (1 Story), Standard	8.24	440	3,626
	28.74	102	2,931

(16) Breezeways

Frame Wall, Finished	Rate	Size	Cost
	27.75	240	6,660

(17) Garages

Class:C Exterior: Siding Foundation: 42 Inch (Finished )			
Base Cost	21.70	624	13,541
Automatic Doors	375.00	2	750
Storage area over garage	3.95	468	1,849
Class:CD Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	13.95	1600	22,320
Automatic Doors	375.00	3	1,125

County Multiplier = 1.38 =>                      Cost New = 234,255

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0,      Depr.Cost = 199,116

Separately Depreciated Items:

(9) Basement Finish

Basement Recreation Finish	Rate	Size	Cost
	11.45	1052	12,045
County Multiplier = 1.38 =>			Cost New = 16,623



009-340-012-00	2017 Est. T.C.V.	SPRAGG JAMES A & PATRICIA A
Property Class: 401		10504 W KELLY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 8.RURAL SUBS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP F	120.00	627.00	1.0000	1.0000	70	100		8,400
GROUP F	120.00	627.00	1.0000	1.0000	70	100		8,400
GROUP A 30/FF	60.00	624.00	1.0000	1.0000	30	100	1/2 LOT 14	1,800
300 Actual Front Feet, 4.31 Total Acres Total Est. Land Value =								18,600

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	1400	94	5,540
D/W/P: 4in Ren. Conc.	4.21	1.00	250	94	989
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 =					9,030

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

(11) Heating System: Radiant (in-floor)

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	61.50	0.00	1.09	1736	108,656

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
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(16) Porches

CCP (1 Story), Standard	29.85	100	2,985
WGEP (1 Story), Standard	29.86	240	7,166

(16) Deck/Balcony

Treated Wood, Standard	7.34	168	1,233
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(17) Garages

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

Base Cost	17.19	728	12,514
Common Wall: 1 Wall	-1300.00	1	-1,300
Automatic Doors	375.00	1	375

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

Base Cost	10.91	1200	13,092
Automatic Doors	375.00	1	375

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

Base Cost	12.37	728	9,005
Common Wall: 1 Wall	-918.75	1	-919
No Floor Deduction	-3.10	728	-2,257

County Multiplier = 1.38 => Cost New = 225,474

Phy./Ab.Phy./Func/Econ/Comb.%Good= 85/100/100/100/85.0, Depr.Cost = 191,653

Parcel Number: 009-340-012-00

Page: 2

Separately Depreciated Items:

(9) Basement Finish			
Basement Recreation Finish	11.45	850	9,733
County Multiplier = 1.38 =>		Cost New =	13,431
Phy/Ab.Phy/Func/Econ/Comb.%Good= 50/100/100/100/50.0,		Depr.Cost =	6,715
		Total Depreciated Cost =	198,368
ECF (409 - RURAL SUBS)	0.950 =>	TCV of Bldg: 1 =	188,450

2017 Est. T.C.V. 009-340-012-00 = 216,080

Est. TCV/Total Floor Area = 124.47, Most recent sale 10/01/1997 for 12,100

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
99,500	99,500	99,500	84,380	0.90		
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	8,500	0	0	759	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
108,000	108,000	108,000	85,139	85,139	85,139	

009-340-015-00	2017 Est. T.C.V.	KRUEGER LYNN W & BEVERLY J
Property Class: 401		10570 W KELLY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 8.RURAL SUBS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> RURAL LOTS					5000	100		5,000
GROUP A 30/FF	60.00	627.00	1.0000	1.0000	30	100	W1/2 OF LOT 14	1,800
180 Actual Front Feet, 2.59 Total Acres Total Est. Land Value =								6,800

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	1200	0	0
D/W/P: 4in Ren. Conc.	4.21	1.00	288	0	0

Residential Local Cost Land Improvements

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

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

(11) Heating System: Forced Heat & Cool

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	64.84	0.00	2.01	1680	112,308

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
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(16) Porches

WCP (1 Story), Standard	22.55	180	4,059
WCP (1 Story), Standard	20.35	240	4,884

(16) Deck/Balcony

Treated Wood, Standard	6.77	260	1,760
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(17) Garages

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

Base Cost	21.14	672	14,206
Common Wall: 1 Wall	-1300.00	1	-1,300
Automatic Doors	375.00	1	375

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

Base Cost	15.83	864	13,677
Automatic Doors	375.00	2	750

County Multiplier = 1.38 => Cost New = 222,980

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 200,682

ECF (409 - RURAL SUBS) 0.950 => TCV of Bldg: 1 = 190,648

2017 Est. T.C.V. 009-340-015-00 = 199,873

Est. TCV/Total Floor Area = 118.97

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
92,200	92,200	92,200	79,179	0.90	
2017	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses

Parcel Number: 009-340-015-00

Page: 2

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0	7,700	0	0	712	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
99,900	99,900	99,900	79,891	79,891	79,891

009-340-016-00	2017 Est. T.C.V.	KRUEGER LYNN W & BEVERLY J
Property Class: 402		W KELLY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> RURAL LOTS					5000	100		5,000
120 Actual Front Feet, 1.73 Total Acres					Total Est.		Land Value =	5,000

2017 Est. T.C.V. 009-340-016-00 = 5,000

Est. TCV/Total Floor Area = 2.98

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	-1,000	0	0	-1,000	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
2,500	2,500	2,500	3,531	2,500	2,500	



009-340-017-00	2017 Est. T.C.V.	EISENGA DAVID J & CONNIE S
Property Class: 401		10614 W KELLY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> RURAL LOTS					5000	100		5,000
120 Actual Front Feet, 1.73 Total Acres					Total Est. Land Value =			5,000

Land Improvement Cost Estimates  
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Ren. Conc.	4.21	1.00	240	0	0
D/W/P: 3.5 Concrete	3.44	1.00	384	0	0
Fencing: Wd, Split, 2 Rail	8.01	1.00	60	0	0
Shed: Wood Frame	8.24	1.00	384	94	2,974

Residential Local Cost Land Improvements

Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.0	97	970
Total Estimated Land Improvements True Cash Value =					3,944

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C-5 Blt 1998

(11) Heating System: Forced Air w/ Ducts  
Ground Area = Size for Rates = 1512 SF Floor Area = 1512 SF.  
Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost  
1 Story Siding Crawl Space 59.58 -8.32 0.00 1512 77,505

Other Additions/Adjustments Rate Size Cost

(13) Plumbing  
2 Fixture Bath 1600.00 1 1,600

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

(16) Deck/Balcony  
Treated Wood,Standard 6.69 288 1,927  
Treated Wood,Standard 8.40 96 806

(17) Garages  
Class:C Exterior: Siding Foundation: 42 Inch (Finished )  
Base Cost 21.70 624 13,541  
Common Wall: 1 Wall -1300.00 1 -1,300  
Mechanical Doors 350.00 1 350

County Multiplier = 1.38 => Cost New = 138,295

Phy/Ab.Phy/Func/Econ/Comb.%Good= 82/100/100/100/82.0, Depr.Cost = 113,402  
ECF (409 - RURAL SUBS) 0.950 => TCV of Bldg: 1 = 107,732

2017 Est. T.C.V. 009-340-017-00 = 116,676

Est. TCV/Total Floor Area = 77.17, Most recent sale 10/30/2015 for 115,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
56,100	56,100	56,100	56,100	0.90
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	2,200	0	504	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<- PRE/MBT
58,300	58,300	58,300	56,604	56,604 56,604

009-340-018-00                      2017 Est. T.C.V.                      EISENGA DAVID J & CONNIE S  
 Property Class: 402                      W KELLY RD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP I 75/FF	60.00	400.00	1.0000	1.0000	75	100	1/2 LOT 18	4,500
60 Actual Front Feet, 0.55 Total Acres							Total Est. Land Value =	4,500

2017 Est. T.C.V. 009-340-018-00 = 4,500

Est. TCV/Total Floor Area = 2.98, Most recent sale 07/01/2000 for 12,575

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
2,300	2,300	2,300	2,300	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
2,300	2,300	2,300	2,320	2,300	2,300	

009-340-019-00	2017 Est. T.C.V.	SANDELIUS DAN & KELLY J
Property Class: 401		10658 W KELLY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 8.RURAL SUBS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> RURAL LOTS					5000	100		5,000
<Site Value A> RURAL LOTS					5000	100		5,000
GROUP A 30/FF	60.00	400.00	1.0000	1.0000	30	100	1/2 LOT 18	1,800
300 Actual Front Feet, 2.75 Total Acres Total Est. Land Value =								11,800

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	1050	0	0
D/W/P: 4in Ren. Conc.	4.21	1.00	480	0	0
Shed: Wood Frame	9.83	1.00	192	50	943

Residential Local Cost Land Improvements

Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 2500	2500.00	1.00	1.5	97	3,638
Total Estimated Land Improvements True Cash Value =					4,581

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C+5 Blt 2002

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 2000 SF Floor Area = 2000 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	63.30	0.00	2.01	2000	130,620

Other Additions/Adjustments	Rate	Size	Cost
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(9) Basement Finish			
Basement Recreation Finish	11.45	979	11,210

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

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

(15) Built-Ins & Fireplaces			
Appliance Allowance	1915.00	1	1,915
Fireplace: Prefab 1 Story	2200.00	1	2,200

(16) Porches			
WCP (1 Story), Standard	26.40	120	3,168
WPP, Standard	9.54	276	2,633

(16) Deck/Balcony			
Roof Cover Only, Standard	8.60	480	4,128
Treated Wood, Standard	6.34	480	3,043

(17) Garages

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

Base Cost	21.14	672	14,206
Common Wall: 1 Wall	-1300.00	1	-1,300
Automatic Doors	375.00	2	750

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

Base Cost	10.91	1200	13,092
Mechanical Doors	350.00	2	700

County Multiplier = 1.38 => Cost New = 271,736

Parcel Number: 009-340-019-00

Page: 2

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Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 244,562  
 ECF (409 - RURAL SUBS) 0.950 => TCV of Bldg: 1 = 232,334

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2017 Est. T.C.V. 009-340-019-00 = 248,715

Est. TCV/Total Floor Area = 124.36, Most recent sale 04/20/2015 for 240,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
119,700	119,700	119,700	119,700	0.90		
2017	New Eq.	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	4,700	0	0	1,077	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
124,400	124,400	124,400	120,777	120,777	120,777	

009-340-021-00 2017 Est. T.C.V. COCKERAM TERRILL L II  
 Property Class: 401 10702 W KELLY RD  
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 8.RURAL SUBS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> RURAL LOTS					5000	100		5,000
120 Actual Front Feet, 1.10 Total Acres Total Est. Land Value =								5,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	9.59	1.00	80	94	721
Total Estimated Land Improvements True Cash Value =					721

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D+10 Blt 2000

(11) Heating System: Forced Air w/ Ducts

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	49.86	-8.46	0.72	1400	58,968

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing			
Average Fixture(s)	525.00	1	525

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

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

(16) Deck/Balcony			
Treated Wood, Standard	19.75	9	178
Treated Wood, Standard	19.75	9	178

(17) Carports			
Aluminum	7.25	378	2,741

County Multiplier = 1.38 => Cost New = 95,177

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 85,659  
 ECF (409 - RURAL SUBS) 0.950 => TCV of Bldg: 1 = 81,377

2017 Est. T.C.V. 009-340-021-00 = 87,098

Est. TCV/Total Floor Area = 62.21, Most recent sale 08/13/2010 for 79,900

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
42,100	42,100	42,100	36,379	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,400	0	0	327	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
43,500	43,500	43,500	36,706	36,706	36,706	

009-340-022-00                      2017 Est. T.C.V.                      HOUSER JEREMY  
 Property Class: 401                                           10724 W KELLY RD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 8.RURAL SUBS

\* Factors \*                      LOT 22 & 1/2 23

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 60/FF	120.00	400.00	1.0000	1.0000	60	100		7,200
GROUP A 30/FF	60.00	400.00	1.0000	1.0000	30	100	SURPLUS	1,800
180 Actual Front Feet, 1.65 Total Acres                      Total Est. Land Value =								9,000

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	288	0	0
D/W/P: Asphalt Paving	1.61	1.00	960	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 2500	2500.00	1.00	1.0	97	2,425
Total Estimated Land Improvements True Cash Value =					2,425

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

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = Size for Rates = 1120 SF    Floor Area = 1120 SF.  

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	65.85	-9.49	0.00	1120	63,123

Other Additions/Adjustments                      Rate                      Size                      Cost

(13) Plumbing  

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

(14) Water/Sewer  

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

(15) Built-Ins & Fireplaces  

Appliance Allowance	1915.00	1	1,915
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(16) Porches  

WGEP (1 Story), Standard	40.12	120	4,814
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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 =    125,468  
 Notes: BOCA MODULAR

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0,    Depr.Cost =    106,648  
 ECF (409 - RURAL SUBS)                      0.950 => TCV of Bldg: 1 =    101,316

2017 Est. T.C.V. 009-340-022-00					=	112,741
Est. TCV/Total Floor Area = 100.66, Most recent sale 04/12/2013 for 99,900						
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
53,700	53,700	53,700	46,570	0.90		
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	2,700	0	0	0	419	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
56,400	56,400	56,400	46,989	46,989	46,989	

009-340-023-50	2017 Est. T.C.V.	HOEKWATER GERALD L & MARCIA K
Property Class: 402		W KELLY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP I 75/FF	60.00	400.00	1.0000	1.0000	75	100	1/2 LOT 23	4,500
60 Actual Front Feet, 0.55 Total Acres							Total Est. Land Value =	4,500

2017 Est. T.C.V. 009-340-023-50 = 4,500

Est. TCV/Total Floor Area = 4.02

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
2,300	2,300	2,300	1,740	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	15	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
2,300	2,300	2,300	1,755	1,755	1,755	

009-340-024-00                      2017 Est. T.C.V.                      HOEKWATER GERALD L & MARCIA K  
 Property Class: 401                                           10768 W KELLY RD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> RURAL LOTS					5000	100		5,000
120 Actual Front Feet, 1.10 Total Acres							Total Est. Land Value =	5,000

Land Improvement Cost Estimates  
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Ren. Conc.	4.21	1.00	900	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 2500	2500.00	1.00	1.0	97	2,425
Total Estimated Land Improvements True Cash Value =					2,425

Cost Est. for Res. Bldg: 1    Single Family    1.5S                      Cls    C+10    Blt 2000

(11) Heating System: Forced Heat & Cool  
 Ground Area = Size for Rates = 1456 SF    Floor Area = 2184 SF.  
 Stories    Exterior    Foundation    Rate    Bsmnt-Adj    Heat-Adj    Size    Cost  
 1.5    Story Siding    Basement    88.36    0.00    3.16    1456    133,253

Other Additions/Adjustments                      Rate                      Size                      Cost

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

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

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

(16) Porches  
 WCP (1 Story), Standard                      19.93                      256                      5,102

(16) Breezeways  
 Frame Wall,Finished                      27.75                      168                      4,662

(17) Garages  
 Class:C Exterior: Siding Foundation: 42 Inch (Finished )  
 Base Cost                      17.35                      1344                      23,318  
 Automatic Doors                      375.00                      1                      375

County Multiplier = 1.38 =>                      Cost New =                      247,255

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0,    Depr.Cost =                      222,530  
 ECF (409 - RURAL SUBS)                      0.950 => TCV of Bldg: 1 =                      211,403

2017 Est. T.C.V. 009-340-024-00                      =                      218,828

Est. TCV/Total Floor Area = 100.20, Most recent sale 10/01/1998 for 11,625

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
104,100	104,100	104,100	89,064	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	5,300	0	801	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
109,400	109,400	109,400	89,865	89,865	89,865



009-340-025-00                      2017 Est. T.C.V.                      GILSON CINDY  
 Property Class: 401                                           10790 W KELLY RD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> RURAL LOTS					5000	100		5,000
120 Actual Front Feet, 1.10 Total Acres							Total Est. Land Value =	5,000

Land Improvement Cost Estimates  
 Land Improvement Factor: 1.000000

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

Cost Est. for Res. Bldg: 1    Single Family    1+S                      Cls    C                      Blt 2002

(11) Heating System: Forced Heat & Cool

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	68.96	-9.43	1.92	1144	70,299

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
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(16) Porches

WCP (1 Story), Standard	25.27	132	3,336
WCP (1 Story), Standard	25.27	132	3,336

(17) Garages

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

Base Cost	24.48	484	11,848
Common Wall: 1 Wall	-1300.00	1	-1,300
Automatic Doors	375.00	1	375

County Multiplier = 1.38 =>                      Cost New =                      136,280

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0,    Depr.Cost =                      122,652  
 ECF (409 - RURAL SUBS)                      0.950 => TCV of Bldg: 1 =                      116,519

2017 Est. T.C.V. 009-340-025-00                      =                      122,489

Est. TCV/Total Floor Area = 107.07, Most recent sale 05/01/2001 for 8,750

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
58,800	58,800	58,800	50,544	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	2,400	0	454	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
61,200	61,200	61,200	50,998	50,998	50,998	

009-340-026-00	2017 Est. T.C.V.	SWANSON DAVID L & LISA A
Property Class: 401		10812 W KELLY RD
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

Land Value Estimates for Land Table Res 8.RURAL SUBS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> RURAL LOTS					5000	100		5,000
120 Actual Front Feet, 1.10 Total Acres							Total Est. Land Value =	5,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Ren. Conc.	4.21	1.00	288	0	0
D/W/P: Asphalt Paving	1.61	1.00	720	0	0

Residential Local Cost Land Improvements

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

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 2006

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 2152 SF Floor Area = 2152 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	59.80	0.00	1.92	2152	132,821

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
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(16) Porches

CCP (1 Story), Standard	44.00	40	1,760
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(16) Deck/Balcony

Treated Wood, Standard	6.46	392	2,532
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(17) Garages

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

Base Cost	18.97	840	15,935
Common Wall: 1.5 Wall	-1925.00	1	-1,925
Automatic Doors	375.00	2	750
Storage area over garage	3.95	560	2,212

County Multiplier = 1.38 => Cost New = 227,625

Phy/Ab.Phy/Func/Econ/Comb.%Good= 92/100/100/100/92.0, Depr.Cost = 209,415  
 ECF (409 - RURAL SUBS) 0.950 => TCV of Bldg: 1 = 198,944

2017 Est. T.C.V. 009-340-026-00 = 206,319

Est. TCv/Total Floor Area = 95.87, Most recent sale 07/29/2005 for 14,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
97,900	97,900	97,900	87,128	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	5,300	0	784	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
103,200	103,200	103,200	87,912	87,912	87,912

009-340-027-00	2017 Est. T.C.V.	PETERSON TIMOTHY K & MICHELLE S
Property Class: 402		10824 W KELLY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 8.RURAL SUBS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> RURAL LOTS					5000	100		5,000
120 Actual Front Feet, 1.10 Total Acres							Total Est. Land Value =	5,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Ren. Conc.	4.21	1.00	2604	0	0
D/W/P: 4in Concrete	3.61	1.00	112	0	0
D/W/P: 4in Concrete	3.61	1.00	392	0	0
Shed: Wood Frame	11.06	1.00	120	50	663

Residential Local Cost Land Improvements

Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 5000	5000.00	1.00	1.0	95	4,750
Total Estimated Land Improvements True Cash Value =					5,413

Cost Est. for Res. Bldg: 1 Single Family 2S Cls C+5 Blt 2015

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1118 SF Floor Area = 1859 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Basement	88.07	0.00	3.01	1118	101,827
0.5	Story Siding	Overhang	18.00	0.00	0.00	364	6,552

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

Basement Recreation Finish	11.45	952	10,900
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(13) Plumbing

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

(14) Water/Sewer

Well, 100 Feet	2700.00	1	2,700
2000 Gal Septic	5000.00	1	5,000

(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
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(16) Porches

CCP (1 Story), Standard	25.58	139	3,556
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(17) Garages

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

Base Cost	19.05	831	15,831
Common Wall: 1 Wall	-1300.00	1	-1,300
Automatic Doors	375.00	2	750

County Multiplier = 1.38 => Cost New = 210,438

Phy/Ab.Phy/Func/Econ/Comb.%Good= 98/100/100/100/98.0,	Depr.Cost =	206,229
ECF (409 - RURAL SUBS) 0.900 => TCV of Bldg: 1 =		185,606

2017 Est. T.C.V. 009-340-027-00 = 196,019

Est. TCV/Total Floor Area = 105.44, Most recent sale 09/08/2004 for 23,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
98,900	98,900	98,900	98,900	0.90
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-900	0	-900	0

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Parcel Number: 009-340-027-00

Page: 2

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2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
98,000	98,000	98,000	99,790	98,000	0

009-340-028-00                      2017 Est. T.C.V.                      GREGG KAREN A  
 Property Class: 401                      10856 W KELLY RD  
 Map #:                      LAKE TOWNSHIP                      Lake City, MI 49651

Land Value Estimates for Land Table Res 8.RURAL SUBS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> RURAL LOTS					5000	100		5,000
120 Actual Front Feet, 1.10 Total Acres							Total Est. Land Value =	5,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Ren. Conc.	4.21	1.00	288	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.0	97	970
Total Estimated Land Improvements True Cash Value =					970

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

(11) Heating System: Forced Air w/ Ducts

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	63.07	0.00	0.00	1456	91,830

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
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(16) Porches

CCP (1 Story), Standard	36.86	54	1,990
WCP (1 Story), Standard	32.28	72	2,324

(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 =    164,394

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0,    Depr.Cost =    147,954  
 ECF (409 - RURAL SUBS)                      0.950 => TCV of Bldg: 1 =    140,557

2017 Est. T.C.V. 009-340-028-00                      =    146,527

Est. TCV/Total Floor Area = 100.64, Most recent sale 06/13/2014 for 100,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
69,800	69,800	69,800	61,784	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,500	0	556	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
73,300	73,300	73,300	62,340	62,340	62,340

009-340-029-00                      2017 Est. T.C.V.                      DOOLITTLE MATTHEW & JENNIFER  
 Property Class: 401                                           10878 W KELLY RD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> RURAL LOTS					5000	100		5,000
120 Actual Front Feet, 1.10 Total Acres							Total Est. Land Value =	5,000

Land Improvement Cost Estimates  
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Ren. Conc.	3.78	1.00	288	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    1.25S                      Cls CD                      Blt 1998

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = Size for Rates = 1456 SF    Floor Area = 1820 SF.  
 Stories    Exterior    Foundation    Rate    Bsmnt-Adj    Heat-Adj    Size    Cost  
 1.25 Story Siding    Basement    64.36    0.00    0.00    1456    93,708

Other Additions/Adjustments                      Rate                      Size                      Cost

(13) Plumbing  
 Average Fixture(s)                      630.00                      1                      630  
 3 Fixture Bath                      1975.00                      2                      3,950  
 2 Fixture Bath                      1325.00                      1                      1,325

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

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

(16) Deck/Balcony  
 Treated Wood,Standard                      6.20                      384                      2,381  
 Treated Wood,Standard                      7.59                      120                      911

(17) Garages  
 Class:CD Exterior: Siding Foundation: 42 Inch (Unfinished)  
 Base Cost                      19.20                      528                      10,138  
 Common Wall: 1 Wall                      -1225.00                      1                      -1,225  
 Automatic Doors                      375.00                      1                      375

County Multiplier = 1.38 =>                      Cost New =                      164,292

Phy/Ab.Phy/Func/Econ/Comb.%Good= 88/100/100/100/88.0,    Depr.Cost =                      144,577  
 ECF (409 - RURAL SUBS)                      0.950 => TCV of Bldg: 1 =                      137,348

2017 Est. T.C.V. 009-340-029-00                      =                      143,318  
 Est. TCV/Total Floor Area = 78.75, Most recent sale 05/24/2005 for 151,900

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
68,600	68,600	68,600	58,798	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	3,100	0	0	529	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
71,700	71,700	71,700	59,327	59,327	59,327

009-340-030-00                      2017 Est. T.C.V.                      MARES RICHARD & MARCELLA  
 Property Class: 402                      W KELLY RD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> RURAL LOTS					5000	100		5,000
120 Actual Front Feet, 1.10 Total Acres							Total Est. Land Value =	5,000

2017 Est. T.C.V. 009-340-030-00 = 5,000

Est. TCV/Total Floor Area = 2.75, Most recent sale 04/01/2002 for 9,500

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	-1,000	0	0	-1,000	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
2,500	2,500	2,500	3,531	2,500	0	

009-340-031-00                      2017 Est. T.C.V.                      SILER BRADLEY S  
 Property Class: 402                      W KELLY RD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> RURAL LOTS					5000	100		5,000
120 Actual Front Feet, 1.10 Total Acres							Total Est. Land Value =	5,000

2017 Est. T.C.V. 009-340-031-00                      =                      5,000

Est. TCV/Total Floor Area = 2.75, Most recent sale 09/06/2016 for 161,500

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	-1,000	0	0	-1,000	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
2,500	2,500	2,500	3,531	2,500	2,500	



009-340-032-00 2017 Est. T.C.V. SILER BRADLEY S  
Property Class: 401 10944 W KELLY RD  
Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 8.RURAL SUBS  
\* Factors \* LOT 32

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> RURAL LOTS					5000	100		5,000
120 Actual Front Feet, 1.10 Total Acres Total Est. Land Value =								5,000

Land Improvement Cost Estimates  
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Crushed Rock	1.24	1.00	400	0	0
D/W/P: 4in Ren. Conc.	4.21	1.00	288	0	0

Residential Local Cost Land Improvements

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

Cost Est. for Res. Bldg: 1 Single Family 1S CIs C+5 Blt 1998

(11) Heating System: Forced Air w/ Ducts  
Ground Area = Size for Rates = 1512 SF Floor Area = 1512 SF.  
Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost  
1 Story Siding Basement 65.86 0.00 0.00 1512 99,580

Other Additions/Adjustments Rate Size Cost

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

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

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

(16) Porches  
WCP (1 Story), Standard 21.95 192 4,214

(16) Deck/Balcony  
Treated Wood,Standard 7.39 160 1,182

(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

County Multiplier = 1.38 => Cost New = 179,194

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0, Depr.Cost = 152,315  
ECF (409 - RURAL SUBS) 0.950 => TCV of Bldg: 1 = 144,699

2017 Est. T.C.V. 009-340-032-00 = 150,669

Est. TCV/Total Floor Area = 99.65, Most recent sale 09/06/2016 for 161,500

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
74,400	74,400	74,400	74,400	0.90	

2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	900	0	0	900	0

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
75,300	75,300	75,300	75,069	75,300	75,300



009-340-033-00                      2017 Est. T.C.V.                      SMITH MARK B & SUZANNE M  
 Property Class: 402                                           10944 W KELLY RD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> RURAL LOTS					5000	100		5,000
120 Actual Front Feet, 1.10 Total Acres							Total Est. Land Value =	5,000

2017 Est. T.C.V. 009-340-033-00                      =                      5,000

Est. TCV/Total Floor Area = 3.31

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	-1,000	0	0	-1,000	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
2,500	2,500	2,500	3,531	2,500	0	

009-340-034-00                      2017 Est. T.C.V.                      BARRON LARRY C & MARTHA J  
 Property Class: 401                                           10281 W ROSTED RD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
40/FF	240.00	540.00	1.0000	1.0000	40	100		9,600
240 Actual Front Feet, 2.98 Total Acres                      Total Est. Land Value =								9,600

Land Improvement Cost Estimates  
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 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    MANU-BOCA/STATE Cls CD    Blt 1998

(11) Heating System: Forced Air w/ Ducts

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	54.04	-7.58	0.00	1736	80,655

Other Additions/Adjustments                      Rate                      Size                      Cost

(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1415.00	1	1,415
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County Multiplier = 1.38 =>                      Cost New = 124,365

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0,    Depr.Cost = 111,928  
 ECF (SEELEY & ROSTED RD AREA)                      0.550 => TCV of Bldg: 1 = 61,561

2017 Est. T.C.V. 009-340-034-00                      = 73,511

Est. TCV/Total Floor Area = 42.35, Most recent sale 12/30/2005 for 114,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
36,500	36,500	36,500	33,750	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	300	0	0	303	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
36,800	36,800	36,800	34,053	34,053	34,053	

009-340-035-00                      2017 Est. T.C.V.                      JONES KIMBERLEE  
 Property Class: 401                      10311 W ROSTED RD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
40/FF	120.00	540.00	1.0000	1.0000	40	100		4,800
120 Actual Front Feet, 1.49 Total Acres                      Total Est. Land Value =								4,800

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 = 1040 SF    Floor Area = 1040 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	48.08	-8.33	0.66	1040	42,026

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1235.00	1	1,235
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(17) Garages

Class:D Exterior: Pole Foundation: 18 Inch (Unfinished)			
Base Cost	9.30	1200	11,160

County Multiplier = 1.38 =>                      Cost New =                      85,203

Notes: PATROIT LPP13002ABIN

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0,    Depr.Cost =                      72,423  
 ECF (SEELEY & ROOSTED RD AREA)                      0.550 => TCV of Bldg: 1 =                      39,832

2017 Est. T.C.V. 009-340-035-00                      =                      44,632

Est. TCV/Total Floor Area = 42.92, Most recent sale 03/19/2012 for 35,900

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
22,200	22,200	22,200	22,051	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	100	0	0	198	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
22,300	22,300	22,300	22,249	22,249	0	

009-340-036-00                      2017 Est. T.C.V.                      SHIVLIE JAMES R  
 Property Class: 401                      10335 W ROSTED RD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
40/FF	120.00	540.00	1.0000	1.0000	40	100		4,800
120 Actual Front Feet, 1.49 Total Acres                      Total Est. Land Value =								4,800

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	576	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    MANU-BOCA/STATE Cls CD    Blt 2000

(11) Heating System: Forced Air w/ Ducts

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	58.08	-8.51	0.00	1120	55,518

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

Treated Wood,Standard	16.26	20	325
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(17) Garages

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

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

County Multiplier = 1.38 =>                      Cost New =    108,719

Notes: REDMAN MHD

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0,    Depr.Cost =    97,847  
 ECF (SEELEY & ROSTED RD AREA)                      0.550 => TCV of Bldg: 1 =    53,816

2017 Est. T.C.V. 009-340-036-00                      =    59,556

Est. TCV/Total Floor Area = 53.17, Most recent sale 10/03/2005 for 57,150

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
29,600	29,600	29,600	29,402	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	200	0	264	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
29,800	29,800	29,800	29,666	29,666	29,666

009-340-037-00                      2017 Est. T.C.V.                      NOWICKI GARY L & DESIREE  
 Property Class: 401                      10361 W ROSTED RD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
40/FF	120.00	540.00	1.0000	1.0000	40	100		4,800
120 Actual Front Feet, 1.49 Total Acres                      Total Est. Land Value =								4,800

Land Improvement Cost Estimates  
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 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    MANU-BOCA/STATE Cls CD    Blt 1998

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

Ground Area = Size for Rates = 1615 SF    Floor Area = 1615 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	54.57	-7.72	-0.71	1086	50,108
1	Story Siding	Crawl Space	54.57	-7.72	-0.71	529	24,408

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1415.00	1	1,415
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(16) Porches

WCP (1 Story), Standard	23.83	139	3,312
WPP, Standard	17.04	60	1,022

(17) Garages

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

Base Cost	14.78	913	13,494
Automatic Doors	375.00	1	375
Storage area over garage	3.85	457	1,759

County Multiplier = 1.38 =>                      Cost New = 143,443

Notes: 1998 SCHULT

Phy/Ab.Phy/Func/Econ/Comb.%Good= 88/100/100/100/88.0,    Depr.Cost = 126,230  
 ECF (SEELEY & ROOSTED RD AREA)    0.550 => TCV of Bldg: 1 = 69,427

2017 Est. T.C.V. 009-340-037-00	=	76,577			
Est. TCV/Total Floor Area = 47.42, Most recent sale 03/01/1999 for 7,950					
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
38,000	38,000	38,000	37,374	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	300	0	0	336	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
38,300	38,300	38,300	37,710	37,710	37,710

009-340-038-00                      2017 Est. T.C.V.                      SILVERBURG ROBERT A  
 Property Class: 402                      W ROSTED RD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
40/FF	120.00	540.00	1.0000	1.0000	40	100		4,800
120 Actual Front Feet, 1.49 Total Acres                      Total Est. Land Value =								4,800

2017 Est. T.C.V. 009-340-038-00                      =                      4,800

Est. TCV/Total Floor Area = 2.97, Most recent sale 06/01/1999 for 16,400

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

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

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
2,400	2,400	2,400	2,421	2,400	0



009-340-039-00                      2017 Est. T.C.V.                      SILVERBURG ROBERT A  
 Property Class: 401                      W ROSTED RD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
40/FF	120.00	540.00	1.0000	1.0000	40	100		4,800
120 Actual Front Feet, 1.49 Total Acres                      Total Est. Land Value =								4,800

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

Unit	Exterior	Roof	Rate	Heat/Roof	Ext.(%)	Size	Cost
BaseUnit	Siding	Comp.Shingle	34.46	1.24	0	980	34,986

Other Additions/Adjustments                      Rate                      Size                      Cost

(2) Skirting							
Metal Enamel			5.70			168	958

(9) Foundation							
Foundation Wall: Concrete			6.92			0	0

(13) Plumbing							
Average Fixture(s)				530.00		1	530
3 Fixture Bath				1590.00		1	1,590

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

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

(16) Deck/Balcony							
Treated Wood,Standard				8.08		80	646

County Multiplier = 1.38 =>                      Cost New =                      62,224  
 Notes: 1991 SKYLINE MH

Phy/Ab.Phy/Func/Econ/Comb.%Good= 44/100/100/100/44.0,    Depr.Cost =                      27,379  
 ECF (SEELEY & ROOSTED RD AREA)                      0.550 => TCV of Bldg: 1 =                      15,058

2017 Est. T.C.V. 009-340-039-00                      =                      19,858  
 Est. TCV/Total Floor Area = 20.26

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
9,900	9,900	9,900	9,628	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	86	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
9,900	9,900	9,900	9,714	9,714	0	

009-340-040-00                      2017 Est. T.C.V.                      LALONE FRANKLIN D & BEVERLY A TRUST  
 Property Class: 401                                           10423 W ROSTED RD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
40/FF	120.00	540.00	1.0000	1.0000	40	100		4,800
120 Actual Front Feet, 1.49 Total Acres                      Total Est. Land Value =								4,800

Land Improvement Cost Estimates  
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	8.68	1.00	128	94	1,044
Shed: Wood Frame	8.68	1.00	128	94	1,044
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.0	94	940
Total Estimated Land Improvements True Cash Value =					3,029

Cost Est. for Res. Bldg: 1    Single Family    MANU-BOCA/STATE Cls    D+10    Blt 1999

(11) Heating System: Forced Air w/ Ducts

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	48.38	-8.04	0.72	1680	68,981

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1235.00	1	1,235
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(16) Porches

WCP (1 Story), Standard	24.20	120	2,904
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(17) Garages

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

Base Cost	13.96	936	13,067
Automatic Doors	350.00	3	1,050

County Multiplier = 1.38 =>                      Cost New = 130,488

Phy/Ab.Phy/Func/Econ/Comb.%Good= 89/100/100/100/89.0,    Depr.Cost = 116,134  
 ECF (SEELEY & ROSTED RD AREA)                      0.550 => TCV of Bldg: 1 = 63,874

2017 Est. T.C.V. 009-340-040-00                      = 71,703  
 Est. TCV/Total Floor Area = 42.68, Most recent sale 05/01/1999 for 8,250

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
35,600	35,600	35,600	35,511	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	300	0	319	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
35,900	35,900	35,900	35,830	35,830	35,830

009-340-041-00                      2017 Est. T.C.V.                      LEWIS MARGO  
 Property Class: 401                                           10449 W ROSTED RD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
40/FF	120.00	540.00	1.0000	1.0000	40	100		4,800
120 Actual Front Feet, 1.49 Total Acres                      Total Est. Land Value =								4,800

Land Improvement Cost Estimates  
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	8.52	1.00	140	95	1,133
Total Estimated Land Improvements True Cash Value =					1,133

Cost Est. for Res. Bldg: 1    Single Family    MANU-BOCA/STATE Cls    D    Blt 1990

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1064 SF    Floor Area = 1064 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Piers	47.85	-12.01	0.66	1064	38,836

Other Additions/Adjustments                      Rate                      Size                      Cost

(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

Treated Wood    w/Roof,Standard	20.65	96	1,982
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County Multiplier = 1.38    =>                      Cost New =    68,135

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0,    Depr.Cost =    54,508  
 ECF (SEELEY & ROOSTED RD AREA)    0.550 => TCV of Bldg: 1 =    29,980

2017 Est. T.C.V. 009-340-041-00                      =    35,913

Est. TCV/Total Floor Area = 33.75, Most recent sale 08/16/2013 for 38,500

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
17,800	17,800	17,800	17,800	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	200	0	160	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
18,000	18,000	18,000	17,960	17,960	17,960	

009-340-042-00                      2017 Est. T.C.V.                      SIMPSON TODD & SHILTON KITTY  
 Property Class: 401                      10467 W ROSTED RD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
40/FF	120.00	540.00	1.0000	1.0000	40	100		4,800
120 Actual Front Feet, 1.49 Total Acres                      Total Est. Land Value =								4,800

Cost Est. for Res. Bldg: 1    Single Family    MANU-BOCA/STATE Cls CD                      Blt 2000

(11) Heating System: Forced Heat & Cool

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	57.42	-8.37	1.87	1188	60,493

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1415.00	1	1,415
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(16) Porches

CCP (1 Story), Standard	37.36	48	1,793
CCP (1 Story), Standard	31.75	72	2,286

(17) Garages

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

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

County Multiplier = 1.38 =>                      Cost New =                      119,430

Notes: 2000 BARRING MHD

Phy/Ab.Phy/Func/Econ/Comb.%Good= 88/100/100/100/88.0,    Depr.Cost =                      105,098  
 ECF (SEELEY & ROOSTED RD AREA)                      0.550 => TCV of Bldg: 1 =                      57,804

2017 Est. T.C.V. 009-340-042-00                      =                      62,604

Est. TCV/Total Floor Area = 52.70, Most recent sale 02/14/2017 for 1

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
31,100	31,100	31,100	31,100	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	200	0	0	200	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
31,300	31,300	31,300	31,379	31,300	31,300	

009-340-044-00	2017 Est. T.C.V.	LAPRAD KENNETH J & KATHRYN A
Property Class: 401		10515 W ROSTED RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

		* Factors *		LOTS 43 & 44			
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
40/FF	240.00	575.00	1.0000	1.0000	40 100		9,600
240 Actual Front Feet, 3.17 Total Acres						Total Est. Land Value =	9,600

Land Improvement Cost Estimates  
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	7.70	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	94	940
Total Estimated Land Improvements True Cash Value =					940

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

(11) Heating System: Forced Heat & Cool  
Ground Area = Size for Rates = 1794 SF Floor Area = 1794 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	43.50	-7.19	2.59	1794	69,787

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing			
Average Fixture(s)	525.00	1	525
3 Fixture Bath	1650.00	1	1,650

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

(15) Built-Ins & Fireplaces			
Appliance Allowance	1235.00	1	1,235
Fireplace: Direct-Vented Gas	725.00	1	725

(16) Porches			
WGEP (1 Story), Standard	19.40	768	14,899

(16) Deck/Balcony			
Treated Wood,Standard	5.60	834	4,670
Treated Wood,Standard	6.30	240	1,512

(17) Garages			
Class:CD Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	17.70	624	11,045
Automatic Doors	375.00	1	375

County Multiplier = 1.38 => Cost New = 153,964

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0, Depr.Cost = 130,869  
ECF (SEELEY & ROOSTED RD AREA) 0.550 => TCV of Bldg: 1 = 71,978

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 2000

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

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

Parcel Number: 009-340-044-00

Page: 2

1 Stories Number of Stories Multiplier: 1.000  
Average Height per Story: 12 Height per Story Multiplier: 1.040  
Ave. Floor Area: 1,200 Perimeter: 140 Perim. Multiplier: 1.084  
Refined Square Foot Cost for Upper Floors: 9.30

County Multiplier: 1.38, Final Square Foot Cost for Upper Floors = 12.835

Total Floor Area: 1,200 Base Cost New of Upper Floors = 15,402

Reproduction/Replacement Cost = 15,402

Eff.Age:15 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 54 /100/100/100/54.0

Total Depreciated Cost = 8,317

ECF (SEELEY & ROOSTED RD AREA) 0.900 => TCV of Bldg: 1 = 7,485

Replacement Cost/Floor Area= 12.83 Est. TCV/Floor Area= 6.24

Cost Estimates for Commercial/Industrial Building/Section: 2 Built 2000

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

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

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

Base Rate for Upper Floors = 8.25

Adjusted Square Foot Cost for Upper Floors = 8.25

1 Stories Number of Stories Multiplier: 1.000  
Average Height per Story: 12 Height per Story Multiplier: 1.040  
Ave. Floor Area: 960 Perimeter: 124 Perim. Multiplier: 1.117  
Refined Square Foot Cost for Upper Floors: 9.58

County Multiplier: 1.38, Final Square Foot Cost for Upper Floors = 13.226

Total Floor Area: 960 Base Cost New of Upper Floors = 12,697

Reproduction/Replacement Cost = 12,697

Eff.Age:15 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 54 /100/100/100/54.0

Total Depreciated Cost = 6,856

ECF (SEELEY & ROOSTED RD AREA) 0.900 => TCV of Bldg: 2 = 6,171

Replacement Cost/Floor Area= 13.23 Est. TCV/Floor Area= 6.43

Total Estimated True Cash Value of Commercial/Industrial Buildings = 13,656

2017 Est. T.C.V. 009-340-044-00 = 96,174

Est. TCV/Total Floor Area = 24.32, Most recent sale 09/23/2010 for 85,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
47,800	47,800	47,800	45,798	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	300	0	0	412	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
48,100	48,100	48,100	46,210	46,210	46,210	

009-340-045-00                      2017 Est. T.C.V.                      KURZATKOWSKI KATHLEEN  
 Property Class: 401                      10537 ROSTED RD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A		\$5000			5000	100		5,000
120 Actual Front Feet, 1.58 Total Acres					Total Est. Land Value =			5,000

Cost Est. for Res. Bldg: 1    Single Family    MANU-BOCA/STATE Cls    D+10    Blt 1991

(11) Heating System: Forced Air w/ Ducts

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	48.38	-8.04	0.72	1680	68,981

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

Treated Wood, Standard	9.68	48	465
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County Multiplier = 1.38 =>                      Cost New =    107,641

Notes: 1991 FRIENDSHIP MHD

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0,    Depr.Cost =    86,112  
 ECF (SEELEY & ROOSTED RD AREA)    0.550 => TCV of Bldg: 1 =    47,362

2017 Est. T.C.V. 009-340-045-00                      =    52,362

Est. TCV/Total Floor Area = 31.17, Most recent sale 10/01/1999 for 14,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
26,000	26,000	26,000	25,261	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	200	0	227	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
26,200	26,200	26,200	25,488	25,488	25,488	

009-340-046-00	2017 Est. T.C.V.	BOLSER MARVIN & VIRGINIA
Property Class: 401		10559 W ROSTED RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A		\$5000			5000	100		5,000
120 Actual Front Feet, 1.58 Total Acres Total Est. Land Value =								5,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Ren. Conc.	3.78	1.00	288	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 MANU-BOCA/STATE Cls CD Blt 1999

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

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	55.50	-7.93	-0.71	1456	68,228

Other Additions/Adjustments

	Rate	Size	Cost
(13) Plumbing			
Average Fixture(s)	630.00	1	630
3 Fixture Bath	1975.00	1	1,975
(14) Water/Sewer			
Well, 100 Feet	2550.00	1	2,550
1000 Gal Septic	2895.00	1	2,895
(15) Built-Ins & Fireplaces			
Appliance Allowance	1415.00	1	1,415
(16) Deck/Balcony			
Treated Wood,Standard	11.33	40	453
(17) Garages			
Class:CD Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	17.70	624	11,045
Common Wall: 1 Wall	-1225.00	1	-1,225
Automatic Doors	375.00	1	375
Class:CD Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	28.10	240	6,744
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 => Cost New = 131,701

Phy/Ab.Phy/Func/Econ/Comb.%Good= 89/100/100/100/89.0, Depr.Cost = 117,213

ECF (SEELEY & ROOSTED RD AREA) 0.550 => TCV of Bldg: 1 = 64,467

2017 Est. T.C.V. 009-340-046-00 = 70,407

Est. TCV/Total Floor Area = 48.36, Most recent sale 05/14/2007 for 68,500

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
35,000	35,000	35,000	34,683	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	200	0	0	312	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
35,200	35,200	35,200	34,995	34,995	34,995



009-340-047-00                      2017 Est. T.C.V.                      HUGHES THOMAS JR & JANICE L  
 Property Class: 402                      W ROSTED RD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A		\$5000			5000	100		5,000
120 Actual Front Feet, 1.58 Total Acres					Total Est.		Land Value =	5,000

2017 Est. T.C.V. 009-340-047-00                      =                      5,000

Est. TCV/Total Floor Area = 3.43

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
2,500	2,500	2,500	2,445	0.90

2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	22	0

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
2,500	2,500	2,500	2,467	2,467	0

009-340-048-00                      2017 Est. T.C.V.                      PAULEY CLIFFORD A & IRMGARD  
 Property Class: 401                                           10603 W ROSTED RD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A		\$5000			5000	100		5,000
120 Actual Front Feet, 1.58 Total Acres                      Total Est. Land Value =								5,000

Land Improvement Cost Estimates  
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Fencing: Wd, Split, 2 Rail	7.50	1.00	30	89	200
Total Estimated Land Improvements True Cash Value =					200

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

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

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	55.50	-7.93	-0.71	1456	68,228

Other Additions/Adjustments                      Rate                      Size                      Cost

(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

Treated Wood,Standard	12.07	35	422
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County Multiplier = 1.38 =>                      Cost New =    107,800

Notes: CENTURY AFFMAN 2012

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0,    Depr.Cost =    91,630  
 ECF (SEELEY & ROOSTED RD AREA)    0.550 => TCV of Bldg: 1 =    50,396

2017 Est. T.C.V. 009-340-048-00                      =    55,596

Est. TCV/Total Floor Area = 38.18, Most recent sale 08/13/2012 for 24,900

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
27,600	27,600	27,600	27,436	0.90		
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	200	0	0	246		0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
27,800	27,800	27,800	27,682	27,682		0

009-340-049-00                      2017 Est. T.C.V.                      JOHN GEORGE A & DEANNA M  
 Property Class: 401                                           10625 W ROSTED RD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A		\$5000			5000	100		5,000
120 Actual Front Feet, 1.58 Total Acres                      Total Est. Land Value =								5,000

Land Improvement Cost Estimates  
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Ren. Conc.	3.78	1.00	240	0	0
D/W/P: 3.5 Concrete	3.20	1.00	240	0	0
Shed: Wood Frame	10.75	1.00	80	50	430
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.0	95	950
Total Estimated Land Improvements True Cash Value =					1,380

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

(11) Heating System: Forced Air w/ Ducts

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	56.24	-8.10	0.00	1344	64,700

Other Additions/Adjustments                      Rate                      Size                      Cost

(13) Plumbing

Average Fixture(s)	630.00	1	630
3 Fixture Bath	1975.00	1	1,975
Separate Shower	670.00	1	670

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

Treated Wood,Standard	18.43	16	295
Treated Wood,Standard	18.43	16	295

(17) Garages

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

Base Cost	17.28	720	12,442
Automatic Doors	375.00	1	375

County Multiplier = 1.38 =>                      Cost New =    121,773

Notes: HUD

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0,    Depr.Cost =    103,507  
 ECF (SEELEY & ROOSTED RD AREA)    0.550 => TCV of Bldg: 1 =    56,929

2017 Est. T.C.V. 009-340-049-00                      =    63,309

Est. TCV/Total Floor Area = 47.10

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
31,400	31,400	31,400	31,400	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	300	0	0	282	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
31,700	31,700	31,700	31,682	31,682	0

009-350-001-00                      2017 Est. T.C.V.                      EDOF GURI L ETAL  
 Property Class: 401                      9449 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	90.00	164.00	0.8141	1.0000	1100	100		80,592
90 Actual Front Feet, 0.34 Total Acres                      Total Est. Land Value =								80,592

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	448	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+5    Blt 1960

(11) Heating System: Forced Heat & Cool

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	69.88	-12.24	2.01	1056	62,990

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Porches

CGEP (1 Story), Standard	30.71	240	7,370
CGEP (1 Story), Standard	31.17	231	7,200
CGEP (1 Story), Standard	42.74	112	4,787
CGEP (1 Story), Standard	32.24	210	6,770

(17) Garages

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

Base Cost	19.20	576	11,059
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 =>                      Cost New =                      154,856

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0,    Depr.Cost =                      100,656  
 ECF (402R - CROOKED LAKE RESIDENTIAL)    1.350 => TCV of Bldg: 1 =                      135,886

2017 Est. T.C.V. 009-350-001-00                      =                      217,428

Est. TCV/Total Floor Area = 205.90

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
105,700	105,700	105,700	76,072	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	3,000	0	0	684	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
108,700	108,700	108,700	76,756	76,756	0

009-350-002-00                      2017 Est. T.C.V.                      TAYLOR WILLIAM J  
 Property Class: 401                      9461 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	90.00	215.00	0.8141	1.0000	1100	100		80,592
90 Actual Front Feet, 0.44 Total Acres                      Total Est. Land Value =								80,592

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	1200	0	0
Shed: Wood Frame	10.65	1.00	144	50	767
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 =					3,142

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

(11) Heating System: Forced Heat & Cool

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	1.92	864	48,203
1	Story Siding	Slab	62.59	-10.75	1.92	672	36,127

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(17) Garages

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

Base Cost	17.28	720	12,442
Automatic Doors	375.00	2	750

County Multiplier = 1.38 =>                      Cost New = 150,707

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0,    Depr.Cost = 97,959

Separately Depreciated Items:

(16) Deck/Balcony

Treated Wood, Standard	6.97	216	1,506
County Multiplier = 1.38 =>		Cost New =	2,078
Phy/Ab.Phy/Func/Econ/Comb.%Good= 92/100/100/100/92.0,		Depr.Cost =	1,911

Total Depreciated Cost = 99,871

ECF (402R - CROOKED LAKE RESIDENTIAL)    1.350 => TCV of Bldg: 1 = 134,826

2017 Est. T.C.V. 009-350-002-00                      = 218,560

Est. TCV/Total Floor Area = 142.29

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
106,300	106,300	106,300	84,646	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	3,000	0	0	761	0

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Parcel Number: 009-350-002-00

Page: 2

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2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
109,300	109,300	109,300	85,407	85,407	85,407

009-350-003-00	2017 Est. T.C.V.	NEMECEK JOHN D
Property Class: 401		9471 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	237.00	0.7819	1.0000	1100	100		86,864
101 Actual Front Feet, 0.55 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: Asphalt Paving	1.61	1.00	1200	0	0
D/W/P: 4in Ren. Conc.	4.21	1.00	300	0	0
Shed: Wood Frame	10.65	1.00	144	50	767

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 =					3,142

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C+10 Blt 2002

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1816 SF Floor Area = 1816 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	67.18	0.00	2.11	1816	125,831

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

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

(13) Plumbing

Average Fixture(s)	760.00	1	760
3 Fixture Bath	2400.00	2	4,800

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Porches

CCP (1 Story), Standard	46.52	36	1,675
WPP, Standard	9.65	267	2,577

(17) Garages

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

Base Cost	19.88	750	14,910
Common Wall: 1 Wall	-1300.00	1	-1,300
Automatic Doors	375.00	2	750

County Multiplier = 1.38 => Cost New = 241,423

Phy/Ab.Phy/Func/Econ/Comb.%Good= 86/100/100/100/86.0,	Depr.Cost =	207,623
ECF (402R - CROOKED LAKE RESIDENTIAL) 1.350 => TCV of Bldg: 1 =		280,292

2017 Est. T.C.V. 009-350-003-00 = 370,298

Est. TCV/Total Floor Area = 203.91

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
177,000	177,000	177,000	166,793	0.90	0	8,100	0	1,501	0

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Parcel Number: 009-350-003-00

Page: 2

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2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
185,100	185,100	185,100	168,294	168,294	168,294





009-350-004-30                      2017 Est. T.C.V.                      MICHIGAN REEF DEVELOPMENT CORPORATI  
 Property Class: 401                      9493 W OAK DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 1.CROOKED LAKE

\* Factors \*                      150X288: BACK LOT

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> BACK LOT					25000	100		25,000
150 Actual Front Feet, 0.99 Total Acres							Total Est. Land Value =	25,000

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

(11) Heating System: Forced Air w/ Ducts

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	58.89	-8.67	0.00	1040	52,229

Other Additions/Adjustments	Rate	Size	Cost
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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

Fireplace: Wood Stove	1125.00	1	1,125
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(16) Porches

WPP, Standard	15.19	80	1,215
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(17) Garages

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

Base Cost	13.95	1200	16,740
Automatic Doors	375.00	1	375

County Multiplier = 1.38 =>                      Cost New =    102,512

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0,    Depr.Cost =    56,382  
 ECF (409 - RURAL SUBS)                      0.850 => TCV of Bldg: 1 =    47,924

2017 Est. T.C.V. 009-350-004-30                      =    72,924

Est. TCV/Total Floor Area = 70.12, Most recent sale 07/21/2015 for 70,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
37,700	37,700	37,700	37,700	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-1,200	0	0	-1,200	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
36,500	36,500	36,500	38,039	36,500	0	

009-350-004-60                      2017 Est. T.C.V.                      INDIAN LAKES L C  
 Property Class: 402                      W OAK DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value I> RIVER SITE					35000	100		35,000
78 Actual Front Feet, 0.45 Total Acres							Total Est. Land Value =	35,000

2017 Est. T.C.V. 009-350-004-60                      =                      35,000

Est. TCV/Total Floor Area = 33.65

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
15,000	15,000	15,000	14,201	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,500	0	0	127	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
17,500	17,500	17,500	14,328	14,328	0	

009-354-001-00                      2017 Est. T.C.V.                      BAILS FAMILY TRUST  
 Property Class: 401                                           1175 S ARROWHEAD TRL  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP F & SURPL	125.00	476.00	0.9457	1.0000	800	100		94,574
125 Actual Front Feet, 1.37 Total Acres                      Total Est. Land Value =								94,574

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	360	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 5000	5000.00	1.00	1.0	95	4,750
Total Estimated Land Improvements True Cash Value =					4,750

Cost Est. for Res. Bldg: 1    Single Family    1S                      Cls    C+10    Blt 2002

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 2040 SF    Floor Area = 2328 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	66.17	0.00	2.11	2040	139,291
1	Story Siding	Overhang	35.01	0.00	0.00	288	10,083

Other Additions/Adjustments                      Rate                      Size                      Cost

(1) Exterior

Stone Veneer	10.25	464	4,756
Walk out Basement Door(s)	775.00	1	775

(13) Plumbing

Average Fixture(s)	760.00	1	760
3 Fixture Bath	2400.00	2	4,800

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
Fireplace: Prefab 2 Story	2505.00	1	2,505

(16) Porches

WSEP (1 Story), Standard	30.20	132	3,986
WCP (1 Story), Standard	23.30	165	3,845

(16) Deck/Balcony

Treated Wood, Standard	6.47	380	2,459
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(17) Garages

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

Base Cost	18.23	912	16,626
Common Wall: 1.5 Wall	-1925.00	1	-1,925
Automatic Doors	375.00	3	1,125

County Multiplier = 1.38    =>                      Cost New =    268,910

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0,    Depr.Cost =    242,019

Separately Depreciated Items:

(9) Basement Finish

Basement Recreation Finish	11.45	1500	17,175
County Multiplier = 1.38    =>		Cost New =	23,702

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Parcel Number: 009-354-001-00 Page: 2

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Phy/Ab.Phy/Func/Econ/Comb.%Good= 50/100/100/100/50.0,      Depr.Cost =      11,851

Total Depreciated Cost =      253,870

ECF (403 - LAKE MISSAUKEE AREA RES)      1.400 => TCV of Bldg: 1 =      355,418

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2017 Est. T.C.V. 009-354-001-00      =      454,742

Est. TCV/Total Floor Area = 195.34, Most recent sale 05/01/2000 for 150,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
222,500	222,500	222,500	195,266	0.90		
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	4,900	0	0	1,757	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
227,400	227,400	227,400	197,023	197,023	197,023	

009-354-002-00                      2017 Est. T.C.V.                      MIC LTD  
 Property Class: 402                      S ARROWHEAD TRL  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP F & SURPL	127.00	377.00	0.9420	1.0000	800	100		95,707
127 Actual Front Feet, 1.10 Total Acres							Total Est. Land Value =	95,707

2017 Est. T.C.V. 009-354-002-00                      =                      95,707

Est. TCV/Total Floor Area = 41.11

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
50,800	50,800	50,800	13,215	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-2,900	0	0	118	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
47,900	47,900	47,900	13,333	13,333	0	

009-354-003-00	2017 Est. T.C.V.	INDIAN LAKES DEVELOPMENT LLC
Property Class: 402		S ARROWHEAD TRL
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP F & SURPL	101.00	286.00	0.9975	1.0000	800	100		80,599
101 Actual Front Feet, 0.66 Total Acres							Total Est. Land Value =	80,599

2017 Est. T.C.V. 009-354-003-00 = 80,599

Est. TCV/Total Floor Area = 34.62

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
40,400	40,400	40,400	10,817	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-100	0	0	97	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
40,300	40,300	40,300	10,914	10,914	0	

009-354-004-00	2017 Est. T.C.V.	INDIAN LAKES DEVELOPMENT LLC
Property Class: 402		S ARROWHEAD TRL
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP F & SURPL	102.00	230.00	0.9951	1.0000	800	100		81,197
102 Actual Front Feet, 0.54 Total Acres							Total Est. Land Value =	81,197

2017 Est. T.C.V. 009-354-004-00 = 81,197  
Est. TCV/Total Floor Area = 34.88, Most recent sale 05/01/2000 for 150,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
40,800	40,800	40,800	40,800	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	
40,600	40,600	40,600	41,167	40,600	0	



009-354-005-00	2017 Est. T.C.V.	INDIAN LAKES DEVELOPMENT LLC
Property Class: 402		S ARROWHEAD TRL
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP F & SURPL	102.00	208.00	0.9951	1.0000	800	100		81,197
102 Actual Front Feet, 0.49 Total Acres					Total Est. Land Value =			81,197

2017 Est. T.C.V. 009-354-005-00 = 81,197

Est. TCV/Total Floor Area = 34.88

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
40,800	40,800	40,800	10,937	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-200	0	0	98	0	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
40,600	40,600	40,600	11,035	11,035	0	

009-354-006-00	2017 Est. T.C.V.	INDIAN LAKES DEVELOPMENT LLC
Property Class: 402		S ARROWHEAD TRL
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP F & SURPL	100.00	208.00	1.0000	1.0000	800	100		80,000
100 Actual Front Feet, 0.48 Total Acres							Total Est. Land Value =	80,000

2017 Est. T.C.V. 009-354-006-00 = 80,000

Est. TCV/Total Floor Area = 34.36

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
40,000	40,000	40,000	10,754	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	96	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
40,000	40,000	40,000	10,850	10,850	0	

009-354-007-00	2017 Est. T.C.V.	INDIAN LAKES DEVELOPMENT LLC
Property Class: 402		S ARROWHEAD TRL
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP F & SURPL	100.00	206.00	1.0000	1.0000	800	100		80,000
100 Actual Front Feet, 0.47			Total Acres		Total Est.		Land Value =	80,000

2017 Est. T.C.V. 009-354-007-00 = 80,000

Est. TCV/Total Floor Area = 34.36

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
40,000	40,000	40,000	10,754	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	96	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
40,000	40,000	40,000	10,850	10,850	0	



Parcel Number: 009-354-008-00

Page: 2

(9) Basement Finish			
Basement Recreation Finish	13.50	1953	26,366
County Multiplier = 1.38 =>		Cost New =	36,384
Phy/Ab.Phy/Func/Econ/Comb.%Good= 50/100/100/100/50.0,		Depr.Cost =	18,192
		Total Depreciated Cost =	320,019
ECF (403 - LAKE MISSAUKEE AREA RES)	1.400 =>	TCV of Bldg: 1 =	448,027

2017 Est. T.C.V. 009-354-008-00 = 530,770

Est. TCV/Total Floor Area = 181.15

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
248,200	248,200	248,200	228,087	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	17,200	0	0	2,052	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
265,400	265,400	265,400	230,139	230,139	0

009-354-009-00	2017 Est. T.C.V.	INDIAN LAKES DEVELOPMENT LLC
Property Class: 402		S ARROWHEAD TRL
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP F & SURPL	101.00	189.00	0.9975	1.0000	800	100		80,599
101 Actual Front Feet, 0.44	Total Acres		Total Est. Land Value =					80,599

2017 Est. T.C.V. 009-354-009-00 = 80,599

Est. TCV/Total Floor Area = 27.51

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
40,400	40,400	40,400	10,817	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-100	0	0	97	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
40,300	40,300	40,300	10,914	10,914	0	

009-354-010-00	2017 Est. T.C.V.	INDIAN LAKES DEVELOPMENT LLC
Property Class: 402		S ARROWHEAD TRL
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP F & SURPL	102.00	186.00	0.9951	1.0000	800	100		81,197
102 Actual Front Feet, 0.44	Total Acres		Total Est. Land Value =					81,197

2017 Est. T.C.V. 009-354-010-00 = 81,197

Est. TCV/Total Floor Area = 27.71

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
40,800	40,800	40,800	10,936	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-200	0	0	98	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
40,600	40,600	40,600	11,034	11,034	0	

009-354-011-00	2017 Est. T.C.V.	INDIAN LAKES DEVELOPMENT LLC
Property Class: 402		S ARROWHEAD TRL
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP F & SURPL	104.00	166.00	0.9902	1.0000	800	100		82,388
104 Actual Front Feet, 0.40	Total Acres		Total Est. Land Value =					82,388

2017 Est. T.C.V. 009-354-011-00 = 82,388

Est. TCV/Total Floor Area = 28.12

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
41,600	41,600	41,600	9,847	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-400	0	0	88	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
41,200	41,200	41,200	9,935	9,935	0	



009-354-012-00                      2017 Est. T.C.V.                      INDIAN LAKES DEVELOPMENT LLC  
 Property Class: 402                      S ARROWHEAD TRL  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP F & SURPL	102.00	149.00	0.9951	1.0000	800	100		81,197
102 Actual Front Feet, 0.35 Total Acres							Total Est. Land Value =	81,197

2017 Est. T.C.V. 009-354-012-00                      =                      81,197

Est. TCV/Total Floor Area = 27.71

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
40,800	40,800	40,800	9,663	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-200	0	0	86	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
40,600	40,600	40,600	9,749	9,749	0	

009-354-013-00	2017 Est. T.C.V.	INDIAN LAKES DEVELOPMENT LLC
Property Class: 402		S ARROWHEAD TRL
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP F & SURPL	103.00	136.00	0.9926	1.0000	800	100		81,793
103 Actual Front Feet, 0.32 Total Acres							Total Est. Land Value =	81,793

2017 Est. T.C.V. 009-354-013-00 = 81,793

Est. TCV/Total Floor Area = 27.92

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
41,200	41,200	41,200	9,784	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-300	0	0	88	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
40,900	40,900	40,900	9,872	9,872	0	

009-354-014-00	2017 Est. T.C.V.	INDIAN LAKES DEVELOPMENT LLC
Property Class: 402		S ARROWHEAD TRL
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP F & SURPL	104.00	172.00	0.9902	1.0000	800	100		82,388
104 Actual Front Feet, 0.41 Total Acres							Total Est. Land Value =	82,388

2017 Est. T.C.V. 009-354-014-00 = 82,388

Est. TCV/Total Floor Area = 28.12

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
41,600	41,600	41,600	9,847	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-400	0	0	88	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
41,200	41,200	41,200	9,935	9,935	0	

009-354-015-00                      2017 Est. T.C.V.                      INDIAN LAKES DEVELOPMENT LLC  
 Property Class: 402                      S ARROWHEAD TRL  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value F> 354 Back Lots					40000	100		40,000
135 Actual Front Feet, 0.65 Total Acres							Total Est. Land Value =	40,000

2017 Est. T.C.V. 009-354-015-00                      =                      40,000

Est. TCV/Total Floor Area = 13.65

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
20,000	20,000	20,000	175	0.90

2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	1	0

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
20,000	20,000	20,000	176	176	0

009-354-016-00                      2017 Est. T.C.V.                      INDIAN LAKES DEVELOPMENT LLC  
 Property Class: 402                      S ARROWHEAD TRL  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value F> 354 Back Lots					40000	100		40,000
118 Actual Front Feet, 0.52 Total Acres							Total Est. Land Value =	40,000

2017 Est. T.C.V. 009-354-016-00                      =                      40,000

Est. TCV/Total Floor Area = 13.65

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
20,000	20,000	20,000	175	0.90

2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	1	0

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
20,000	20,000	20,000	176	176	0

009-354-017-00                      2017 Est. T.C.V.                      INDIAN LAKES DEVELOPMENT LLC  
 Property Class: 402                      S ARROWHEAD TRL  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value F> 354 Back Lots					40000	100		40,000
100 Actual Front Feet, 0.46 Total Acres							Total Est. Land Value =	40,000

2017 Est. T.C.V. 009-354-017-00                      =                      40,000

Est. TCV/Total Floor Area = 13.65

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
20,000	20,000	20,000	175	0.90

2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	1	0

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
20,000	20,000	20,000	176	176	0

009-354-018-00                      2017 Est. T.C.V.                      INDIAN LAKES DEVELOPMENT LLC  
 Property Class: 402                      S ARROWHEAD TRL  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value F> 354 Back Lots					40000	100		40,000
111 Actual Front Feet, 0.51 Total Acres							Total Est. Land Value =	40,000

2017 Est. T.C.V. 009-354-018-00                      =                      40,000

Est. TCV/Total Floor Area = 13.65

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
20,000	20,000	20,000	175	0.90

2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	1	0

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
20,000	20,000	20,000	176	176	0

009-354-019-00	2017 Est. T.C.V.	INDIAN LAKES DEVELOPMENT LLC
Property Class: 402		S ARROWHEAD TRL
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value F> 354 Back Lots					40000	100		40,000
111 Actual Front Feet, 0.51 Total Acres							Total Est. Land Value =	40,000

2017 Est. T.C.V. 009-354-019-00 = 40,000

Est. TCV/Total Floor Area = 13.65

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
20,000	20,000	20,000	175	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	1	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
20,000	20,000	20,000	176	176	0	



009-354-020-00                      2017 Est. T.C.V.                      INDIAN LAKES DEVELOPMENT LLC  
 Property Class: 402                      S ARROWHEAD TRL  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value F> 354 Back Lots					40000	100		40,000
111 Actual Front Feet, 0.51 Total Acres							Total Est. Land Value =	40,000

2017 Est. T.C.V. 009-354-020-00                      =                      40,000

Est. TCV/Total Floor Area = 13.65

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
20,000	20,000	20,000	150	0.90

2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	1	0

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
20,000	20,000	20,000	151	151	0

009-354-021-00                      2017 Est. T.C.V.                      INDIAN LAKES DEVELOPMENT LLC  
 Property Class: 402                      S ARROWHEAD TRL  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value F> 354 Back Lots					40000	100		40,000
111 Actual Front Feet, 0.51 Total Acres							Total Est. Land Value =	40,000

2017 Est. T.C.V. 009-354-021-00                      =                      40,000

Est. TCV/Total Floor Area = 13.65

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
20,000	20,000	20,000	150	0.90

2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	1	0

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
20,000	20,000	20,000	151	151	0

009-354-022-00                      2017 Est. T.C.V.                      INDIAN LAKES DEVELOPMENT LLC  
 Property Class: 402                      S ARROWHEAD TRL  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value F> 354 Back Lots					40000	100		40,000
111 Actual Front Feet, 0.51 Total Acres							Total Est. Land Value =	40,000

2017 Est. T.C.V. 009-354-022-00                      =                      40,000

Est. TCV/Total Floor Area = 13.65

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
20,000	20,000	20,000	150	0.90

2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	1	0

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
20,000	20,000	20,000	151	151	0

009-354-023-00	2017 Est. T.C.V.	INDIAN LAKES DEVELOPMENT LLC
Property Class: 402		S ARROWHEAD TRL
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value F> 354 Back Lots					40000	100		40,000
111 Actual Front Feet, 0.51 Total Acres							Total Est. Land Value =	40,000

2017 Est. T.C.V. 009-354-023-00 = 40,000

Est. TCV/Total Floor Area = 13.65

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
20,000	20,000	20,000	150	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	1	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
20,000	20,000	20,000	151	151	0	

009-354-024-00	2017 Est. T.C.V.	INDIAN LAKES DEVELOPMENT LLC
Property Class: 402		S ARROWHEAD TRL
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value F> 354 Back Lots					40000	100		40,000
111 Actual Front Feet, 0.51 Total Acres							Total Est. Land Value =	40,000

2017 Est. T.C.V. 009-354-024-00 = 40,000

Est. TCV/Total Floor Area = 13.65

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
20,000	20,000	20,000	1,711	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	15	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
20,000	20,000	20,000	1,726	1,726	0	

009-354-025-00                      2017 Est. T.C.V.                      INDIAN LAKES DEVELOPMENT LLC  
 Property Class: 402                      S ARROWHEAD TRL  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value F> 354 Back Lots					40000	100		40,000
111 Actual Front Feet, 0.51 Total Acres							Total Est. Land Value =	40,000

2017 Est. T.C.V. 009-354-025-00                      =                      40,000

Est. TCV/Total Floor Area = 13.65

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
20,000	20,000	20,000	1,711	0.90

2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	15	0

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
20,000	20,000	20,000	1,726	1,726	0

009-354-026-00                      2017 Est. T.C.V.                      INDIAN LAKES DEVELOPMENT LLC  
 Property Class: 402                      S ARROWHEAD TRL  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value F> 354 Back Lots					40000	100		40,000
109 Actual Front Feet, 0.69 Total Acres							Total Est. Land Value =	40,000

2017 Est. T.C.V. 009-354-026-00                      =                      40,000

Est. TCV/Total Floor Area = 13.65

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
20,000	20,000	20,000	1,711	0.90

2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	15	0

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
20,000	20,000	20,000	1,726	1,726	0

009-354-027-00                      2017 Est. T.C.V.                      INDIAN LAKES DEVELOPMENT LLC  
 Property Class: 402                      S ARROWHEAD TRL  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value F> 354 Back Lots					40000	100		40,000
111 Actual Front Feet, 0.46 Total Acres							Total Est. Land Value =	40,000

2017 Est. T.C.V. 009-354-027-00                      =                      40,000

Est. TCV/Total Floor Area = 13.65

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
20,000	20,000	20,000	1,711	0.90

2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	15	0

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
20,000	20,000	20,000	1,726	1,726	0



009-354-028-00                      2017 Est. T.C.V.                      INDIAN LAKES DEVELOPMENT LLC  
 Property Class: 402                      S ARROWHEAD TRL  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value F> 354 Back Lots					40000	100		40,000
90 Actual Front Feet, 0.41 Total Acres							Total Est. Land Value =	40,000

2017 Est. T.C.V. 009-354-028-00                      =                      40,000

Est. TCV/Total Floor Area = 13.65

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
20,000	20,000	20,000	1,711	0.90

2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	15	0

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
20,000	20,000	20,000	1,726	1,726	0

009-354-029-00                      2017 Est. T.C.V.                      INDIAN LAKES DEVELOPMENT LLC  
 Property Class: 402                      S ARROWHEAD TRL  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value F> 354 Back Lots					40000	100		40,000
101 Actual Front Feet, 0.48 Total Acres							Total Est. Land Value =	40,000

2017 Est. T.C.V. 009-354-029-00                      =                      40,000

Est. TCV/Total Floor Area = 13.65

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
20,000	20,000	20,000	1,711	0.90

2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	15	0

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
20,000	20,000	20,000	1,726	1,726	0

009-354-030-00	2017 Est. T.C.V.	INDIAN LAKES DEVELOPMENT LLC
Property Class: 402		S ARROWHEAD TRL
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value F> 354 Back Lots					40000	100		40,000
130 Actual Front Feet, 0.61 Total Acres							Total Est. Land Value =	40,000

2017 Est. T.C.V. 009-354-030-00 = 40,000

Est. TCV/Total Floor Area = 13.65

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
20,000	20,000	20,000	1,711	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	15	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
20,000	20,000	20,000	1,726	1,726	0	

009-354-031-00                      2017 Est. T.C.V.                      INDIAN LAKES DEVELOPMENT LLC  
 Property Class: 402                      S ARROWHEAD TRL  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value F> 354 Back Lots					40000	100		40,000
130 Actual Front Feet, 0.60 Total Acres							Total Est. Land Value =	40,000

2017 Est. T.C.V. 009-354-031-00                      =                      40,000

Est. TCV/Total Floor Area = 13.65

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
20,000	20,000	20,000	1,711	0.90

2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	15	0

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
20,000	20,000	20,000	1,726	1,726	0

009-361-001-00                      2017 Est. T.C.V.                      JAMES IRMA J  
 Property Class: 402                                           W WALNUT ST  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
66 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	1,000

2017 Est. T.C.V. 009-361-001-00                      =                      1,000

Est. TCV/Total Floor Area = 0.34

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
800	800	800	800	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
500	500	500	807	500	0

009-361-002-00                      2017 Est. T.C.V.                      JAMES IRMA J  
 Property Class: 401                                           512 BLAIR ST  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

\* Factors \*                      4 LOTS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
<Site Value A> Base Lot Rate					1000	100		1,000
JENNINGS B TYPE	132.00	158.00	1.0000	1.0000		20	100	2,640
264 Actual Front Feet, 0.96 Total Acres                      Total Est. Land Value =								4,640

Cost Est. for Res. Bldg: 1    Single Family    1+S                      Cls CD    Blt    0

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = Size for Rates = 0 SF    Floor Area = 0 SF.  
 Stories    Exterior    Foundation    Rate    Bsmnt-Adj    Heat-Adj    Size    Cost

Other Additions/Adjustments                      Rate                      Size    Cost

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

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

Phy/Ab.Phy/Func/Econ/Comb.%Good= 71/100/100/100/71.0,    Depr.Cost =    4,380  
 ECF (424 - JENNINGS RESIDENTIAL)                      0.550 => TCV of Bldg: 1 =    2,409

2017 Est. T.C.V. 009-361-002-00                      =    7,049

Est. TCV/Total Floor Area = 0.00

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
4,200	4,200	4,200	3,464	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-700	0	0	31	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
3,500	3,500	3,500	3,495	3,495	0	

009-361-006-00                      2017 Est. T.C.V.                      BAIRD BONNIE  
 Property Class: 402                      S BLAIR ST  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
66 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	1,000

2017 Est. T.C.V. 009-361-006-00 = 1,000

Est. TCV/Total Floor Area = 0.00, Most recent sale 08/26/2016 for 1

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
800	800	800	800	0.90

2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-300	0	-300	0

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
500	500	500	807	500	0

009-361-007-00                      2017 Est. T.C.V.                      VALENTE JOHN  
 Property Class: 401                      512 S BLAIR ST  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
<Site Value A> Base Lot Rate					1000	100		1,000
<Site Value A> Base Lot Rate					1000	100		1,000
264 Actual Front Feet, 0.71 Total Acres                      Total Est. Land Value =								3,000

Land Improvement Cost Estimates  
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Ren. Conc.	3.39	1.00	64	0	0
D/W/P: 4in Concrete	3.12	1.00	63	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                      CIs    D+10    Blt 1954

(11) Heating System: Forced Air w/o Ducts  
 Ground Area = Size for Rates = 692 SF    Floor Area = 692 SF.  

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Piers	58.39	-14.85	0.00	572	24,905
1	Story Siding	Piers	58.39	-14.85	0.00	120	5,225

Other Additions/Adjustments                      Rate                      Size                      Cost

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

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

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

(17) Garages  
 Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)  
 Base Cost                      18.40                      624                      11,482  
 Automatic Doors                      375.00                      1                      375

County Multiplier = 1.38    =>                      Cost New =                      71,679

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0,    Depr.Cost =                      46,591  
 ECF (424 - JENNINGS RESIDENTIAL)                      0.500 => TCV of Bldg: 1 =                      23,296

2017 Est. T.C.V. 009-361-007-00                      =                      26,771

Est. TCV/Total Floor Area = 38.69, Most recent sale 06/26/2015 for 28,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
12,200	12,200	12,200	12,200	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
2,900	-1,700	0	2,900	-1,700	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
13,400	13,400	13,400	15,209	13,400	0



009-361-008-00                      2017 Est. T.C.V.                      NOREN DAVIDLEE A & ANGELA M  
 Property Class: 401                      9938 WALNUT ST  
 Map #:                      LAKE TOWNSHIP                      Lake City, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
79 Actual Front Feet, 0.26 Total Acres					Total Est. Land Value =			1,000

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	52	61	95
Shed: Wood Frame	9.59	1.00	80	50	384
Total Estimated Land Improvements True Cash Value =					479

Cost Est. for Res. Bldg: 1    Single Family    1.25S                      Cls D                      Blt 1928

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1050 SF    Floor Area = 1282 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25	Story Siding	Crawl Space	55.56	-8.31	0.83	930	44,714
1	Story Siding	Crawl Space	47.98	-8.31	0.66	120	4,840

Other Additions/Adjustments                      Rate                      Size                      Cost

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

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

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

(16) Porches  
 WGEP (1 Story), Standard                      50.98                      56                      2,855  
 CCP (1 Story), Standard                      29.46                      78                      2,298

(17) Garages  
 Class:D Exterior: Block Foundation: 18 Inch (Unfinished)  
 Base Cost                      20.02                      384                      7,688

County Multiplier = 1.38 =>                      Cost New =                      99,842

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0,    Depr.Cost =                      59,905  
 ECF (424 - JENNINGS RESIDENTIAL)                      0.350 => TCV of Bldg: 1 =                      20,967

2017 Est. T.C.V. 009-361-008-00                      =                      22,446  
 Est. TCV/Total Floor Area = 17.51, Most recent sale 12/28/2006 for 63,500

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
15,700	15,700	15,700	13,654	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-4,500	0	-2,454	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
11,200	11,200	11,200	13,776	11,200	11,200	



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Parcel Number: 009-362-001-00

Page: 2

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14,200	14,200	14,200	16,553	14,200	0
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009-362-002-00	2017 Est. T.C.V.	ESSINGTON POLLY A
Property Class: 402		S LA CHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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Land Value Estimates for Land Table JEN .JENNINGS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP G	66.00	158.00	1.0000	1.0000	100	100		6,600
66 Actual Front Feet, 0.24 Total Acres					Total Est. Land Value =			6,600

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2017 Est. T.C.V. 009-362-002-00	=	6,600			
Est. TCV/Total Floor Area = 5.37					
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
3,300	3,300	3,300	1,067	0.90	
2017	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	9	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
3,300	3,300	3,300	1,076	1,076	0

009-362-003-00                      2017 Est. T.C.V.                      PARKER PATRICK D & CAROL  
 Property Class: 401                      S LA CHANCE RD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP G	66.00	158.00	1.0000	1.0000	100	100		6,600
66 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	6,600

2017 Est. T.C.V. 009-362-003-00                      =                      6,600

Est. TCV/Total Floor Area = 5.37

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
3,300	3,300	3,300	3,300	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	
3,300	3,300	3,300	3,329	3,300	0	

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009-362-004-00	2017 Est. T.C.V.	PEASLEY LEO M
Property Class: 402		W POPLAR ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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Land Value Estimates for Land Table JEN .JENNINGS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100	EXC SOUTH	1,000
66 Actual Front Feet, 0.17 Total Acres					Total Est. Land Value =			1,000

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2017 Est. T.C.V. 009-362-004-00 = 1,000

Est. TCV/Total Floor Area = 0.81

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
800	800	800	542	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-300	0	0	-42	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
500	500	500	546	500		0

009-362-004-50	2017 Est. T.C.V.	LETTS RICKY J
Property Class: 401		423 S LA CHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS  
\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
65 Actual Front Feet, 0.20 Total Acres							Total Est. Land Value =	1,000

Land Improvement Cost Estimates  
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Asphalt Paving	1.42	1.00	369	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	0.5	95	475
Total Estimated Land Improvements True Cash Value =					475

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 1944

(11) Heating System: Forced Air w/ Ducts  
Ground Area = Size for Rates = 777 SF Floor Area = 777 SF.  
Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost  
1 Story Siding Slab 51.50 -10.06 0.66 777 32,712

Other Additions/Adjustments Rate Size Cost

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

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

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

(16) Porches  
CGEP (1 Story), Standard 68.05 35 2,382

(17) Garages  
Class:D Exterior: Siding Foundation: 18 Inch (Unfinished)  
Base Cost 17.40 480 8,352  
Mechanical Doors 325.00 2 650

County Multiplier = 1.38 => Cost New = 69,208

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 41,525

Separately Depreciated Items:

(16) Deck/Balcony  
Treated Wood,Standard 6.92 144 996  
County Multiplier = 1.38 => Cost New = 1,375  
Phy/Ab.Phy/Func/Econ/Comb.%Good= 87/100/100/100/87.0, Depr.Cost = 1,196

Total Depreciated Cost = 42,721  
ECF (424 - JENNINGS RESIDENTIAL) 0.350 => TCV of Bldg: 1 = 14,952

2017 Est. T.C.V. 009-362-004-50 = 16,427

Est. TCV/Total Floor Area = 21.14					
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
11,600	11,600	11,600	10,291	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-3,400	0	0	-2,091	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT

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Parcel Number: 009-362-004-50

Page: 2

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8,200	8,200	8,200	10,383	8,200	8,200
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009-362-005-00                      2017 Est. T.C.V.                      CHAPKO THOMAS & NANCY J  
 Property Class: 402                      W POPLAR ST  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

		* Factors *		NORTH PRT LOT 5				
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value	
<Site Value A>	Base Lot	Rate			1000	100	EXC SOUTH	1,000
66 Actual Front Feet,	0.17	Total Acres			Total Est.	Land Value =	1,000	

2017 Est. T.C.V. 009-362-005-00                      =                      1,000

Est. TCV/Total Floor Area = 1.29

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
800	800	800	800	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
500	500	500	807	500	0

009-362-006-00                      2017 Est. T.C.V.                      CHAPKO THOMAS & NANCY J  
 Property Class: 401                      W POPLAR ST  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
66 Actual Front Feet, 0.27 Total Acres							Total Est. Land Value =	1,000

Land Improvement Cost Estimates  
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Metal Prefab	7.99	1.00	64	45	230
Total Estimated Land Improvements True Cash Value =					230

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

(11) Heating System: No Heating/Cooling  
 Ground Area = Size for Rates = 0 SF    Floor Area = 0 SF.

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

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

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

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0,    Depr.Cost =                      3,393  
 ECF (424 - JENNINGS RESIDENTIAL)                      0.350 => TCV of Bldg: 1 =                      1,187

2017 Est. T.C.V. 009-362-006-00                      =                      2,417

Est. TCV/Total Floor Area = 0.00

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
1,700	1,700	1,700	1,700	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-500	0	-500	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
1,200	1,200	1,200	1,715	1,200	0	

009-362-007-00                      2017 Est. T.C.V.                      STEENWYK RONALD D & MARSHA K  
 Property Class: 401                      9937 W POPLAR ST  
 Map #:                      LAKE TOWNSHIP                      Lake City, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
VANTAGE	66.00	180.00	1.0000	1.0000	250	100		16,500
66 Actual Front Feet, 0.27 Total Acres                      Total Est. Land Value =								16,500

Land Improvement Cost Estimates  
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	11.53	1.00	96	94	1,041
Shed: Wood Frame	13.42	1.00	25	94	315
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 =					1,831

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

(11) Heating System: Forced Air w/ Ducts

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	65.75	0.00	0.00	864	56,808

Other Additions/Adjustments                      Rate                      Size                      Cost

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

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

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

(16) Porches  
 WCP (1 Story), Standard                      48.28                      32                      1,545  
 WCP (1 Story), Standard                      48.28                      32                      1,545  
 WPP, Standard                      16.54                      71                      1,174  
 WPP, Standard                      17.31                      64                      1,108

(17) Basement Garages  
 Basement Garage: 1 Car                      1550.00                      1                      1,550

County Multiplier = 1.38 =>                      Cost New =                      99,622

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0,    Depr.Cost =                      89,660  
 ECF (424 - JENNINGS RESIDENTIAL)                      0.600 => TCV of Bldg: 1 =                      53,796

2017 Est. T.C.V. 009-362-007-00                      =                      72,127  
 Est. TCV/Total Floor Area = 83.48

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
39,700	39,700	39,700	27,237	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-3,600	0	245	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
36,100	36,100	36,100	27,482	27,482	0	



009-362-009-00                      2017 Est. T.C.V.                      THOMAS JAMES G ETAL  
 Property Class: 401                                           436 S BLAIR ST  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
VANTAGE	66.00	150.00	1.0000	1.0000	250	100		16,500
<Site Value A> Base Lot Rate					1000	100	SURPLUS	1,000
118 Actual Front Feet, 0.41 Total Acres                      Total Est. Land Value =								17,500

Land Improvement Cost Estimates  
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.20	1.00	62	71	141
Total Estimated Land Improvements True Cash Value =					141

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

(11) Heating System: Electric Baseboard

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Mich Bsmnt.	59.23	-4.37	-0.21	720	39,348
1	Story Siding	Crawl Space	59.23	-8.74	-0.21	288	14,481

Other Additions/Adjustments                      Rate                      Size                      Cost

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

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

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

(16) Porches  
 WPP, Standard                      10.42                      192                      2,001

(17) Garages  
 Class:CD Exterior: Pole Foundation: 18 Inch (Unfinished)  
 Base Cost                      13.65                      480                      6,552  
 Mechanical Doors                      350.00                      1                      350

County Multiplier = 1.38 =>                      Cost New =                      100,321

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0,    Depr.Cost =                      65,209  
 ECF (424 - JENNINGS RESIDENTIAL)                      0.500 => TCV of Bldg: 1 =                      32,604

2017 Est. T.C.V. 009-362-009-00                      =                      50,245  
 Est. TCV/Total Floor Area = 49.85

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
27,000	27,000	27,000	23,298	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-1,900	0	0	209	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
25,100	25,100	25,100	23,507	23,507	23,507	

009-362-011-00                      2017 Est. T.C.V.                      THOMAS JANET A ETAL  
 Property Class: 401                      9946 W ELM ST  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
VANTAGE	66.00	158.00	1.0000	1.0000	250	100		16,500
<Site Value A> Base Lot Rate					1000	100	SURPLUS	1,000
80 Actual Front Feet, 0.29 Total Acres					Total Est. Land Value =			17,500

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

(11) Heating System: Forced Hot Water

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	45.67	-7.76	1.51	1352	53,296

Other Additions/Adjustments                      Rate                      Size                      Cost

(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1235.00	1	1,235
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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 =    98,432

Notes: 2002 SKYLINE MHD

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0,    Depr.Cost =    83,667  
 ECF (424 - JENNINGS RESIDENTIAL)    0.600 => TCV of Bldg: 1 =    50,200

2017 Est. T.C.V. 009-362-011-00                      =    67,700

Est. TCV/Total Floor Area = 50.07

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
32,600	32,600	32,600	25,577	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,300	0	0	230	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
33,900	33,900	33,900	25,807	25,807	25,807	

009-363-001-00                      2017 Est. T.C.V.                      MUNSON PAULA J  
 Property Class: 402                      S BLAIR ST  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP G	66.00	165.00	1.0000	1.0000	100	100		6,600
66 Actual Front Feet, 0.25 Total Acres							Total Est. Land Value =	6,600

2017 Est. T.C.V. 009-363-001-00                      =                      6,600

Est. TCV/Total Floor Area = 4.88

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
800	800	800	800	0.90

2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	2,500	0	0	7	0

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
3,300	3,300	3,300	807	807	0

009-363-002-00                      2017 Est. T.C.V.                      ROMIG GERALD V III  
 Property Class: 401                                           447 S BLAIR ST  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LAKE ACCESS	132.00	165.00	1.0000	1.0000	400	100		52,800
132 Actual Front Feet, 0.50 Total Acres                      Total Est. Land Value =								52,800

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	160	71	391
Total Estimated Land Improvements True Cash Value =					391

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

(11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 992 SF    Floor Area = 992 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	67.32	0.00	-0.27	992	66,514

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

(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Porches

CGEP (1 Story), Standard	26.66	384	10,237
WPP, Standard	10.86	192	2,085

(17) Garages

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

Base Cost	16.72	768	12,841
Common Wall: 1 Wall	-1300.00	1	-1,300
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 =>                      Cost New = 145,055

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0,    Depr.Cost = 94,286  
 ECF (424 - JENNINGS RESIDENTIAL)                      0.500 => TCV of Bldg: 1 = 47,143

2017 Est. T.C.V. 009-363-002-00					=	100,334
Est. TCV/Total Floor Area = 101.14, Most recent sale 12/20/2007 for 0						
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
51,400	51,400	51,400	36,761	0.90		
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-1,200		0	0	330	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
50,200	50,200	50,200	37,091	37,091	37,091	



009-363-004-00                      2017 Est. T.C.V.                      ROMIG GERALD V III  
 Property Class: 402                      8901 W POPLAR ST  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
JENNINGS	66.00	180.00	1.0000	1.0000	40	100		2,640
JENNINGS	66.00	180.00	1.0000	1.0000	40	100		2,640
132 Actual Front Feet, 0.55 Total Acres      Total Est. Land Value =								5,280

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

(11) Heating System: Forced Air w/o Ducts  
 Ground Area = Size for Rates = 0 SF    Floor Area = 0 SF.  
 Stories    Exterior    Foundation    Rate    Bsmnt-Adj    Heat-Adj    Size    Cost

Other Additions/Adjustments	Rate	Size	Cost
(13) Plumbing			
3 Fixture Bath	2400.00	-1	-2,400

(17) Garages  
 Class:C Exterior: Pole Foundation: 18 Inch (Unfinished)  
 Base Cost                      10.13                      2400    24,312  
 Mechanical Doors                      350.00                      2        700

County Multiplier = 1.38    =>                      Cost New =    31,205

Phy/Ab.Phy/Func/Econ/Comb.%Good= 99/100/100/100/99.0,    Depr.Cost =    30,893  
 ECF (424 - JENNINGS RESIDENTIAL)    0.600 => TCV of Bldg: 1 =    18,536

2017 Est. T.C.V. 009-363-004-00	=	23,816
Est. TCV/Total Floor Area = 0.00, Most recent sale 10/29/2010 for 5,500		
2016 Assessed	MBOR	S.E.V.
12,600	12,600	12,600
	Base for Cap	C.P.I.
	11,068	0.90
2017	New Eq. Adjustment	Loss
0	-700	0
	Additions	Tax Adjustment
	0	99
2017 Assessed	MBOR	S.E.V.
11,900	11,900	11,900
	Capped	->Taxable<-
	11,167	11,167
		PRE/MBT
		0

009-363-006-00                      2017 Est. T.C.V.                      HILL PAMELA J LIVING TRUST  
 Property Class: 401                      9867 W POPLAR ST  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LAKE ACCESS	180.00	152.00	1.0000	1.0000	400	100		72,000
180 Actual Front Feet, 0.63 Total Acres                      Total Est. Land Value =								72,000

Cost Est. for Res. Bldg: 1    Single Family    MANU-BOCA/STATE Cls    C-5    Blt 2003

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 2280 SF    Floor Area = 2280 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	56.39	-7.47	0.00	2280	111,538

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

Treated Wood,Standard	6.47	384	2,484
Treated Wood,Standard	19.24	16	308

(17) Garages

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

Base Cost	10.13	1152	11,670
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 =>                      Cost New = 191,557

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0,    Depr.Cost = 172,402  
 ECF (424 - JENNINGS RESIDENTIAL)                      0.600 => TCV of Bldg: 1 = 103,441

2017 Est. T.C.V. 009-363-006-00                      = 175,441

Est. TCV/Total Floor Area = 76.95, Most recent sale 03/12/2010 for 84,900

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
70,800	70,800	70,800	62,671	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	16,900	0	0	564	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
87,700	87,700	87,700	63,235	63,235	63,235	

009-363-007-00                      2017 Est. T.C.V.                      ROMIG GERALD V III  
 Property Class: 402                                           447 S BLAIR ST  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LAKE ACCESS	205.00	220.00	1.0000	1.0000	400	100		82,000
205 Actual Front Feet, 1.03 Total Acres                      Total Est. Land Value =								82,000

2017 Est. T.C.V. 009-363-007-00                      =                      82,000

Est. TCV/Total Floor Area = 35.96, Most recent sale 12/20/2007 for 0

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
35,900	35,900	35,900	23,804	0.90

2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	5,100	0	0	214	0

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
41,000	41,000	41,000	24,018	24,018	24,018

009-364-001-00                      2017 Est. T.C.V.                      SUNDELL LEON F  
 Property Class: 401                      9902 W WALNUT ST  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot					1000	100		1,000
66 Actual Front Feet, 0.25 Total Acres							Total Est. Land Value =	1,000

Cost Est. for Res. Bldg: 1    Single Family    MANU-NATIONAL    Cls D    Blt 1992

(11) Heating System: Forced Air w/ Ducts

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Piers	46.12	-11.42	0.66	1280	45,261

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

3 Fixture Bath	1650.00	1	1,650
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(14) Water/Sewer

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

(17) Garages

Class:D Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	14.18	768	10,890
Class:D Exterior: Pole Foundation: 18 Inch (Unfinished)			
Base Cost	9.61	960	9,226
Mechanical Doors	325.00	1	325

County Multiplier = 1.38 =>                      Cost New =                      98,872

Phy/Ab.Phy/Func/Econ/Comb.%Good= 76/100/100/100/76.0,    Depr.Cost =                      75,143  
 ECF (424 - JENNINGS RESIDENTIAL)                      0.400 => TCV of Bldg: 1 =                      30,057

2017 Est. T.C.V. 009-364-001-00                      =                      31,057

Est. TCV/Total Floor Area = 24.26, Most recent sale 02/19/2016 for 0

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
17,500	17,500	17,500	14,266	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-2,000	0	128	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
15,500	15,500	15,500	14,394	14,394	14,394



009-364-005-00                      2017 Est. T.C.V.                      BAIRD BONNIE  
 Property Class: 402                      W BLAIR ST  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
66 Actual Front Feet, 0.25 Total Acres							Total Est. Land Value =	1,000

2017 Est. T.C.V. 009-364-005-00 = 1,000

Est. TCV/Total Floor Area = 1.89, Most recent sale 01/16/2015 for 1,500

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
800	800	800	800	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-300	0	-300	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
500	500	500	807	500	0	

009-364-006-00                      2017 Est. T.C.V.                      HELMER JESSE N  
 Property Class: 401                      9852 W WALNUT ST  
 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 E 400/FF	363.00	397.00	1.0000	1.0000	400	100		145,200
363 Actual Front Feet, 3.31 Total Acres                      Total Est. Land Value =								145,200

Cost Est. for Res. Bldg: 1    Single Family    TRI                      Cls C-5    Blt 1977

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 2000 SF    Floor Area = 3000 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
Tri-Level	Siding	Basement	70.90	0.00	0.00	1802	127,762
Tri-Level	Siding	Crawl Space	70.90	-3.87	0.00	198	13,272

Other Additions/Adjustments                      Rate                      Size                      Cost

(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

Treated Wood,Standard	9.52	64	609
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County Multiplier = 1.38    =>                      Cost New =                      210,454

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0,    Depr.Cost =                      126,273  
 ECF (402R - CROOKED LAKE RESIDENTIAL)    1.250 => TCV of Bldg: 1 =                      157,841

2017 Est. T.C.V. 009-364-006-00                      =                      303,041

Est. TCV/Total Floor Area = 101.01

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
113,300	113,300	113,300	85,083	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	38,200	0	0	765	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
151,500	151,500	151,500	85,848	85,848	85,848	

009-365-001-00                      2017 Est. T.C.V.                      MARTIN DARRIN  
 Property Class: 402                      W POPLAR ST  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
66 Actual Front Feet, 0.25 Total Acres							Total Est. Land Value =	1,000

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

2017 Est. T.C.V. 009-365-001-00	=	1,475			
Est. TCV/Total Floor Area = 0.49, Most recent sale 02/01/2003 for 1,850					
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
1,000	1,000	1,000	1,000	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
700	700	700	1,009	700	0



009-365-002-00                    2017 Est. T.C.V.                    INDIAN LAKES L C  
 Property Class: 402                                       W POPLAR ST  
 Map #:                    LAKE TOWNSHIP                    LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
JENNINGS B TYPE	264.00	165.00	1.0000	1.0000	20	100		5,280
264 Actual Front Feet, 1.00 Total Acres							Total Est. Land Value =	5,280

2017 Est. T.C.V. 009-365-002-00                    =                    5,280

Est. TCV/Total Floor Area = 1.76

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
2,600	2,600	2,600	2,507	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	22	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
2,600	2,600	2,600	2,529	2,529	0	

009-365-006-00                      2017 Est. T.C.V.                      FROST LEOTA H TRUST  
 Property Class: 402                                           W POPLAR ST  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
66 Actual Front Feet, 0.25 Total Acres							Total Est. Land Value =	1,000

2017 Est. T.C.V. 009-365-006-00                      =                      1,000

Est. TCV/Total Floor Area = 0.33

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
800	800	800	800	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
500	500	500	807	500	0

009-365-007-00                      2017 Est. T.C.V.                      FROST LEOTA H TRUST  
 Property Class: 401                                           9902 W POPLAR ST  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
66 Actual Front Feet, 0.25 Total Acres							Total Est. Land Value =	1,000

Land Improvement Cost Estimates  
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Metal Prefab	8.25	1.00	46	45	171
Total Estimated Land Improvements True Cash Value =					171

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

(11) Heating System: Space Heater

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	53.33	-9.36	-1.89	680	28,614

Other Additions/Adjustments                      Rate                      Size                      Cost

(14) Water/Sewer

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

(16) Porches

CCP (1 Story), Standard	31.88	64	2,040
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County Multiplier = 1.38    =>                      Cost New =                      48,231

Phy/Ab.Phy/Func/Econ/Comb.%Good= 56/100/100/100/56.0,    Depr.Cost =                      27,009  
 ECF (424 - JENNINGS RESIDENTIAL)                      0.350 => TCV of Bldg: 1 =                      9,453

2017 Est. T.C.V. 009-365-007-00                      =                      10,624

Est. TCV/Total Floor Area = 15.62

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
7,500	7,500	7,500	6,827	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-2,200	0	0	-1,527	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
5,300	5,300	5,300	6,888	5,300	0	



009-366-002-00                      2017 Est. T.C.V.                      HILL PAMELA J LIVING TRUST  
 Property Class: 401                                           524 S LA CHANCE RD  
 Map #:                      LAKE TOWNSHIP                      Lake City, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
66 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	1,000

Land Improvement Cost Estimates  
 Land Improvment Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	2.98	1.00	30	45	40
Shed: Wood Frame	6.45	1.00	496	35	1,120
Total Estimated Land Improvements True Cash Value =					1,160

Cost Est. for Res. Bldg: 1    Single Family    1.5S                      Cls D                      Blt 1910

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1375 SF    Floor Area = 1938 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Basement	58.03	0.00	0.98	1125	66,386
1	Story Siding	Crawl Space	45.51	-7.72	0.66	250	9,613

Other Additions/Adjustments                      Rate                      Size                      Cost

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

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

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

(16) Porches  
 WGEP (1 Story), Standard                      54.82                      48                      2,631

(17) Garages  
 Class:D Exterior: Siding Foundation: 42 Inch (Unfinished)  
 Base Cost                      17.03                      616                      10,490

County Multiplier = 1.38    =>                      Cost New =                      131,342

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0,    Depr.Cost =                      72,238  
 ECF (424 - JENNINGS RESIDENTIAL)                      0.350 => TCV of Bldg: 1 =                      25,283

2017 Est. T.C.V. 009-366-002-00                      =                      27,443

Est. TCV/Total Floor Area = 14.16

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
19,300	19,300	19,300	13,797	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-5,600	0	-97	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
13,700	13,700	13,700	13,921	13,700	0	

009-366-003-00	2017 Est. T.C.V.	HILL PAMELA J LIVING TRUST
Property Class: 401		512 S LA CHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS  
\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
66 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	1,000

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 1890

(11) Heating System: Space Heater  
Ground Area = Size for Rates = 1340 SF Floor Area = 1340 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	45.74	-8.79	-1.89	1340	46,980

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing  
Average Fixture(s) 525.00 1 525

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

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

(16) Porches

CSEP (1 Story), Standard	34.00	90	3,060
CCP (1 Story), Standard	22.18	164	3,638
CGEP (1 Story), Standard	35.38	136	4,812

County Multiplier = 1.38 => Cost New = 89,072

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, Depr.Cost = 48,989  
ECF (424 - JENNINGS RESIDENTIAL) 0.350 => TCV of Bldg: 1 = 17,146

2017 Est. T.C.V. 009-366-003-00 = 18,146

Est. TCV/Total Floor Area = 13.54, Most recent sale 02/19/2004 for 20,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
12,900	12,900	12,900	10,389	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-3,800	0	-1,289	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
9,100	9,100	9,100	10,482	9,100	0	

009-366-004-00	2017 Est. T.C.V.	WALKER BARBARA ANN
Property Class: 401		500 S LA CHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS  
 \* Factors \* LOT 4 & 5

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
<Site Value A> Base Lot Rate					1000	100		1,000
132 Actual Front Feet, 0.48 Total Acres Total Est. Land Value =								2,000

Cost Est. for Res. Bldg: 1 Single Family MANU-BOCA/STATE Cls D Blt 2001

(11) Heating System: Forced Air w/ Ducts

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	45.06	-7.60	0.66	1456	55,503

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1235.00	1	1,235
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(16) Porches

WCP (1 Story), Standard	26.12	104	2,716
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(17) Garages

Class:D Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	19.23	384	7,384
Mechanical Doors	325.00	1	325
No Floor Deduction	-3.00	394	-1,182
Class:D Exterior: Siding Foundation: 18 Inch (Finished )			
Base Cost	21.34	453	9,667

County Multiplier = 1.38 => Cost New = 112,220

Phy/Ab.Phy/Func/Econ/Comb.%Good= 86/100/100/100/86.0,	Depr.Cost =	96,509
ECF (424 - JENNINGS RESIDENTIAL)	0.600 => TCV of Bldg: 1 =	57,905

2017 Est. T.C.V. 009-366-004-00 = 59,905

Est. TCV/Total Floor Area = 41.14, Most recent sale 08/12/2013 for 43,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
25,500	25,500	25,500	21,195	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	4,500	0	0	190	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
30,000	30,000	30,000	21,385	21,385	21,385

009-366-006-00	2017 Est. T.C.V.	GROSSER GREG L & PATRICIA A
Property Class: 402		S CRAPO ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS  
\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	50	1/2 OF LOT	500
66 Actual Front Feet, 0.12 Total Acres							Total Est. Land Value =	500

2017 Est. T.C.V. 009-366-006-00 = 500

Est. TCV/Total Floor Area = 0.34

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
400	400	400	400	0.90

2017	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-100	0	-100	0

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
300	300	300	403	300	300



009-366-006-50                      2017 Est. T.C.V.                      GROESSER GREG L & PATRICIA A  
 Property Class: 402                                           S LA CHANCE RD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	50	1/2 OF LOT 6	500
79 Actual Front Feet, 0.12 Total Acres							Total Est. Land Value =	500

2017 Est. T.C.V. 009-366-006-50                      =                      500

Est. TCV/Total Floor Area = 0.34

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
400	400	400	400	0.90

2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-100	0	0	-100	0

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
300	300	300	403	300	300

009-366-007-00                      2017 Est. T.C.V.                      GROESSER GREG L & PATRICIA A  
 Property Class: 401                                           499 S CRAPO ST  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
66 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	1,000

Cost Est. for Res. Bldg: 1    Single Family    1.5S                      Cls D    Blt 1939

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 656 SF    Floor Area = 984 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Crawl Space	68.59	-9.45	0.98	656	39,439

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1235.00	1	1,235
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(16) Breezeways

Frame Wall, Unfinished	22.25	84	1,869
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(17) Garages

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

Base Cost	16.70	528	8,818
Mechanical Doors	325.00	2	650

County Multiplier = 1.38 =>                      Cost New =                      78,426

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0,    Depr.Cost =                      47,056

Separately Depreciated Items:

Unit-in-Place Cost Items:

ROOF STRUCT. (SQ FT)	3.97	240	953
County Multiplier = 1.38 =>		Cost New =	1,315
Phy/Ab.Phy/Func/Econ/Comb.%Good= 71/100/100/100/71.0,		Depr.Cost =	934

Total Depreciated Cost =                      47,989

ECF (424 - JENNINGS RESIDENTIAL)                      0.350 => TCV of Bldg: 1 =                      16,796

2017 Est. T.C.V. 009-366-007-00                      =                      17,796

Est. TCV/Total Floor Area = 18.09, Most recent sale 07/01/2001 for 65,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
12,700	12,700	12,700	11,107	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-3,800	0	0	-2,207	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
8,900	8,900	8,900	11,206	8,900	8,900	

009-366-008-00                      2017 Est. T.C.V.                      GROESSER GREG L & PATRICIA A  
 Property Class: 402                                           S CRAPO ST  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
66 Actual Front Feet, 0.00 Total Acres							Total Est. Land Value =	1,000

2017 Est. T.C.V. 009-366-008-00                      =                      1,000

Est. TCV/Total Floor Area = 1.02

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
800	800	800	800	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-300	0	-300	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
500	500	500	807	500	500	

009-366-009-00                      2017 Est. T.C.V.                      HILL THERESA L & ELLIS SUNSHINE J/T  
 Property Class: 401                      S CRAPO ST  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
66 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	1,000

Land Improvement Cost Estimates  
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	8.46	1.00	144	45	548
Total Estimated Land Improvements True Cash Value =					548

Cost Est. for Res. Bldg: 1    Single Family    GRG                      Cls    D            Blt    0

(11) Heating System: No Heating/Cooling

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost

Other Additions/Adjustments	Rate	Size	Cost

County Multiplier = 1.38 =>                      Cost New =                      0

Phy/Ab.Phy/Func/Econ/Comb.%Good= 61/100/100/100/61.0,    Depr.Cost =                      0

Separately Depreciated Items:

(17) Garages

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

Base Cost                      15.60                      612                      9,547

County Multiplier = 1.38 =>                      Cost New =                      13,175

Phy/Ab.Phy/Func/Econ/Comb.%Good= 51/100/100/100/51.0,    Depr.Cost =                      6,719

Total Depreciated Cost =                      6,719

ECF (424 - JENNINGS RESIDENTIAL)                      0.500 => TCV of Bldg: 1 =                      3,360

2017 Est. T.C.V. 009-366-009-00                      =                      4,908

Est. TCV/Total Floor Area = 0.00

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
3,000	3,000	3,000	2,751	0.90

2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-500	0	-251	0

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
2,500	2,500	2,500	2,775	2,500	2,500

009-366-010-00                      2017 Est. T.C.V.                      HILL THERESA L & ELLIS SUNSHINE J/T  
 Property Class: 401                      W WALNUT ST  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
66 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	1,000

Land Improvement Cost Estimates  
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	8.04	1.00	175	45	633
Total Estimated Land Improvements True Cash Value =					633

Cost Est. for Res. Bldg: 1    Single Family    GRG                      Cls CD                      Blt 1969

(11) Heating System: No Heating/Cooling

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost

Other Additions/Adjustments	Rate	Size	Cost

(17) Garages

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

Base Cost	12.81	960	12,298
Mechanical Doors	325.00	1	325

County Multiplier = 1.38 =>                      Cost New =                      17,419

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0,    Depr.Cost =                      11,322

Separately Depreciated Items:

Unit-in-Place Cost Items:

ROOF STRUCT. (SQ FT)	3.97	232	921
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County Multiplier = 1.38 =>                      Cost New =                      1,271

Phy/Ab.Phy/Func/Econ/Comb.%Good= 95/100/100/100/95.0,    Depr.Cost =                      1,207

Total Depreciated Cost =                      12,530

ECF (424 - JENNINGS RESIDENTIAL)    0.500 => TCV of Bldg: 1 =                      6,265

2017 Est. T.C.V. 009-366-010-00                      =                      7,898

Est. TCV/Total Floor Area = 0.00

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
4,700	4,700	4,700	3,667	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-800	0	33	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
3,900	3,900	3,900	3,700	3,700	3,700	

009-367-001-00                      2017 Est. T.C.V.                      PITT JOSEPH A  
 Property Class: 402                      S CRAPO ST  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
<Site Value A> Base Lot Rate					1000	100		1,000
132 Actual Front Feet, 0.48 Total Acres                      Total Est. Land Value =								2,000

Land Improvement Cost Estimates  
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	9.83	1.00	192	50	943
Total Estimated Land Improvements True Cash Value =					943

Cost Est. for Res. Bldg: 1    Single Family    GRG                      Cls C    Blt 2010

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

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

Other Additions/Adjustments                      Rate                      Size    Cost

(13) Plumbing  
 3 Fixture Bath                      2400.00                      -1    -2,400

(17) Garages

Class:C Exterior: Pole Foundation: 18 Inch (Unfinished)  
 Base Cost                      10.13                      2588    26,216  
 Mechanical Doors                      350.00                      1    350

County Multiplier = 1.38    =>                      Cost New =    33,350

Phy/Ab.Phy/Func/Econ/Comb.%Good= 96/100/100/100/96.0,    Depr.Cost =    32,016  
 ECF (424 - JENNINGS RESIDENTIAL)                      0.600 => TCV of Bldg: 1 =    19,209

2017 Est. T.C.V. 009-367-001-00                      =    22,152

Est. TCV/Total Floor Area = 0.00, Most recent sale 10/18/2013 for 12,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
12,300	12,300	12,300	7,744	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-1,200	0	0	69	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
11,100	11,100	11,100	7,813	7,813	7,813

009-367-003-00                    2017 Est. T.C.V.                    HILL PAMELA J LIVING TRUST  
Property Class: 401                                       S CRAPO ST  
Map #:                    LAKE TOWNSHIP                    LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS  
\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
<Site Value A> Base Lot Rate					1000	100		1,000
132 Actual Front Feet, 0.48 Total Acres                    Total Est. Land Value =								2,000

Land Improvement Cost Estimates  
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Metal Prefab	6.81	1.00	192	35	458
Shed: Metal Prefab	7.34	1.00	120	35	308
Total Estimated Land Improvements True Cash Value =					766

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

Unit	Exterior	Roof	Rate	Heat/Roof	Ext.(%)	Size	Cost
Other Additions/Adjustments				Rate		Size	Cost
Addition/Crawl				30.25		360	10,890
Addition/Crawl				30.25		360	10,890
(9) Foundation							
Foundation Wall: Concrete				7.13		0	0
(14) Water/Sewer							
Well, 50 Feet				1575.00		1	1,575
1000 Gal Septic				2720.00		1	2,720

County Multiplier = 1.38    =>                    Cost New =    35,984

Phy/Ab.Phy/Func/Econ/Comb.%Good= 35/100/100/100/35.0,    Depr.Cost =    12,594  
ECF (424 - JENNINGS RESIDENTIAL)                    0.400 => TCV of Bldg: 1 =    5,038

2017 Est. T.C.V. 009-367-003-00                    =    7,804

Est. TCV/Total Floor Area = 10.84, Most recent sale 09/01/2002 for 5,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
4,700	4,700	4,700	3,710	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-800	0	0	33	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
3,900	3,900	3,900	3,743	3,743	0	

009-367-005-00	2017 Est. T.C.V.	LAKE TOWNSHIP
Property Class: 700		S CRAPO ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS  
\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
66 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	1,000

2017 Est. T.C.V. 009-367-005-00 = 0

Est. TCV/Total Floor Area = 0.00

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

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

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



009-367-006-00	2017 Est. T.C.V.	HILL PAMELA J LIVING TRUST
Property Class: 402		S BALDWIN ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS  
\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	50	WEST 1/2 OF LOT	500
66 Actual Front Feet, 0.12 Total Acres					Total Est.		Land Value =	500

2017 Est. T.C.V. 009-367-006-00 = 500

Est. TCV/Total Floor Area = 0.69

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
400	400	400	400	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-100	0	-100	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
300	300	300	403	300		0

009-367-006-50                      2017 Est. T.C.V.                      HILL PAMELA J LIVING TRUST  
 Property Class: 401                                           499 S BALDWIN ST  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
<Site Value A> Base Lot Rate					1000	100		1,000
132 Actual Front Feet, 0.36 Total Acres							Total Est. Land Value =	2,000

Land Improvement Cost Estimates  
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Metal Prefab	9.61	1.00	64	45	277
Total Estimated Land Improvements True Cash Value =					277

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

Unit	Exterior	Roof	Rate	Heat/Roof	Ext.(%)	Size	Cost
BaseUnit	Ribbed	Metal	34.46	0.00	-6	980	31,745

Other Additions/Adjustments	Rate	Size	Cost
Addition/Crawl	37.50	168	6,300

(2) Skirting				
Metal Enamel		5.70	168	958

(9) Foundation				
Foundation Wall: Concrete		6.92	0	0

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

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

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

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

County Multiplier = 1.38 =>                      Cost New =                      63,206

Phy/Ab.Phy/Func/Econ/Comb.%Good= 47/100/100/100/47.0,                      Depr.Cost =                      29,707  
 ECF (424 - JENNINGS RESIDENTIAL)                      0.400 => TCV of Bldg: 1 =                      11,883

2017 Est. T.C.V. 009-367-006-50                      =                      14,160

Est. TCV/Total Floor Area = 12.33

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
8,300	8,300	8,300	8,300	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-1,200	0	-1,200	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
7,100	7,100	7,100	8,374	7,100	0	

009-367-008-00                      2017 Est. T.C.V.                      HILL PAMELA J LIVING TRUST  
 Property Class: 401                      S BALDWIN ST  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
66 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	1,000

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	0.2	95	190
Total Estimated Land Improvements True Cash Value =					190

2017 Est. T.C.V. 009-367-008-00	=	1,190			
Est. TCV/Total Floor Area = 1.04					
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
800	800	800	800	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
600	600	600	807	600	0

009-367-009-00	2017 Est. T.C.V.	MANNING MICHELE ETAL
Property Class: 402		S BALDWIN ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

		* Factors *	LOTS #9&10			
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
<Site Value A> Base Lot Rate					1000 100	1,000
<Site Value A> Base Lot Rate					1000 100	1,000
132 Actual Front Feet, 0.48 Total Acres					Total Est. Land Value =	2,000

2017 Est. T.C.V. 009-367-009-00	=	2,000			
Est. TCV/Total Floor Area = 1.74					
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
1,500	1,500	1,500	1,469	0.90	
2017 New Eq. Adjustment	Loss		Additions	Tax Adjustment	Losses
0	-500	0	0	-469	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
1,000	1,000	1,000	1,482	1,000	0

009-368-001-00                      2017 Est. T.C.V.                      TODD MARY E LE  
 Property Class: 402                      N CRAPO ST  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
66 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	1,000

2017 Est. T.C.V. 009-368-001-00                      =                      1,000

Est. TCV/Total Floor Area = 0.87

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
800	800	800	800	0.90

2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-300	0	-300	0

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
500	500	500	807	500	500

009-368-002-00                      2017 Est. T.C.V.                      TODD MARY E LE  
 Property Class: 401                                           436 N CRAPO ST  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
66 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	1,000

Cost Est. for Res. Bldg: 1    Single Family    1S                      Cls D-10    Blt 1900

(11) Heating System: Wall/Floor Furnace

Ground Area = Size for Rates = 1292 SF    Floor Area = 1292 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Piers	41.43	-10.25	-0.70	1292	39,380

Other Additions/Adjustments	Rate	Size	Cost
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(14) Water/Sewer

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

(16) Porches

WSEP (1 Story), Shallow	23.44	126	2,953
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County Multiplier = 1.38    =>                      Cost New =                      64,347

Phy/Ab.Phy/Func/Econ/Comb.%Good= 50/100/100/100/50.0,    Depr.Cost =                      32,174  
 ECF (424 - JENNINGS RESIDENTIAL)                      0.350 => TCV of Bldg: 1 =                      11,261

2017 Est. T.C.V. 009-368-002-00                      =                      12,261

Est. TCV/Total Floor Area = 9.49

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
8,700	8,700	8,700	1,991	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-2,600	0	17	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
6,100	6,100	6,100	2,008	2,008	2,008	

009-368-003-00                      2017 Est. T.C.V.                      HOOKER RAYMOND D & MARY L  
 Property Class: 402                                           N CRAPO ST  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
66 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	1,000

2017 Est. T.C.V. 009-368-003-00                      =                      1,000

Est. TCV/Total Floor Area = 0.77

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
800	800	800	800	0.90

2017	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-300	0	-300	0

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
500	500	500	807	500	500

009-368-004-00                      2017 Est. T.C.V.                      HOOKER RAYMOND D & MARY L  
 Property Class: 401                                           412 S CRAPO ST  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
66 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	1,000

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

Unit	Exterior	Roof	Rate	Heat/Roof	Ext.(%)	Size	Cost
BaseUnit	Siding	Comp.Shingle	38.35	1.21	0	1120	44,307
Other Additions/Adjustments				Rate		Size	Cost
(2)	Skirting						
	Metal Enamel			5.43		172	934
(9)	Foundation						
	Foundation Wall: Concrete			7.13		0	0
(13)	Plumbing						
	2 Fixture Bath			810.00		1	810
(14)	Water/Sewer						
	Well, 50 Feet			1575.00		1	1,575
	1000 Gal Septic			2720.00		1	2,720

County Multiplier = 1.38 =>                      Cost New =                      69,478  
 Phy/Ab.Phy/Func/Econ/Comb.%Good= 48/100/100/100/48.0,    Depr.Cost =                      33,349  
 ECF (424 - JENNINGS RESIDENTIAL)                      0.400 => TCV of Bldg: 1 =                      13,340

2017 Est. T.C.V. 009-368-004-00							=	14,340
Est. TCV/Total Floor Area = 12.80								
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.				
8,200	8,200	8,200	8,050	0.90				
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-1,000	0	0	0	-850	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT			
7,200	7,200	7,200	8,122	7,200	7,200			



009-368-005-00                      2017 Est. T.C.V.                      KINYON BRANDI  
Property Class: 401                                           408 S CRAPO ST  
Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS  
\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
66 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	1,000

Land Improvement Cost Estimates  
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	6.98	1.00	312	94	2,047
Total Estimated Land Improvements True Cash Value =					2,047

Cost Est. for Res. Bldg: 1    Single Family    1S                      Cls D                      Blt 1900

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1113 SF    Floor Area = 1113 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	47.42	-8.18	0.66	1113	44,409

Other Additions/Adjustments                      Rate                      Size                      Cost

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

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

(15) Built-Ins & Fireplaces  
Appliance Allowance                      1235.00                      1                      1,235  
Fireplace: Wood Stove                      950.00                      1                      950

(16) Porches  
WCP (1 Story), Standard                      24.20                      120                      2,904

(16) Deck/Balcony  
Treated Wood, Standard                      7.11                      128                      910

County Multiplier = 1.38 =>                      Cost New =                      76,214

Notes: 2015: NEW METAL ROOF IN 2014, SEPTIC AND DRAINFIELD NEW IN 2010, NEWER WINDOWS AND FLOORING

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0,    Depr.Cost =                      45,729  
ECF (424 - JENNINGS RESIDENTIAL)                      0.350 => TCV of Bldg: 1 =                      16,005

2017 Est. T.C.V. 009-368-005-00                      =                      19,052

Est. TCV/Total Floor Area = 17.12, Most recent sale 09/16/2015 for 30,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
13,100	13,100	13,100	13,100	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-3,600	0	-3,600	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
9,500	9,500	9,500	13,217	9,500	9,500

009-368-006-00                      2017 Est. T.C.V.                      THOMAS SCOTT RICHRD & JEAN M ET AL  
 Property Class: 401                      10101 W POPLAR ST  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
66 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	1,000

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

(11) Heating System: Forced Air w/ Ducts

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

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

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing  
 3 Fixture Bath                      1650.00                      1                      1,650

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

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

County Multiplier = 1.38    =>                      Cost New =                      67,795  
 Notes: 1996 DUTCH

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0,    Depr.Cost =                      54,236  
 ECF (424 - JENNINGS RESIDENTIAL)                      0.400 => TCV of Bldg: 1 =                      21,694

2017 Est. T.C.V. 009-368-006-00							=	22,694
Est. TCV/Total Floor Area = 19.91, Most recent sale 02/26/2002 for 5,000								
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.				
12,900	12,900	12,900	7,744	0.90				
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses			
0	-1,600	0	0	69	0			
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT			
11,300	11,300	11,300	7,813	7,813	7,813			

009-368-007-00	2017 Est. T.C.V.	HELMER JESSE & MAXINE
Property Class: 401		10111 W POPLAR ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

\* Factors \*                                  LOTS 7 & 8

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
<Site Value A> Base Lot Rate					1000	100		1,000
132 Actual Front Feet, 0.48 Total Acres                  Total Est. Land Value =								2,000

< Cost Estimates for Res. Building: 1    Mobile Home    Class: Fair Quality    >

(11) Heating System: Wall Furnace

Unit	Exterior	Roof	Rate	Heat/Roof	Ext.(%)	Size	Cost
BaseUnit	Ribbed	Metal	33.51	-0.79	-5	840	26,077

  

Other Additions/Adjustments	Rate	Size	Cost
Addition/Crawl	33.75	272	9,180
Free Standing Roof	4.35	1152	5,011

(2) Skirting

Metal Enamel	5.60	148	829
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(9) Foundation

Foundation Wall: Concrete	7.28	0	0
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(14) Water/Sewer

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

(16) Porches

CCP (1 Story), Standard	35.76	48	1,716
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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 = 78,847

Phy/Ab.Phy/Func/Econ/Comb.%Good= 35/100/100/100/35.0,    Depr.Cost = 27,597

ECF (424 - JENNINGS RESIDENTIAL)                  0.400 => TCV of Bldg: 1 = 11,039

< Cost Estimates for Res. Building: 2    Mobile Home    Class: Fair Quality    >

(11) Heating System: Wall Furnace

Unit	Exterior	Roof	Rate	Heat/Roof	Ext.(%)	Size	Cost
BaseUnit	Ribbed	Metal	33.99	-0.79	-5	780	24,570

  

Other Additions/Adjustments	Rate	Size	Cost
Free Standing Roof	4.35	780	3,393

(2) Skirting

Metal Enamel	5.60	154	862
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(9) Foundation

Foundation Wall: Concrete	7.28	0	0
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County Multiplier = 1.38 =>    Cost New = 39,780

Phy/Ab.Phy/Func/Econ/Comb.%Good= 35/100/100/100/35.0,    Depr.Cost = 13,923

ECF (424 - JENNINGS RESIDENTIAL)                  0.400 => TCV of Bldg: 2 = 5,569

2017 Est. T.C.V. 009-368-007-00    = 18,608

Est. TCV/Total Floor Area = 9.84

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

Parcel Number: 009-368-007-00

Page: 2

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	10,800	10,800	10,800	10,800	0.90	
2017	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-1,500	0	0	-1,500	0
2017	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	9,300	9,300	9,300	10,897	9,300	0

009-368-009-00	2017 Est. T.C.V.	SPANGENBERG PAUL L
Property Class: 402		S BALDWIN ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS  
\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
66 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	1,000

2017 Est. T.C.V. 009-368-009-00 = 1,000

Est. TCV/Total Floor Area = 0.53

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
800	800	800	800	0.90

2017	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-300	0	-300	0

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
500	500	500	807	500	0

009-368-010-00                      2017 Est. T.C.V.                      SPANGENBERG PAUL L  
 Property Class: 401                                                                423 S BALDWIN ST  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
66 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	1,000

Land Improvement Cost Estimates  
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	8.79	1.00	120	94	991
Total Estimated Land Improvements True Cash Value =					991

Cost Est. for Res. Bldg: 1    Single Family    1S                      Cls D                      Blt 1948

(11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 916 SF    Floor Area = 916 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	49.44	-9.66	0.48	916	36,878

Other Additions/Adjustments                      Rate                      Size                      Cost

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

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

(16) Porches  
 CCP (1 Story), Standard                      29.75                      75                      2,231  
 CCP (1 Story), Standard                      28.31                      90                      2,548

County Multiplier = 1.38 =>                      Cost New =                      64,139

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0,    Depr.Cost =                      41,690  
 ECF (424 - JENNINGS RESIDENTIAL)                      0.500 => TCV of Bldg: 1 =                      20,845

2017 Est. T.C.V. 009-368-010-00                      =                      22,836  
 Est. TCV/Total Floor Area = 24.93

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
13,700	13,700	13,700	10,291	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-2,300	0	0	92	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
11,400	11,400	11,400	10,383	10,383	0	

009-368-011-00                      2017 Est. T.C.V.                      KANOUSE JACK D  
 Property Class: 401                                           447 S BALDWIN ST  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot					1000	100		1,000
66 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	1,000

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	132	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	0.5	95	475
Total Estimated Land Improvements True Cash Value =					475

Cost Est. for Res. Bldg: 1    Single Family    1S                      Cls D    Blt 1875

(11) Heating System: Wall/Floor Furnace

Ground Area = Size for Rates = 711 SF    Floor Area = 711 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	52.71	-9.24	-0.78	711	30,353

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1235.00	1	1,235
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(16) Porches

CGEP (1 Story), Standard	41.65	100	4,165
CSEP (1 Story), Standard	28.20	135	3,807
WSEP (1 Story), Standard	20.74	290	6,015

(16) Deck/Balcony

Roof Cover Only, Standard	13.05	100	1,305
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County Multiplier = 1.38 =>                      Cost New =                      71,345

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0,    Depr.Cost =                      42,807  
 ECF (424 - JENNINGS RESIDENTIAL)                      0.350 => TCV of Bldg: 1 =                      14,982

2017 Est. T.C.V. 009-368-011-00                      =                      16,457  
 Est. TCV/Total Floor Area = 23.15, Most recent sale 06/30/2014 for 23,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
11,600	11,600	11,600	11,534	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-3,400	0	-3,334	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
8,200	8,200	8,200	11,637	8,200	0	

009-368-012-00                      2017 Est. T.C.V.                      KANOUSE JACK D  
 Property Class: 402                      S BALDWIN ST  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
66 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	1,000

2017 Est. T.C.V. 009-368-012-00 = 1,000

Est. TCV/Total Floor Area = 1.41, Most recent sale 09/05/2007 for 0

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
800	800	800	800	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-300	0	-300	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
500	500	500	807	500	0	



009-369-001-00                    2017 Est. T.C.V.                    SPRAGUE GEORGE D  
 Property Class: 401                                       10022 W ELM ST  
 Map #:                    LAKE TOWNSHIP                    LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

		* Factors *		LOTS 1, 2 & 3			
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
<Site Value A> Base Lot Rate			1000	100			1,000
<Site Value A> Base Lot Rate			1000	100			1,000
<Site Value A> Base Lot Rate			1000	100			1,000
198 Actual Front Feet, 0.72 Total Acres						Total Est. Land Value =	3,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	6.45	1.00	540	45	1,567
Total Estimated Land Improvements True Cash Value =					1,567

Cost Est. for Res. Bldg: 1    Single Family    1.5S                    Cls D    Blt 1893

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = Size for Rates = 1912 SF    Floor Area = 2868 SF.  
 Stories    Exterior    Foundation    Rate    Bsmnt-Adj    Heat-Adj    Size    Cost  
 1.5    Story Siding    Mich Bsmnt.    54.97    -3.53    0.98    1912    100,227

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing  
 Average Fixture(s)                    525.00                    1                    525

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

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

(16) Porches  
 WGEP (1 Story), Standard                    33.79                    144                    4,866

(17) Garages  
 Class:D Exterior: Block Foundation: 18 Inch (Unfinished)  
 Base Cost                    12.70                    1224                    15,545  
 Mechanical Doors                    325.00                    1                    325

County Multiplier = 1.38 =>                    Cost New =                    175,284

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0,    Depr.Cost =                    96,406  
 ECF (424 - JENNINGS RESIDENTIAL)                    0.350 => TCV of Bldg: 1 =                    33,742

2017 Est. T.C.V. 009-369-001-00                    =                    38,309  
 Est. TCV/Total Floor Area = 13.36

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
27,000	27,000	27,000	19,416	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-7,800	0	0	-216	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
19,200	19,200	19,200	19,590	19,200	19,200	

009-369-004-00                      2017 Est. T.C.V.                      COLECCHIO BRETT  
 Property Class: 401                      424 S LA CHANCE RD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
66 Actual Front Feet, 0.24 Total Acres					Total Est.		Land Value =	1,000

Cost Est. for Res. Bldg: 1    Single Family    1S                      Cls D    Blt 1946

(11) Heating System: Forced Air w/ Ducts

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

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

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1235.00	1	1,235
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County Multiplier = 1.38 =>                      Cost New =                      46,831

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0,    Depr.Cost =                      30,440

Separately Depreciated Items:

Square footage # 1 is depreciated at 71 %Good...	Base Cost Was =	27,880
County Multiplier = 1.38 =>	Cost New =	38,475
Phy/Ab.+hy/Func/Econ/Comb.%Good= 6/100/100/100/6.0,	Depr.Cost =	2,308
ECF (424 - JENNINGS RESIDENTIAL)                      0.500 => TCV of Bldg: 1 =		16,374

2017 Est. T.C.V. 009-369-004-00                      =                      17,374

Est. TCV/Total Floor Area = 27.84, Most recent sale 11/30/2016 for 21,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
10,500	10,500	10,500	8,050	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-1,800	0	0	650	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
8,700	8,700	8,700	8,122	8,700	0	

009-369-005-00                      2017 Est. T.C.V.                      NELSON RAYMOND  
 Property Class: 401                                           412 S LA CHANCE RD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
66 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	1,000

Land Improvement Cost Estimates  
 Land Improvement Factor: 1.000000

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

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1016 SF    Floor Area = 1016 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	48.31	-8.38	0.66	1016	41,239

Other Additions/Adjustments                      Rate                      Size                      Cost

(13) Plumbing

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

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

(15) Built-Ins & Fireplaces

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

County Multiplier = 1.38 =>                      Cost New =                      66,577

Phy/Ab.Phy/Func/Econ/Comb.%Good= 66/100/100/100/66.0,    Depr.Cost =                      43,941  
 ECF (424 - JENNINGS RESIDENTIAL)                      0.500 => TCV of Bldg: 1 =                      21,971

2017 Est. T.C.V. 009-369-005-00                      =                      25,346  
 Est. TCV/Total Floor Area = 24.95

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
15,000	15,000	15,000	11,514	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-2,300	0	103	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
12,700	12,700	12,700	11,617	11,617	11,617	

009-369-006-00                      2017 Est. T.C.V.                      LEE JAMES DAVID & DAWN MARIE  
 Property Class: 401                      S LA CHANCE RD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
66 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	1,000

Land Improvement Cost Estimates  
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Metal Prefab	7.77	1.00	80	45	280
Total Estimated Land Improvements True Cash Value =					280

Cost Est. for Res. Bldg: 1    Single Family    1S                      Cls D                      Blt 1900

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1152 SF    Floor Area = 1152 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	47.07	0.00	0.66	1152	54,985

Other Additions/Adjustments                      Rate                      Size                      Cost

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

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

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

(16) Porches  
 WCP (1 Story), Standard                      24.20                      120                      2,904  
 WGEP (1 Story), Standard                      28.17                      224                      6,310

County Multiplier = 1.38 =>                      Cost New =                      96,951

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0,    Depr.Cost =                      53,323  
 ECF (424 - JENNINGS RESIDENTIAL)                      0.350 => TCV of Bldg: 1 =                      18,663

2017 Est. T.C.V. 009-369-006-00                      =                      19,943

Est. TCV/Total Floor Area = 17.31, Most recent sale 09/04/2008 for 4,900

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
14,100	14,100	14,100	12,432	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-4,100	0	-2,432	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
10,000	10,000	10,000	12,543	10,000	0	

009-369-007-00                      2017 Est. T.C.V.                      MINSHALL TERRI L  
 Property Class: 401                      W POPLAR ST  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
66 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	1,000

Cost Est. for Res. Bldg: 1    Single Family    1S                      Cls D-10    Blt 1910

(11) Heating System: Space Heater

Ground Area = Size for Rates = 498 SF    Floor Area = 498 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	52.74	-9.16	-1.70	498	20,856

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1235.00	1	1,235
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County Multiplier = 1.38    =>                      Cost New =                      37,138

Phy/Ab.Phy/Func/Econ/Comb.%Good= 50/100/100/100/50.0,    Depr.Cost =                      18,569  
 ECF (424 - JENNINGS RESIDENTIAL)                      0.350 => TCV of Bldg: 1 =                      6,499

2017 Est. T.C.V. 009-369-007-00                      =                      7,499

Est. TCV/Total Floor Area = 15.06, Most recent sale 03/08/2007 for 3,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
5,400	5,400	5,400	2,966	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-1,700	0	26	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
3,700	3,700	3,700	2,992	2,992	0	



009-369-010-00                      2017 Est. T.C.V.                      SPRAGUE GEORGE D & MARY E  
 Property Class: 401                                           N CRAPO ST  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
66 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	1,000

Land Improvement Cost Estimates  
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	7.60	1.00	216	20	328
Total Estimated Land Improvements True Cash Value =					328

2017 Est. T.C.V. 009-369-010-00	=	1,328			
Est. TCV/Total Floor Area = 1.58, Most recent sale 12/01/1996 for 1,500					
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
900	900	900	900	0.90	
2017	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-200	0	0	-200	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
700	700	700	908	700	0

009-369-011-00	2017 Est. T.C.V.	HILL PAMELA J TRUST
Property Class: 401		10056 W ELM ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

\* Factors \*                          LOTS 11 & 12

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
<Site Value A> Base Lot Rate					1000	100		1,000
132 Actual Front Feet, 0.48 Total Acres          Total Est. Land Value =								2,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	10.72	1.00	140	61	915
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 =					1,390

Cost Est. for Res. Bldg: 1    Single Family 1S                          Cls C    Blt 1902

(11) Heating System: Forced Air w/ Ducts  
Ground Area = Size for Rates = 1120 SF    Floor Area = 1120 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	65.85	-9.49	0.00	1120	63,123

  

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

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

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

(16) Porches  
CCP (1 Story), Standard    33.50    70    2,345

(16) Deck/Balcony  
Treated Wood, Standard    19.24    16    308  
Treated Wood, Standard    6.76    264    1,785

(17) Garages  
Class:C Exterior: Siding Foundation: 18 Inch (Unfinished)  
Base Cost    13.95    960    13,392  
Mechanical Doors    350.00    2    700  
Storage area over garage    3.95    480    1,896

County Multiplier = 1.38 =>    Cost New =    130,767

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0,    Depr.Cost =    78,460  
ECF (424 - JENNINGS RESIDENTIAL)    0.350 => TCV of Bldg: 1 =    27,461

2017 Est. T.C.V. 009-369-011-00	=	30,851			
Est. TCV/Total Floor Area = 27.55, Most recent sale 07/27/2016 for 30,000					
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
21,700	21,700	21,700	21,700	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-6,300	0	0	-6,300	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
15,400	15,400	15,400	21,895	15,400	0





009-374-003-00                      2017 Est. T.C.V.                      HILL RICKIE JR  
 Property Class: 401                                           436 S BAGLEY ST  
 Map #:                      LAKE TOWNSHIP                      Lake City, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
66 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	1,000

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

Unit	Exterior	Roof	Rate	Heat/Roof	Ext.(%)	Size	Cost
BaseUnit	Ribbed	Comp.Shingle	35.26	0.41	0	500	17,835

Other Additions/Adjustments	Rate	Size	Cost
Expando	21.00	96	2,016

(2) Skirting			
Metal Enamel	5.43	170	923

(9) Foundation			
Foundation Wall: Concrete	7.13	0	0

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

County Multiplier = 1.38 =>                      Cost New =                      34,595

Notes: 1963 GREAT LAKE TRAILER S/N 1236

Phy/Ab.Phy/Func/Econ/Comb.%Good= 35/100/100/100/35.0,                      Depr.Cost =                      12,108  
 ECF (424 - JENNINGS RESIDENTIAL)                      0.400 => TCV of Bldg: 1 =                      4,843

2017 Est. T.C.V. 009-374-003-00                      =                      5,843

Est. TCV/Total Floor Area = 11.69

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	-600	0	0	-600	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
2,900	2,900	2,900	3,531	2,900	0	

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009-374-004-00	2017 Est. T.C.V.	HISCOCK ELDON D JR & KERRI
Property Class: 401		426 S BAGLEY ST
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

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Land Value Estimates for Land Table JEN .JENNINGS

			* Factors *		LOTS 4, 5 & 6			
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
<Site Value A> Base Lot Rate					1000	100		1,000
<Site Value A> Base Lot Rate					1000	100		1,000
297 Actual Front Feet, 1.08 Total Acres								Total Est. Land Value = 3,000

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

Unit	Exterior	Roof	Rate	Heat/Roof	Ext.(%)	Size	Cost
BaseUnit	Ribbed	Metal	27.78	-0.80	0	980	26,440
Other Additions/Adjustments				Rate		Size	Cost
(2) Skirting	Metal Enamel			5.43		168	912
(9) Foundation	Foundation Wall: Concrete			7.13		0	0
(13) Plumbing	3 Fixture Bath			1215.00		1	1,215
(14) Water/Sewer	Well, 50 Feet			1575.00		1	1,575
	1000 Gal Septic			2720.00		1	2,720
(16) Deck/Balcony	Treated Wood w/Roof,Standard			22.50		80	1,800
County Multiplier = 1.38 =>							Cost New = 47,834
Notes: REDMAN SN 7500							

Phy/Ab.Phy/Func/Econ/Comb.%Good= 35/100/100/100/35.0, Depr.Cost = 16,742  
ECF (424 - JENNINGS RESIDENTIAL) 0.400 => TCV of Bldg: 1 = 6,697

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

Unit	Exterior	Roof	Rate	Heat/Roof	Ext.(%)	Size	Cost
BaseUnit	Ribbed	Metal	27.78	-0.80	0	980	26,440
Other Additions/Adjustments				Rate		Size	Cost
(2) Skirting	Metal Enamel			5.43		168	912
(9) Foundation	Foundation Wall: Concrete			7.13		0	0
(13) Plumbing	3 Fixture Bath			1215.00		1	1,215
County Multiplier = 1.38 =>							Cost New = 39,423
Notes: MONARCH 0445A							

Phy/Ab.Phy/Func/Econ/Comb.%Good= 35/100/100/100/35.0, Depr.Cost = 13,798  
ECF (424 - JENNINGS RESIDENTIAL) 0.400 => TCV of Bldg: 2 = 5,519

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2017 Est. T.C.V. 009-374-004-00 = 15,216  
Est. TCV/Total Floor Area = 7.76, Most recent sale 04/23/2012 for 25,000

Parcel Number: 009-374-004-00

Page: 2

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2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
9,100	9,100	9,100	9,100	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-1,500	0	0	-1,500	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
7,600	7,600	7,600	9,181	7,600	0	

009-375-001-00                      2017 Est. T.C.V.                      PERKINS BONNIE & CRACKEL KEITH B  
 Property Class: 401                      460 S BALDWIN ST  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
66 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	1,000

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

Unit	Exterior	Roof	Rate	Heat/Roof	Ext.(%)	Size	Cost
BaseUnit	Ribbed	Metal	36.64	-0.80	0	400	14,336
Other Additions/Adjustments				Rate		Size	Cost
Addition/Slab				28.45		120	3,414
Free Standing Roof				4.15		400	1,660
(9) Foundation							
Foundation Wall: Concrete				7.13		0	0
(13) Plumbing							
Average Fixture(s)				405.00		1	405
(14) Water/Sewer							
Well, 50 Feet				1575.00		1	1,575
1000 Gal Septic				2720.00		1	2,720
(15) Built-Ins & Fireplaces							
Appliance Allowance				1235.00		1	1,235
(17) Garages							
Class:CD Exterior: Pole Foundation: 18 Inch (Unfinished)							
Base Cost				11.14		768	8,556
Mechanical Doors				350.00		1	350

County Multiplier = 1.38 =>                      Cost New =                      47,266  
 Phy/Ab.Phy/Func/Econ/Comb.%Good= 35/100/100/100/35.0,    Depr.Cost =                      16,543  
 ECF (424 - JENNINGS RESIDENTIAL)                      0.400 => TCV of Bldg: 1 =                      6,617

2017 Est. T.C.V. 009-375-001-00							=	7,617
Est. TCV/Total Floor Area = 14.65, Most recent sale 03/01/2017 for 0								
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.				
4,400	4,400	4,400	4,400	0.90				
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-600		0	0	-600	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT			
3,800	3,800	3,800	4,439	3,800	3,800			

009-375-002-00                      2017 Est. T.C.V.                      FEDERAL NATIONAL MORT ASSOC  
 Property Class: 401                                           436 S BALDWIN ST  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot					1000	100		1,000
66 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	1,000

Land Improvement Cost Estimates  
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	10.45	1.00	48	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.0	25	250
Total Estimated Land Improvements True Cash Value =					250

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

Unit	Exterior	Roof	Rate	Heat/Roof	Ext.(%)	Size	Cost
BaseUnit	Ribbed	Comp.Shingle	31.07	0.41	0	720	22,666
Other Additions/Adjustments			Rate			Size	Cost
Expando			21.00			36	756
Expando			21.00			60	1,260

(9) Foundation  
 Foundation Wall: Concrete                      7.13                      0                      0

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

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

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

(16) Deck/Balcony  
 Treated Wood,Standard                      8.08                      80                      646

County Multiplier = 1.38 =>                      Cost New =                      43,143  
 Notes: 1968 LIBERTY: 436

Phy/Ab.Phy/Func/Econ/Comb.%Good= 35/100/100/100/35.0,    Depr.Cost =    15,100  
 ECF (424 - JENNINGS RESIDENTIAL)                      0.400 => TCV of Bldg: 1 =    6,040

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

Unit	Exterior	Roof	Rate	Heat/Roof	Ext.(%)	Size	Cost
BaseUnit	Ribbed	Metal	32.20	-0.80	0	600	18,840
Other Additions/Adjustments			Rate			Size	Cost

(9) Foundation  
 Foundation Wall: Concrete                      7.13                      0                      0

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

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

Parcel Number: 009-375-002-00 Page: 2

1000 Gal Septic	2720.00	1	2,720
(15) Built-Ins & Fireplaces Appliance Allowance	1235.00	1	1,235
(16) Deck/Balcony Treated Wood,Standard	12.24	30	367

County Multiplier = 1.38 => Cost New = 34,696  
Notes: 448

Phy/Ab.Phy/Func/Econ/Comb.%Good= 35/100/100/100/35.0, Depr.Cost = 12,144  
ECF (424 - JENNINGS RESIDENTIAL) 0.400 => TCV of Bldg: 2 = 4,857

2017 Est. T.C.V. 009-375-002-00 = 12,147

Est. TCV/Total Floor Area = 9.20, Most recent sale 01/29/2016 for 10,200

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
7,400	7,400	7,400	7,336	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-1,300	0	0	-1,236	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
6,100	6,100	6,100	7,402	6,100	0

009-375-003-00                      2017 Est. T.C.V.                      FEDERAL NATIONAL MORT ASSOC  
 Property Class: 401                                           412 S BALDWIN ST  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
<Site Value A> Base Lot Rate					1000	100		1,000
132 Actual Front Feet, 0.48 Total Acres                      Total Est. Land Value =								2,000

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	988	60	1,767
Total Estimated Land Improvements True Cash Value =					1,767

Cost Est. for Res. Bldg: 1    Single Family    MANU-BOCA/STATE Cls    D    Blt 2000

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 988 SF    Floor Area = 988 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	48.60	-8.45	0.66	988	40,320

Other Additions/Adjustments                      Rate                      Size                      Cost

(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1235.00	1	1,235
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(17) Garages

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

Base Cost	9.30	1200	11,160
Mechanical Doors	325.00	1	325

County Multiplier = 1.38    =>                      Cost New =                      82,124

Notes: 2000 CENTURY MHD

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0,    Depr.Cost =                      73,912  
 ECF (424 - JENNINGS RESIDENTIAL)                      0.600 => TCV of Bldg: 1 =                      44,347

2017 Est. T.C.V. 009-375-003-00                      =                      48,114

Est. TCV/Total Floor Area = 48.70, Most recent sale 01/29/2016 for 10,200

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
20,700	20,700	20,700	16,915	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,400	0	152	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
24,100	24,100	24,100	17,067	17,067	0





009-375-007-00	2017 Est. T.C.V.	HILL PAMELA J LIVING TRUST
Property Class: 402		S BAGLEY ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS  
\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
66 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	1,000

2017 Est. T.C.V. 009-375-007-00 = 1,000

Est. TCV/Total Floor Area = 0.89

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
800	800	800	800	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	
500	500	500	807	500	0	

009-375-008-00                      2017 Est. T.C.V.                      ATWOOD JAMES E & DAWN M  
 Property Class: 401                      S BAGLEY ST  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
66 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	1,000

2017 Est. T.C.V. 009-375-008-00                      =                      1,000

Est. TCV/Total Floor Area = 0.89

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
800	800	800	710	0.90

2017	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-300	0	-210	0

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
500	500	500	716	500	0

03:18 PM

009-375-009-00                      2017 Est. T.C.V.                      ATWOOD JAMES E & DAWN M  
 Property Class: 401                                           423 S BAGLEY ST  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
66 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	1,000

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1104 SF    Floor Area = 1104 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	47.49	-9.22	0.66	864	33,636
1	Story Siding	Slab	47.49	-9.22	0.66	240	9,343

Other Additions/Adjustments                      Rate                      Size                      Cost

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

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

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

County Multiplier = 1.38 =>                      Cost New =                      67,667

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0,    Depr.Cost =                      40,600  
 ECF (424 - JENNINGS RESIDENTIAL)                      0.350 => TCV of Bldg: 1 =                      14,210

2017 Est. T.C.V. 009-375-009-00                      =                      15,210

Est. TCV/Total Floor Area = 13.78

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
10,800	10,800	10,800	9,578	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-3,200	0	0	-1,978	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
7,600	7,600	7,600	9,664	7,600	0	

009-375-010-00                      2017 Est. T.C.V.                      DEHAAN GORDON J & VIRGINIA A L/E  
 Property Class: 402                      S BAGLEY ST  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
<Site Value A> Base Lot Rate					1000	100		1,000
<Site Value A> Base Lot Rate					1000	100		1,000
198 Actual Front Feet, 0.72 Total Acres							Total Est. Land Value =	3,000

2017 Est. T.C.V. 009-375-010-00                      =                      3,000

Est. TCV/Total Floor Area = 2.72

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
2,300	2,300	2,300	2,003	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-800	0	0	-503	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
1,500	1,500	1,500	2,021	1,500	0









009-376-006-00                      2017 Est. T.C.V.                      HILL PAMELA J LIVING TRUST  
 Property Class: 401                                           10207 W ELM ST  
 Map #:                      LAKE TOWNSHIP                      Lake City, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
<Site Value A> Base Lot Rate					1000	100		1,000
132 Actual Front Feet, 0.48 Total Acres                      Total Est. Land Value =								2,000

Land Improvement Cost Estimates  
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	8.79	1.00	120	71	749
Total Estimated Land Improvements True Cash Value =					749

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 480 SF    Floor Area = 480 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	59.39	-11.34	0.66	480	23,381

Other Additions/Adjustments                      Rate                      Size                      Cost

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

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

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

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

County Multiplier = 1.38 =>                      Cost New =                      42,170

Phy/Ab.Phy/Func/Econ/Comb.%Good= 67/100/100/100/67.0,    Depr.Cost =                      28,254  
 ECF (424 - JENNINGS RESIDENTIAL)                      0.500 => TCV of Bldg: 1 =                      14,127

2017 Est. T.C.V. 009-376-006-00                      =                      16,876

Est. TCV/Total Floor Area = 35.16

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
10,300	10,300	10,300	8,355	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-1,900	0	45	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
8,400	8,400	8,400	8,430	8,400	0	



009-377-001-00                      2017 Est. T.C.V.                      INDIAN LAKES L C  
 Property Class: 402                      S BAGLEY ST  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
<Site Value A> Base Lot Rate					1000	100		1,000
<Site Value A> Base Lot Rate					1000	100		1,000
198 Actual Front Feet, 0.72 Total Acres                      Total Est. Land Value =								3,000

2017 Est. T.C.V. 009-377-001-00                      =                      3,000  
 Est. TCV/Total Floor Area = 6.25

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
2,300	2,300	2,300	2,003	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-800	0	0	-503	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
1,500	1,500	1,500	2,021	1,500	0	

009-377-004-00                      2017 Est. T.C.V.                      HILL PAMELA J LIVING TRUST  
 Property Class: 401                                           10241 S ELM ST  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
<Site Value A> Base Lot Rate					1000	100		1,000
132 Actual Front Feet, 0.48 Total Acres                      Total Est. Land Value =								2,000

Land Improvement Cost Estimates  
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	13.42	1.00	5	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 2500	2500.00	1.00	1.0	94	2,350
Total Estimated Land Improvements True Cash Value =					2,350

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

(11) Heating System: Forced Air w/o Ducts  
 Ground Area = Size for Rates = 0 SF    Floor Area = 0 SF.  

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost

Other Additions/Adjustments                      Rate                      Size                      Cost

(13) Plumbing  
 3 Fixture Bath                      2400.00                      -1                      -2,400

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

Base Cost	10.13	3328	33,713
Mechanical Doors	350.00	2	700

County Multiplier = 1.38 =>                      Cost New =                      44,177

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0,    Depr.Cost =                      39,760  
 ECF (424 - JENNINGS RESIDENTIAL)                      0.600 => TCV of Bldg: 1 =                      23,856

2017 Est. T.C.V. 009-377-004-00	=	28,206			
Est. TCV/Total Floor Area =	0.00				
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
15,500	15,500	15,500	10,700	0.90	
2017	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-1,400	0	0	96	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
14,100	14,100	14,100	10,796	10,796	0

009-378-001-00                      2017 Est. T.C.V.                      INDIAN LAKES L C  
 Property Class: 402                      S BAGLEY ST  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
JENNINGS B TYPE	330.00	158.00	1.0000	1.0000	20	100		6,600
330 Actual Front Feet, 1.20 Total Acres							Total Est. Land Value =	6,600

2017 Est. T.C.V. 009-378-001-00                      =                      6,600

Est. TCV/Total Floor Area = 0.00

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
3,300	3,300	3,300	3,009	0.90

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

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
3,300	3,300	3,300	3,036	3,036	0

009-379-001-00                      2017 Est. T.C.V.                      FOWLER ERIC A  
 Property Class: 401                      606 S BALDWIN ST  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
<Site Value A> Base Lot Rate					1000	100		1,000
132 Actual Front Feet, 0.48 Total Acres                      Total Est. Land Value =								2,000

Land Improvement Cost Estimates  
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Metal Prefab	7.98	1.00	120	35	335
Total Estimated Land Improvements True Cash Value =					335

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

Unit	Exterior	Roof	Rate	Heat/Roof	Ext.(%)	Size	Cost
BaseUnit	Siding	Comp.Shingle	34.52	1.21	0	720	25,726

Other Additions/Adjustments                      Rate                      Size                      Cost

(2) Skirting  
 Metal Enamel                      5.60                      144                      806

(9) Foundation  
 Foundation Wall: Concrete                      7.28                      0                      0

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

(17) Garages  
 Class:CD Exterior: Pole Foundation: 18 Inch (Unfinished)  
 Base Cost                      12.60                      576                      7,258  
 No Floor Deduction                      -3.10                      576                      -1,786  
 Class:D Exterior: Pole Foundation: 18 Inch (Unfinished)  
 Base Cost                      9.30                      1200                      11,160  
 No Floor Deduction                      -3.00                      1200                      -3,600

County Multiplier = 1.38 =>                      Cost New =                      60,525  
 Notes: 1964 Palace Ser # 22161

Phy/Ab.Phy/Func/Econ/Comb.%Good= 35/100/100/100/35.0,                      Depr.Cost =                      21,184  
 ECF (424 - JENNINGS RESIDENTIAL)                      0.400 => TCV of Bldg: 1 =                      8,474

2017 Est. T.C.V. 009-379-001-00                      =                      10,809  
 Est. TCV/Total Floor Area = 15.01, Most recent sale 01/19/2007 for 14,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
6,400	6,400	6,400	6,400	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-1,000	0	-1,000	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
5,400	5,400	5,400	6,457	5,400	0

009-379-003-00                      2017 Est. T.C.V.                      SMITH RICHARD H ETAL  
 Property Class: 401                      S BALDWIN ST  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
66 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	1,000

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

Unit	Exterior	Roof	Rate	Heat/Roof	Ext.(%)	Size	Cost
BaseUnit	Ribbed	Metal	34.90	-0.80	0	530	18,073

Other Additions/Adjustments                      Rate                      Size                      Cost

(2) Skirting							
Metal Enamel			5.43			126	684

(9) Foundation							
Foundation Wall: Concrete			7.13			0	0

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

(17) Garages							
Class:D Exterior: Block Foundation: 18 Inch (Unfinished)							
Base Cost			14.90			720	10,728

County Multiplier = 1.38 =>                      Cost New =                      46,617

Phy/Ab.Phy/Func/Econ/Comb.%Good= 35/100/100/100/35.0,                      Depr.Cost =                      16,316  
 ECF (424 - JENNINGS RESIDENTIAL)                      0.400 => TCV of Bldg: 1 =                      6,526

2017 Est. T.C.V. 009-379-003-00                      =                      7,526

Est. TCV/Total Floor Area = 14.20, Most recent sale 02/14/2017 for 1							
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
4,400	4,400	4,400	4,400	0.90			
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-600		0	0	-600	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
3,800	3,800	3,800	4,439	3,800	0		





009-380-001-00	2017 Est. T.C.V.	PAULEY WILLIAM & COREEN
Property Class: 401		606 S CRAPO ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS  
\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
<Site Value A> Base Lot Rate					1000	100		1,000
132 Actual Front Feet, 0.48 Total Acres							Total Est. Land Value =	2,000

Land Improvement Cost Estimates  
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.20	1.00	720	71	1,636
Total Estimated Land Improvements True Cash Value =					1,636

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 = 1232 SF Floor Area = 1232 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	57.07	0.00	0.00	832	47,482
1	Story Siding	Crawl Space	57.07	-8.29	0.00	400	19,512

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

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

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

(17) Garages  
Class:CD Exterior: Siding Foundation: 18 Inch (Unfinished)  
Base Cost 18.90 440 8,316  
Mechanical Doors 350.00 1 350

County Multiplier = 1.38 => Cost New = 113,402

Phy/Ab.Phy/Func/Econ/Comb.%Good= 71/100/100/100/71.0, Depr.Cost = 80,515

Separately Depreciated Items:

Square footage # 2 is depreciated at 92 %Good... Base Cost Was = 19,512  
County Multiplier = 1.38 => Cost New = 26,927  
Phy/Ab.+hy/Func/Econ/Comb.%Good= 21/100/100/100/21.0, Depr.Cost = 5,655

(16) Porches  
CCP (1 Story), Standard 21.45 200 4,290  
County Multiplier = 1.38 => Cost New = 5,920  
Phy/Ab.Phy/Func/Econ/Comb.%Good= 72/100/100/100/72.0, Depr.Cost = 4,263

(16) Deck/Balcony  
Treated Wood,Standard 6.75 200 1,350  
County Multiplier = 1.38 => Cost New = 1,863  
Phy/Ab.Phy/Func/Econ/Comb.%Good= 92/100/100/100/92.0, Depr.Cost = 1,714

Total Depreciated Cost = 92,146  
ECF (424 - JENNINGS RESIDENTIAL) 0.550 => TCV of Bldg: 1 = 50,681

2017 Est. T.C.V. 009-380-001-00 = 54,317  
Est. TCV/Total Floor Area = 44.09

Parcel Number: 009-380-001-00

Page: 2

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2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
32,000	32,000	32,000	22,214	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-4,800	0	0	199	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
27,200	27,200	27,200	22,413	22,413	22,413	

009-380-003-00                      2017 Est. T.C.V.                      PITT JOSEPH & WILTFANG BETSY  
 Property Class: 401                      576 S CRAPO ST  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

\* Factors \*                      LOTS 3, 4, &5

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
<Site Value A> Base Lot Rate					1000	100		1,000
<Site Value A> Base Lot Rate					1000	100		1,000
198 Actual Front Feet, 0.72 Total Acres							Total Est. Land Value =	3,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	7.44	1.00	240	35	625
Total Estimated Land Improvements True Cash Value =					625

Cost Est. for Res. Bldg: 1    Single Family    1.25S                      Cls D    Blt 1900

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 922 SF    Floor Area = 1110 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25	Story Siding	Slab	57.18	-9.64	0.83	754	36,471
1	Story Siding	Slab	49.37	-9.64	0.66	168	6,786

Other Additions/Adjustments	Rate	Size	Cost
-----------------------------	------	------	------

(13) Plumbing

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

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1235.00	1	1,235
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(16) Porches

CSEP (1 Story), Standard	26.44	160	4,230
CPP, Standard	20.42	42	858

County Multiplier = 1.38 =>                      Cost New =    75,071

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0,    Depr.Cost =    41,289

Separately Depreciated Items:

(17) Garages

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

Base Cost	10.24	924	9,462
No Floor Deduction	-3.10	924	-2,864
County Multiplier = 1.38 =>			Cost New = 9,104
Phy/Ab.Phy/Func/Econ/Comb.%Good= 94/100/100/100/94.0,			Depr.Cost = 8,558

Total Depreciated Cost =    49,847

ECF (424 - JENNINGS RESIDENTIAL)    0.350 => TCV of Bldg: 1 =    17,447

2017 Est. T.C.V. 009-380-003-00				=	21,072
Est. TCV/Total Floor Area = 18.98, Most recent sale 04/01/2000 for 35,000					
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
14,900	14,900	14,900	12,839	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-4,400	0	-2,339	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
10,500	10,500	10,500	12,954	10,500	10,500





009-381-001-00	2017 Est. T.C.V.	HILL THERESA L & ELLIS SUNSHINE J/T
Property Class: 402		S LA CHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS  
\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
66 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	1,000

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2017 Est. T.C.V. 009-381-001-00 = 1,000

Est. TCV/Total Floor Area = 0.80

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
800	800	800	800	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-300	0	-300	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
500	500	500	807	500	500	



009-381-003-00                      2017 Est. T.C.V.                      HILL THERESA L & ELLIS SUNSHINE J/T  
 Property Class: 402                      S LA CHANCE RD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
66 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	1,000

2017 Est. T.C.V. 009-381-003-00                      =                      1,000

Est. TCV/Total Floor Area = 1.10

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
800	800	800	800	0.90

2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-300	0	-300	0

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
500	500	500	807	500	500



009-381-004-00	2017 Est. T.C.V.	HILL THERESA L & ELLIS SUNSHINE J/T
Property Class: 402		S LA CHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS  
\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
66 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	1,000

2017 Est. T.C.V. 009-381-004-00 = 1,000

Est. TCV/Total Floor Area = 1.10

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
800	800	800	800	0.90

2017	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-300	0	-300	0

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
500	500	500	807	500	500

009-381-005-00	2017 Est. T.C.V.	HILL THERESA L & ELLIS SUNSHINE J/T
Property Class: 402		S LA CHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS  
\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
66 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	1,000

2017 Est. T.C.V. 009-381-005-00 = 1,000

Est. TCV/Total Floor Area = 1.10

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
800	800	800	800	0.90

2017	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-300	0	-300	0

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
500	500	500	807	500	500

009-381-006-00	2017 Est. T.C.V.	HILL THERESA L & ELLIS SUNSHINE J/T
Property Class: 402		S LA CHANCE ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS  
\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
66 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	1,000

2017 Est. T.C.V. 009-381-006-00 = 1,000

Est. TCV/Total Floor Area = 1.10

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
800	800	800	800	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	
500	500	500	807	500	500	

009-381-007-00                      2017 Est. T.C.V.                      KINCH TIMOTHY & FELDE KAY L J/T  
 Property Class: 401                      581 S CRAPO ST  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

		* Factors *		LOTS 7 & 8			
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
<Site Value A> Base Lot Rate			1000	100			1,000
<Site Value A> Base Lot Rate			1000	100			1,000
132 Actual Front Feet, 0.48 Total Acres                      Total Est. Land Value =							2,000

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

Unit	Exterior	Roof	Rate	Heat/Roof	Ext.(%)	Size	Cost
BaseUnit	Ribbed	Comp.Shingle	33.88	0.49	-6	1092	35,312

Other Additions/Adjustments                      Rate                      Size                      Cost

(2) Skirting  
 Metal Enamel                      5.70                      184                      1,049

(9) Foundation  
 Foundation Wall: Concrete                      6.92                      0                      0

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

(16) Porches  
 WGEP (1 Story), Standard                      28.83                      210                      6,054

(17) Garages  
 Class:C Exterior: Pole Foundation: 18 Inch (Unfinished)  
 Base Cost                      11.60                      768                      8,909  
 Mechanical Doors                      350.00                      2                      700

County Multiplier = 1.38 =>                      Cost New =                      77,720

Notes: 1984 VENTURE MH

Phy/Ab.Phy/Func/Econ/Comb.%Good= 35/100/100/100/35.0,    Depr.Cost =                      27,202  
 ECF (424 - JENNINGS RESIDENTIAL)                      0.400 => TCV of Bldg: 1 =                      10,881

2017 Est. T.C.V. 009-381-007-00                      =                      12,881

Est. TCV/Total Floor Area = 11.80, Most recent sale 02/19/2016 for 0

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
7,600	7,600	7,600	7,600	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-1,200	0	0	-1,200	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
6,400	6,400	6,400	7,668	6,400	6,400

009-381-009-00                      2017 Est. T.C.V.                      KELLEY ROBIN  
 Property Class: 401                                           10056 W CEDAR ST  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

\* Factors \*                      LOTS 9 & 10

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
<Site Value A> Base Lot Rate					1000	100		1,000
132 Actual Front Feet, 0.48 Total Acres                      Total Est. Land Value =								2,000

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	612	0	0
Fencing: Wd, Solid, 6 ft.	15.24	1.00	100	0	0
Shed: Wood Frame	8.75	1.00	192	50	840
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 =					1,315

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1103 SF    Floor Area = 1103 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	58.25	-10.21	0.00	815	39,153
1	Story Siding	Slab	58.25	-10.21	0.00	288	13,836

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1415.00	1	1,415
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(17) Garages

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

Base Cost	20.32	375	7,620
Common Wall: 1 Wall	-1000.00	1	-1,000
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 =>                      Cost New =                      91,733

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0,    Depr.Cost =                      68,800  
 ECF (424 - JENNINGS RESIDENTIAL)                      0.550 => TCV of Bldg: 1 =                      37,840

2017 Est. T.C.V. 009-381-009-00						=	41,155
Est. TCV/Total Floor Area = 37.31, Most recent sale 09/25/2015 for 61,500							
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
24,400	24,400	24,400	24,400	0.90			
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-3,800		0	0	-3,800	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
20,600	20,600	20,600	24,619	20,600	20,600	20,600	

009-382-001-00                      2017 Est. T.C.V.                      EMENHISER CASEY RENEE  
 Property Class: 401                      S LA CHANCE RD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
66 Actual Front Feet, 0.24 Total Acres                      Total Est. Land Value =								1,000

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
TRAVEL TRAILER	1.00	1.00	500.0	85	425
Total Estimated Land Improvements True Cash Value =					425

2017 Est. T.C.V. 009-382-001-00                      =                      1,425  
 Est. TCV/Total Floor Area = 1.29, Most recent sale 08/01/2002 for 1,400  
 2016 Assessed                      MBOR                      S.E.V.                      Base for Cap                      C.P.I.  
                     1,000                      1,000                      1,000                      1,000                      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  
                     700                      700                      700                      1,009                      700                      0

009-382-002-00                      2017 Est. T.C.V.                      GREGORY MICHAEL R SR  
 Property Class: 401                      S LA CHANCE RD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
<Site Value A> Base Lot Rate					1000	100		1,000
132 Actual Front Feet, 0.48 Total Acres                      Total Est. Land Value =								2,000

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

Unit	Exterior	Roof	Rate	Heat/Roof	Ext.(%)	Size	Cost
BaseUnit	Ribbed	Metal	27.78	-0.80	0	980	26,440

Other Additions/Adjustments                      Rate                      Size                      Cost

(9) Foundation							
Foundation Wall: Concrete			7.13			0	0

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

County Multiplier = 1.38    =>                      Cost New =                      42,415

Phy/Ab.Phy/Func/Econ/Comb.%Good= 35/100/100/100/35.0,    Depr.Cost =                      14,845  
 ECF (424 - JENNINGS RESIDENTIAL)                      0.400 => TCV of Bldg: 1 =                      5,938

2017 Est. T.C.V. 009-382-002-00                      =                      7,938

Est. TCV/Total Floor Area = 8.10

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
4,800	4,800	4,800	4,800	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-800	0	-800	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
4,000	4,000	4,000	4,843	4,000	4,000	

009-382-004-00                      2017 Est. T.C.V.                      HILL PAMELA J LIVING TRUST  
 Property Class: 402                      S LA CHANCE RD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

		* Factors *		LOTS 4 & 5			
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
<Site Value A> Base Lot Rate			1000	100	100		1,000
<Site Value A> Base Lot Rate			1000	100	100		1,000
132 Actual Front Feet, 0.48 Total Acres			Total Est. Land Value =				2,000

2017 Est. T.C.V. 009-382-004-00 = 2,000

Est. TCV/Total Floor Area = 2.04, Most recent sale 10/25/2004 for 1,500

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
1,500	1,500	1,500	1,059	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-500	0	-59	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
1,000	1,000	1,000	1,068	1,000		0



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009-382-006-00	2017 Est. T.C.V.	HILL PAMELA J LIVING TRUST
Property Class: 402		S CRAPO ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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Land Value Estimates for Land Table JEN .JENNINGS  
\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
66 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	1,000

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2017 Est. T.C.V. 009-382-006-00 = 1,000

Est. TCV/Total Floor Area = 1.02, Most recent sale 03/03/2005 for 1,500

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
800	800	800	800	0.90

2017	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-300	0	-300	0

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
500	500	500	807	500	0

009-382-007-00	2017 Est. T.C.V.	HILL PAMELA J LIVING TRUST
Property Class: 402		S CRAPO ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS  
\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
66 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	1,000

2017 Est. T.C.V. 009-382-007-00 = 1,000

Est. TCV/Total Floor Area = 1.02

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
800	800	800	800	0.90

2017	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-300	0	-300	0

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
500	500	500	807	500	0

009-382-008-00	2017 Est. T.C.V.	INDIAN LAKES L C
Property Class: 402		S CRAPO ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
			* Factors *		LOT #8&10			
<Site Value A> Base Lot Rate					1000	100		1,000
<Site Value A> Base Lot Rate					1000	100		1,000
132 Actual Front Feet, 0.48		Total Acres			Total Est.	Land Value =		2,000

2017 Est. T.C.V. 009-382-008-00 = 2,000

Est. TCV/Total Floor Area = 2.04

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
1,500	1,500	1,500	1,500	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	
1,000	1,000	1,000	1,513	1,000	0	

009-382-009-00                      2017 Est. T.C.V.                      BALDWIN TIMOTHY EARL  
 Property Class: 401                                           649 S CRAPO ST  
 Map #:                      LAKE TOWNSHIP                      Lake City, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
66 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	1,000

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

Unit	Exterior	Roof	Rate	Heat/Roof	Ext.(%)	Size	Cost
BaseUnit	Ribbed	Metal	27.94	-0.80	0	952	25,837

Other Additions/Adjustments                      Rate                      Size                      Cost

(2) Skirting							
Metal Enamel			5.43			164	891

(9) Foundation							
Foundation Wall: Concrete			7.13			0	0

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

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

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

(16) Deck/Balcony							
Treated Wood,Standard			6.79			160	1,086

County Multiplier = 1.38 =>                      Cost New =                      46,574  
 Notes: 1981 MARLETE MH

Phy/Ab.Phy/Func/Econ/Comb.%Good= 35/100/100/100/35.0,                      Depr.Cost =                      16,301  
 ECF (424 - JENNINGS RESIDENTIAL)                      0.400 => TCV of Bldg: 1 =                      6,520

2017 Est. T.C.V. 009-382-009-00                      =                      7,520  
 Est. TCV/Total Floor Area = 7.90, Most recent sale 09/27/2007 for 18,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
4,400	4,400	4,400	4,400	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-600	0	0	-600	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
3,800	3,800	3,800	4,439	3,800	0	



009-383-004-00                      2017 Est. T.C.V.                      JENNINGS COMMUNITY CHURCH  
 Property Class: 700                      S CRAPO ST  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
66 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	1,000

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	528	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    GRG                      Cls CD    Blt 1977

(11) Heating System: No Heating/Cooling  
 Ground Area = Size for Rates = 0 SF    Floor Area = 0 SF.

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

(17) Garages

Class:CD	Exterior: Siding	Foundation: 18 Inch (Unfinished)	Rate	Size	Cost
			14.85	768	11,405
			350.00	2	700

County Multiplier = 1.38 =>                      Cost New =                      16,705

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0,    Depr.Cost =                      11,693  
 ECF (424 - JENNINGS RESIDENTIAL)                      0.500 => TCV of Bldg: 1 =                      5,847

2017 Est. T.C.V. 009-383-004-00						=	0
Est. TCV/Total Floor Area = 0.00							
2016 Assessed		MBOR	S.E.V.	Base for Cap	C.P.I.		
0		0	0	0	0.90		
2017	New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	0		0	0	0	0	
2017 Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
0		0	0	0	0	0	

009-383-005-00	2017 Est. T.C.V.	JENNINGS COMMUNITY CHURCH
Property Class: 700		638 S CRAPO ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS  
\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
66 Actual Front Feet, 0.00 Total Acres							Total Est. Land Value =	1,000

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	108	71	245
Total Estimated Land Improvements True Cash Value =					245

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls CD Blt 1969

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1568 SF Floor Area = 2144 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Basement	69.72	0.00	0.00	1152	80,317
1	Story Siding	Crawl Space	54.85	-7.78	0.00	416	19,581

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

(13) Plumbing	Rate	Size	Cost
Average Fixture(s)	630.00	1	630

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

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

(16) Porches	Rate	Size	Cost
CGEP (1 Story), Standard	57.10	49	2,798
CPP, Standard	33.05	16	529

(16) Deck/Balcony	Rate	Size	Cost
Roof Cover Only, Standard	13.70	96	1,315

County Multiplier = 1.38 => Cost New = 154,223

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 100,245  
ECF (424 - JENNINGS RESIDENTIAL) 0.500 => TCV of Bldg: 1 = 50,122

2017 Est. T.C.V. 009-383-005-00 = 0

Est. TCV/Total Floor Area = 0.00, Most recent sale 09/25/2015 for 86,000

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

009-383-006-00                      2017 Est. T.C.V.                      INDIAN LAKES L C  
 Property Class: 402                      S BALDWIN ST  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
JENNINGS B TYPE	330.00	158.00	1.0000	1.0000	20	100		6,600
JENNINGS	0.00	158.00	1.0000	1.0000	40	100		0
330 Actual Front Feet, 1.20 Total Acres                      Total Est. Land Value =								6,600

2017 Est. T.C.V. 009-383-006-00                      =                      6,600

Est. TCV/Total Floor Area = 3.08

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
3,300	3,300	3,300	3,009	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	
3,300	3,300	3,300	3,036	3,036	0	





009-385-001-00	2017 Est. T.C.V.	INDIAN LAKES L C
Property Class: 402		S BAGLEY ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS  
\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
JENNINGS B TYPE	330.00	158.00	1.0000	1.0000	20	100		6,600
330 Actual Front Feet, 1.20 Total Acres							Total Est. Land Value =	6,600

2017 Est. T.C.V. 009-385-001-00 = 6,600

Est. TCV/Total Floor Area = 3.08

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
3,300	3,300	3,300	3,009	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	
3,300	3,300	3,300	3,036	3,036	0	





009-391-001-00                      2017 Est. T.C.V.                      O'ROURKE VERA LYNN  
 Property Class: 401                                           274 S CRAPO ST  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
<Site Value A> Base Lot Rate					1000	100		1,000
JENNINGS B TYPE	56.00	157.00	1.0000	1.0000		20	100	1,120
188 Actual Front Feet, 0.68 Total Acres						Total Est. Land Value =		3,120

Land Improvement Cost Estimates  
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	7.81	1.00	192	68	1,020
Total Estimated Land Improvements True Cash Value =					1,020

Cost Est. for Res. Bldg: 1    Single Family    MANU-BOCA/STATE Cls    D    Blt 2001

(11) Heating System: Forced Air w/ Ducts

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

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

Other Additions/Adjustments                      Rate                      Size                      Cost

(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1235.00	1	1,235
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(17) Garages

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

Base Cost	14.60	936	13,666
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 =>                      Cost New =                      95,425  
 Notes: 2001 DUTCH MHD

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0,    Depr.Cost =                      81,111

Separately Depreciated Items:

(16) Deck/Balcony

Treated Wood,Standard	6.74	168	1,132
County Multiplier = 1.38 =>			Cost New =                      1,563
Phy/Ab.Phy/Func/Econ/Comb.%Good= 94/100/100/100/94.0,			Depr.Cost =                      1,469

Total Depreciated Cost =                      82,580  
 ECF (424 - JENNINGS RESIDENTIAL)                      0.600 => TCV of Bldg: 1 =                      49,548

2017 Est. T.C.V. 009-391-001-00                      =                      53,688  
 Est. TCV/Total Floor Area = 39.71, Most recent sale 02/04/2004 for 30,500

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
24,200	24,200	24,200	18,852	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,600	0	169	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
26,800	26,800	26,800	19,021	19,021	19,021

009-391-003-00	2017 Est. T.C.V.	TUTTLE ROBERT & TAMMEY
Property Class: 401		256 S CRAPO ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS  
\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
<Site Value A> Base Lot Rate					1000	100		1,000
		0.620 Acres			0	100		0
165 Actual Front Feet, 0.98 Total Acres							Total Est. Land Value =	2,000

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	94	470
Total Estimated Land Improvements True Cash Value =					470

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

Unit	Exterior	Roof	Rate	Heat/Roof	Ext.(%)	Size	Cost
BaseUnit	Ribbed	Comp.Shingle	34.46	0.49	-6	980	32,225

Other Additions/Adjustments

	Rate	Size	Cost
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(2) Skirting  
Metal Enamel

	Rate	Size	Cost
	5.70	168	958

(9) Foundation  
Foundation Wall: Concrete

	Rate	Size	Cost
	6.92	0	0

(14) Water/Sewer  
Well, 100 Feet  
1000 Gal Septic

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

County Multiplier = 1.38 => Cost New = 52,892  
Notes: FAIRMONT #N033794X

Phy/Ab.Phy/Func/Econ/Comb.%Good= 35/100/100/100/35.0, Depr.Cost = 18,512  
ECF (424 - JENNINGS RESIDENTIAL) 0.400 => TCV of Bldg: 1 = 7,405

2017 Est. T.C.V. 009-391-003-00 = 9,875  
Est. TCV/Total Floor Area = 10.08, Most recent sale 09/04/2013 for 12,500

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
5,900	5,900	5,900	5,900	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-1,000	0	0	-1,000	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
4,900	4,900	4,900	5,953	4,900	0	

009-391-006-00	2017 Est. T.C.V.	WEAVER JENIFER M & STRETTE K W
Property Class: 402		N BALDWIN ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS  
\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
99 Actual Front Feet, 0.36 Total Acres							Total Est. Land Value =	1,000

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2017 Est. T.C.V. 009-391-006-00 = 1,000

Est. TCV/Total Floor Area = 1.02

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
800	800	800	800	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-300	0	-300	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
500	500	500	807	500		0

009-391-007-00                      2017 Est. T.C.V.                      INDIAN LAKES L C  
 Property Class: 402                      N BALDWIN ST  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
66 Actual Front Feet, 0.00 Total Acres							Total Est. Land Value =	1,000

2017 Est. T.C.V. 009-391-007-00                      =                      1,000

Est. TCV/Total Floor Area = 1.02

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
800	800	800	800	0.90

2017	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-300	0	-300	0

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
500	500	500	807	500	0



009-391-008-00                      2017 Est. T.C.V.                      INDIAN LAKES L C  
 Property Class: 402                      N BALDWIN ST  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
66 Actual Front Feet, 0.00 Total Acres							Total Est. Land Value =	1,000

2017 Est. T.C.V. 009-391-008-00                      =                      1,000

Est. TCV/Total Floor Area = 1.02

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
800	800	800	800	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	
500	500	500	807	500	0	

009-391-009-00                      2017 Est. T.C.V.                      HELSEL JAMES  
 Property Class: 401                                           293 S BALDWIN ST  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
JENNINGS	132.00	158.00	1.0000	1.0000	40	100		5,280
132 Actual Front Feet, 0.48 Total Acres                      Total Est. Land Value =								5,280

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 2009

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1203 SF    Floor Area = 1203 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	57.29	0.00	0.00	1120	64,165
1	Story Siding	Slab	57.29	-10.00	0.00	83	3,925

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

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1415.00	1	1,415
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(16) Porches

WPP, Standard	7.79	457	3,560
WPP, Standard	28.75	21	604

County Multiplier = 1.38    =>                      Cost New =    111,012

Phy/Ab.Phy/Func/Econ/Comb.%Good= 98/100/100/100/98.0,    Depr.Cost =    108,792  
 ECF (424 - JENNINGS RESIDENTIAL)    0.600    =>    TCV of Bldg: 1 =    65,275

2017 Est. T.C.V. 009-391-009-00                      =    71,495

Est. TCV/Total Floor Area = 59.43, Most recent sale 06/30/2007 for 8,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
38,200	38,200	38,200	27,411	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-2,500	0	246	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
35,700	35,700	35,700	27,657	27,657	0

009-391-011-00                      2017 Est. T.C.V.                      ASBURY ARNOLD  
 Property Class: 402                      N BALDWIN ST  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
JENNINGS	66.00	158.00	1.0000	1.0000	40	100		2,640
66 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	2,640

2017 Est. T.C.V. 009-391-011-00                      =                      2,640

Est. TCV/Total Floor Area = 2.19

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
800	800	800	800	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	500	0	0	7	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
1,300	1,300	1,300	807	807	0

009-391-012-00	2017 Est. T.C.V.	PINTRICK RICHARD W & SHARRON J
Property Class: 401		310 S CRAPO ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS  
\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
66 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	1,000

Land Improvement Cost Estimates  
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Crushed Rock	1.24	1.00	1000	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	0.5	95	475
Total Estimated Land Improvements True Cash Value =					475

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

Unit	Exterior	Roof	Rate	Heat/Roof	Ext.(%)	Size	Cost
BaseUnit	Ribbed	Comp.Shingle	38.05	1.24	-6	756	27,977

Other Additions/Adjustments

	Rate	Size	Cost
(2) Skirting			
Metal Enamel	5.70	144	821
(9) Foundation			
Foundation Wall: Concrete	6.92	0	0
(14) Water/Sewer			
Well, 50 Feet	1575.00	1	1,575
1000 Gal Septic	2720.00	1	2,720

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

Base Cost	16.54	660	10,916
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 => Cost New = 61,216

Phy/Ab.Phy/Func/Econ/Comb.%Good= 35/100/100/100/35.0, Depr.Cost = 21,426

Separately Depreciated Items:

(16) Porches			
CCP (1 Story), Standard	22.36	160	3,578
County Multiplier = 1.38 =>			Cost New = 4,937
Phy/Ab.Phy/Func/Econ/Comb.%Good= 45/100/100/100/45.0,			Depr.Cost = 2,222

Total Depreciated Cost = 23,647  
ECF (424 - JENNINGS RESIDENTIAL) 0.400 => TCV of Bldg: 1 = 9,459

2017 Est. T.C.V. 009-391-012-00 = 10,934

Est. TCV/Total Floor Area = 14.46, Most recent sale 11/01/1997 for 15,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
6,000	6,000	6,000	5,909	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-500	0	0	-409	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
5,500	5,500	5,500	5,962	5,500	0

009-392-002-00                      2017 Est. T.C.V.                      SPENCER SANDRA S  
 Property Class: 401                                           292 S BALDWIN ST  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
<Site Value A> Base Lot Rate					1000	100		1,000
132 Actual Front Feet, 0.48 Total Acres                      Total Est. Land Value =								2,000

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	352	71	800
Total Estimated Land Improvements True Cash Value =					800

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 = 1112 SF    Floor Area = 1112 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	58.16	-8.53	0.00	1112	55,189

Other Additions/Adjustments                      Rate                      Size                      Cost

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

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

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

(16) Porches  
 CCP (1 Story), Standard                      26.13                      120                      3,136  
 CPP, Standard                      25.17                      30                      755

(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 =                      104,357

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0,    Depr.Cost =                      62,614  
 ECF (424 - JENNINGS RESIDENTIAL)                      0.350 => TCV of Bldg: 1 =                      21,915

2017 Est. T.C.V. 009-392-002-00                      =                      24,715

Est. TCV/Total Floor Area = 22.23

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
17,400	17,400	17,400	15,590	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-5,000	0	-3,190	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
12,400	12,400	12,400	15,730	12,400	0



009-392-005-00                      2017 Est. T.C.V.                      CALE KENNETH P SR & BONNIE  
 Property Class: 401                      250 S BALDWIN ST  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
66 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	1,000

Land Improvement Cost Estimates  
 Land Improvement Factor: 1.000000

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

Cost Est. for Res. Bldg: 1    Single Family    1S                      Cls D    Blt 1880

(11) Heating System: Forced Air w/ Ducts

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	55.98	-10.84	0.66	576	26,381

Other Additions/Adjustments                      Rate                      Size                      Cost

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

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

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

(16) Porches  
 WGEF (1 Story), Standard                      29.92                      192                      5,745

County Multiplier = 1.38 =>                      Cost New =                      52,689

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0,    Depr.Cost =                      28,979  
 ECF (424 - JENNINGS RESIDENTIAL)                      0.350 => TCV of Bldg: 1 =                      10,143

2017 Est. T.C.V. 009-392-005-00                      =                      12,083

Est. TCV/Total Floor Area = 20.98

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
8,400	8,400	8,400	6,726	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-2,400	0	0	-726	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
6,000	6,000	6,000	6,786	6,000	6,000	

009-392-006-00	2017 Est. T.C.V.	INDIAN LAKES L C
Property Class: 402		S BAGLEY ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

\* Factors \* 6 LOTS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
JENNINGS B TYPE	396.00	158.00	1.0000	1.0000	20	100		7,920
396 Actual Front Feet, 1.44 Total Acres							Total Est. Land Value =	7,920

2017 Est. T.C.V. 009-392-006-00 = 7,920

Est. TCV/Total Floor Area = 13.75

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
4,000	4,000	4,000	3,482	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	31	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
4,000	4,000	4,000	3,513	3,513	0	



009-392-012-00                      2017 Est. T.C.V.                      ERICKSON ROBERT E  
 Property Class: 401                                           328 S BALDWIN ST  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
66 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	1,000

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

(11) Heating System: No Heating/Cooling

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
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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	15.03	672	10,100
Mechanical Doors	325.00	2	650
No Floor Deduction	-3.00	672	-2,016

County Multiplier = 1.38    =>                      Cost New =    12,053

Phy/Ab.Phy/Func/Econ/Comb.%Good= 95/100/100/100/95.0,    Depr.Cost =    11,450  
 ECF (424 - JENNINGS RESIDENTIAL)    0.600 => TCV of Bldg: 1 =    6,870

2017 Est. T.C.V. 009-392-012-00                      =    7,870

Est. TCV/Total Floor Area = 0.00

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
4,400	4,400	4,400	2,648	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-500	0	23	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
3,900	3,900	3,900	2,671	2,671	2,671	

009-393-001-00                      2017 Est. T.C.V.                      HICKMAN GAY  
 Property Class: 401                                           286 S BAGLEY ST  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
<Site Value A> Base Lot Rate					1000	100		1,000
132 Actual Front Feet, 0.48 Total Acres							Total Est. Land Value =	2,000

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	25	125
Total Estimated Land Improvements True Cash Value =					125

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

Unit	Exterior	Roof	Rate	Heat/Roof	Ext.(%)	Size	Cost
BaseUnit	Ribbed	Metal	28.40	-0.80	0	882	24,343

Other Additions/Adjustments	Rate	Size	Cost
Expando	21.00	192	4,032
Expando	21.00	216	4,536

(9) Foundation  
 Foundation Wall: Concrete                      7.13                      0                      0

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

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

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

(17) Garages  
 Class:D Exterior: Pole Foundation: 18 Inch (Unfinished)  
 Base Cost                      9.30                      1200                      11,160  
 Mechanical Doors                      325.00                      1                      325

County Multiplier = 1.38 =>                      Cost New =                      70,630

Phy/Ab.Phy/Func/Econ/Comb.%Good= 35/100/100/100/35.0,    Depr.Cost =                      24,721  
 ECF (424 - JENNINGS RESIDENTIAL)                      0.400 => TCV of Bldg: 1 =                      9,888

2017 Est. T.C.V. 009-393-001-00                      =                      12,013  
 Est. TCV/Total Floor Area = 13.62

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
7,100	7,100	7,100	6,986	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-1,100	0	-986	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
6,000	6,000	6,000	7,048	6,000	6,000

009-393-003-00                    2017 Est. T.C.V.                    SCHWARTZ JOHN JR  
Property Class: 401                                                          274 S BAGLEY ST  
Map #:                    LAKE TOWNSHIP                    LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS  
\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
<Site Value A> Base Lot Rate					1000	50	SOUTH 1/2	500
99 Actual Front Feet, 0.36 Total Acres                    Total Est. Land Value =								1,500

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

Unit	Exterior	Roof	Rate	Heat/Roof	Ext.(%)	Size	Cost
BaseUnit	Ribbed	Metal	31.07	-0.80	0	720	21,794

Other Additions/Adjustments                    Rate                    Size                    Cost

(9) Foundation							
Foundation Wall: Concrete			7.13			0	0

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

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

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

County Multiplier = 1.38    =>                    Cost New =                    38,267

Phy/Ab.Phy/Func/Econ/Comb.%Good= 35/100/100/100/35.0,    Depr.Cost =                    13,393  
ECF (424 - JENNINGS RESIDENTIAL)                    0.400 => TCV of Bldg: 1 =                    5,357

2017 Est. T.C.V. 009-393-003-00                    =                    7,332

Est. TCV/Total Floor Area = 10.18

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
4,400	4,400	4,400	4,400	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-700	0	0	-700	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
3,700	3,700	3,700	4,439	3,700	0	

009-393-005-00                      2017 Est. T.C.V.                      GIBSON NANCY M & HILL RICHARD  
 Property Class: 401                                           250 S BAGLEY ST  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
<Site Value A> Base Lot Rate					1000	50	1/2 LOT	500
99 Actual Front Feet, 0.36 Total Acres							Total Est. Land Value =	1,500

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	0.2	95	190
Total Estimated Land Improvements True Cash Value =					190

Cost Est. for Res. Bldg: 1    Single Family    1+S                      Cls    D                      Blt    0

(11) Heating System: Forced Air w/ Ducts

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1+	Story Siding	Basement	58.33	0.00	0.66	576	33,978

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1235.00	1	1,235
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(16) Porches

WGEP (1 Story), Standard	36.82	120	4,418
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(16) Deck/Balcony

Treated Wood, Standard	10.82	40	433
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County Multiplier = 1.38    =>                      Cost New =                      61,941

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0,    Depr.Cost =                      37,164  
 ECF (424 - JENNINGS RESIDENTIAL)                      0.350 => TCV of Bldg: 1 =                      13,008

2017 Est. T.C.V. 009-393-005-00                      =                      14,698

Est. TCV/Total Floor Area = 25.52

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
10,400	10,400	10,400	9,476	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-3,100	0	-2,176	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
7,300	7,300	7,300	9,561	7,300	7,300	

009-394-001-00                      2017 Est. T.C.V.                      WARREN CATHLEEN  
 Property Class: 402                      S BAGLEY ST  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
66 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	1,000

2017 Est. T.C.V. 009-394-001-00                      =                      1,000

Est. TCV/Total Floor Area = 1.74, Most recent sale 08/08/2008 for 2,300

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
800	800	800	800	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-300	0	-300	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
500	500	500	807	500	0	

009-394-002-00                      2017 Est. T.C.V.                      INDIAN LAKES L C  
 Property Class: 402                      S BAGLEY ST  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
JENNINGS B TYPE	264.00	158.00	1.0000	1.0000	20	100		5,280
264 Actual Front Feet, 0.96 Total Acres							Total Est. Land Value =	5,280

2017 Est. T.C.V. 009-394-002-00                      =                      5,280

Est. TCV/Total Floor Area = 9.17

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
2,600	2,600	2,600	2,507	0.90

2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	22	0

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
2,600	2,600	2,600	2,529	2,529	0

009-395-001-00                      2017 Est. T.C.V.                      CALE KENNETH P & BONNIE L  
 Property Class: 401                                           250 S BALDWIN ST  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
66 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	1,000

Land Improvement Cost Estimates  
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Ren. Conc.	3.39	1.00	240	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	0.5	95	475
Total Estimated Land Improvements True Cash Value =					475

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

(11) Heating System: No Heating/Cooling

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

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

(14) Water/Sewer

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

(17) Garages

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

Base Cost		17.14				672	11,518
Mechanical Doors		350.00				2	700

County Multiplier = 1.38 =>                      Cost New =    23,030

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0,    Depr.Cost =    13,818  
 ECF (424 - JENNINGS RESIDENTIAL)    0.350 => TCV of Bldg: 1 =    4,836

2017 Est. T.C.V. 009-395-001-00							=	6,311
Est. TCV/Total Floor Area = 0.00, Most recent sale 03/01/1996 for 1,500								
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.				
4,400	4,400	4,400	4,177	0.90				
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-1,200		0	0	-977	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT			
3,200	3,200	3,200	4,214	3,200	3,200			

009-395-002-00                      2017 Est. T.C.V.                      NYBERG MILES  
 Property Class: 402                      S BALDWIN ST  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
66 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	1,000

2017 Est. T.C.V. 009-395-002-00                      =                      1,000

Est. TCV/Total Floor Area = 0.00

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
800	800	800	800	0.90

2017	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-300	0	-300	0

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
500	500	500	807	500	0



009-395-003-00	2017 Est. T.C.V.	MCMASTER NANCY IRENE & MICHAEL A
Property Class: 402		S BALDWIN ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS  
\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
66 Actual Front Feet, 0.24 Total Acres					Total Est.		Land Value =	1,000

2017 Est. T.C.V. 009-395-003-00 = 1,000

Est. TCV/Total Floor Area = 0.00, Most recent sale 09/15/2016 for 700

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
800	800	800	800	0.90

2017	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-300	0	-300	0

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
500	500	500	807	500	0

009-395-004-00                      2017 Est. T.C.V.                      NYBERG EMIL A  
 Property Class: 402                      S BALDWIN ST  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
66 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	1,000

2017 Est. T.C.V. 009-395-004-00                      =                      1,000

Est. TCV/Total Floor Area = 0.00

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
800	800	800	800	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
500	500	500	807	500	0





009-396-001-00                      2017 Est. T.C.V.                      LIMBERGER TIMOTHY R & KAREN E  
 Property Class: 401                                           198 S CRAPO ST  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

\* Factors \*                      LOTS 1,2,3 BLK 6

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
<Site Value A> Base Lot Rate					1000	100		1,000
<Site Value A> Base Lot Rate					1000	100		1,000
198 Actual Front Feet, 0.72 Total Acres                      Total Est. Land Value =								3,000

Land Improvement Cost Estimates  
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	8.24	1.00	160	50	660
Total Estimated Land Improvements True Cash Value =					660

Cost Est. for Res. Bldg: 1    Single Family    MANU-NATIONAL    Cls D    Blt 1993

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

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Piers	48.70	-12.28	0.00	980	35,692

Other Additions/Adjustments                      Rate                      Size                      Cost

(13) Plumbing

3 Fixture Bath		1650.00		1	1,650
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(14) Water/Sewer

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

County Multiplier = 1.38    =>                      Cost New =                      57,459

Notes: 1993 COLONY MH

Phy/Ab.Phy/Func/Econ/Comb.%Good= 77/100/100/100/77.0,    Depr.Cost =                      44,243  
 ECF (424 - JENNINGS RESIDENTIAL)                      0.400 => TCV of Bldg: 1 =                      17,697

2017 Est. T.C.V. 009-396-001-00                      =                      21,357

Est. TCV/Total Floor Area = 21.79

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
12,500	12,500	12,500	9,069	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-1,800	0	0	81	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
10,700	10,700	10,700	9,150	9,150	9,150	

009-396-004-00                      2017 Est. T.C.V.                      HILL PAMELA J LIVING TRUST  
 Property Class: 401                                           186 S CRAPO ST  
 Map #:                      LAKE TOWNSHIP                      Lake City, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
66 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	1,000

Land Improvement Cost Estimates  
 Land Improvement Factor: 1.000000

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

Cost Est. for Res. Bldg: 1    Single Family    1S                      Cls D    Blt 1938

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 576 SF    Floor Area = 720 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25	Story Siding	Slab	64.82	-10.84	0.83	576	31,571

Other Additions/Adjustments                      Rate                      Size                      Cost

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

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

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

(16) Porches  
 CGEP (1 Story), Standard                      42.29                      96                      4,060

County Multiplier = 1.38 =>                      Cost New =                      57,526

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0,    Depr.Cost =                      34,516  
 ECF (424 - JENNINGS RESIDENTIAL)                      0.350 => TCV of Bldg: 1 =                      12,080

2017 Est. T.C.V. 009-396-004-00                      =                      14,050

Est. TCV/Total Floor Area = 19.51

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
9,800	9,800	9,800	8,763	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-2,800	0	0	-1,763	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
7,000	7,000	7,000	8,841	7,000	0	

009-396-005-00                      2017 Est. T.C.V.                      SMITH TAMMY JO  
 Property Class: 401                      S CRAPO ST  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
66 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	1,000

2017 Est. T.C.V. 009-396-005-00                      =                      1,000

Est. TCV/Total Floor Area = 1.39, Most recent sale 12/18/2015 for 8,500

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
800	800	800	800	0.90

2017	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-300	0	-300	0

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
500	500	500	807	500	500

009-396-006-00                      2017 Est. T.C.V.                      INDIAN LAKES L C  
 Property Class: 402                                           BALDWIN ST  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
66 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	1,000

2017 Est. T.C.V. 009-396-006-00                      =                      1,000

Est. TCV/Total Floor Area = 1.39

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
800	800	800	800	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	
500	500	500	807	500	0	



009-396-007-00                      2017 Est. T.C.V.                      HILL PAMELA J LIVING TRUST  
 Property Class: 402                                           N BALDWIN ST  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
66 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	1,000

2017 Est. T.C.V. 009-396-007-00                      =                      1,000

Est. TCV/Total Floor Area = 1.39

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
800	800	800	800	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	
500	500	500	807	500	0	



009-397-001-00                      2017 Est. T.C.V.                      SMITH TAMMY JO  
 Property Class: 401                                           150 S CRAPO ST  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
66 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	1,000

Cost Est. for Res. Bldg: 1    Single Family    1S                      Cls D-10    Blt 1938

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 752 SF    Floor Area = 752 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1+	Story Siding	Mich Bsmnt.	48.69	-4.09	0.59	752	33,983

Other Additions/Adjustments                      Rate                      Size                      Cost

(14) Water/Sewer

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

(16) Porches

CGEP (1 Story), Standard			28.90			224	6,474
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(16) Deck/Balcony

Roof Cover Only, Standard			11.05			144	1,591
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(17) Garages

Class:D	Exterior: Siding	Foundation: 18 Inch (Unfinished)	Rate	Size	Cost
			21.05	312	6,568
	Mechanical Doors		325.00	1	325

County Multiplier = 1.38 =>                      Cost New =                      73,465

Notes: 2016 REPLACEMENT WINDOWS

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0,    Depr.Cost =                      40,406  
 ECF (424 - JENNINGS RESIDENTIAL)                      0.350 => TCV of Bldg: 1 =                      14,142

2017 Est. T.C.V. 009-397-001-00                      =                      15,142

Est. TCV/Total Floor Area = 20.14, Most recent sale 12/18/2015 for 8,500

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
6,500	6,500	6,500	6,500	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	1,100	0	58	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
7,600	7,600	7,600	6,558	6,558	6,558	

009-397-002-00	2017 Est. T.C.V.	GETTY DANIEL RUSSELL & DANIEL ROBERT
Property Class: 402		S CRAPO ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS  
\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
66 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	1,000

2017 Est. T.C.V. 009-397-002-00 = 1,000

Est. TCV/Total Floor Area = 1.33, Most recent sale 06/01/2002 for 2,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
800	800	800	800	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	
500	500	500	807	500	0	

009-397-003-00	2017 Est. T.C.V.	GETTY DANIEL RUSSELL & GETTY
Property Class: 401		S CRAPO ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS  
\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
66 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	1,000

Land Improvement Cost Estimates  
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Fencing: Wire Mesh, #9	1.84	1.00	150	94	259
Total Estimated Land Improvements True Cash Value =					259

Cost Est. for Res. Bldg: 1 Single Family GRG Cls D Blt 0

(11) Heating System: No Heating/Cooling

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost

Other Additions/Adjustments	Rate	Size	Cost

(14) Water/Sewer

Well, 50 Feet	1575.00	1	1,575
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Unit-in-Place Cost Items:

ROOF STRUCT. (SQ FT)	3.97	48	191
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County Multiplier = 1.38 => Cost New = 2,436

Phy/Ab.Phy/Func/Econ/Comb.%Good= 97/100/100/100/97.0, Depr.Cost = 2,363

Separately Depreciated Items:

(17) Garages

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

Base Cost	23.75	240	5,700
No Floor Deduction	-3.00	240	-720

County Multiplier = 1.38 => Cost New = 6,872

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 4,811

Total Depreciated Cost = 7,174

ECF (424 - JENNINGS RESIDENTIAL) 0.600 => TCV of Bldg: 1 = 4,304

2017 Est. T.C.V. 009-397-003-00 = 5,563

Est. TCV/Total Floor Area = 0.00, Most recent sale 12/21/2004 for 1,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
3,200	3,200	3,200	2,648	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-400	0	0	23	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
2,800	2,800	2,800	2,671	2,671	0	

009-397-004-00	2017 Est. T.C.V.	GETTY DANIEL R & DANIEL ROBERT
Property Class: 402		S CRAPO ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS  
\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
66 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	1,000

2017 Est. T.C.V. 009-397-004-00 = 1,000

Est. TCV/Total Floor Area = 0.00, Most recent sale 11/14/2016 for 1,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
800	800	800	800	0.90

2017	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-300	0	-300	0

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
500	500	500	807	500	0

009-397-006-00                      2017 Est. T.C.V.                      SHERMAN JESSICA  
 Property Class: 401                                           10131 W LAUREL ST  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
<Site Value A> Base Lot Rate					1000	100		1,000
132 Actual Front Feet, 0.48 Total Acres                      Total Est. Land Value =								2,000

Land Improvement Cost Estimates  
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	8.97	1.00	288	50	1,291
Total Estimated Land Improvements True Cash Value =					1,291

Cost Est. for Res. Bldg: 1    Single Family    1.5S                      Cls C-5    Blt 1972

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 748 SF    Floor Area = 1122 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Crawl Space	86.39	-10.03	0.00	748	57,117

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Porches

WCP (1 Story), Shallow	32.46	42	1,363
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County Multiplier = 1.38 =>                      Cost New =                      98,381

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0,    Depr.Cost =                      63,948  
 ECF (424 - JENNINGS RESIDENTIAL)                      0.500 => TCV of Bldg: 1 =                      31,974

2017 Est. T.C.V. 009-397-006-00                      =                      35,265

Est. TCV/Total Floor Area = 31.43, Most recent sale 09/30/2016 for 35,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
21,900	21,900	21,900	17,934	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-4,300	0	0	-334	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
17,600	17,600	17,600	18,095	17,600	17,600

009-397-008-00	2017 Est. T.C.V.	ANDRAS DARRON & CARLA
Property Class: 401		125 S BALDWIN ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS  
\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
<Site Value A> Base Lot Rate					1000	100		1,000
198 Actual Front Feet, 0.72 Total Acres Total Est. Land Value =								2,000

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

Unit	Exterior	Roof	Rate	Heat/Roof	Ext.(%)	Size	Cost
BaseUnit	Ribbed	Metal	31.49	-0.80	0	672	20,624

Other Additions/Adjustments	Rate	Size	Cost
Free Standing Roof	4.15	684	2,839

(9) Foundation				
Foundation Wall: Concrete	7.13	0	0	

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

County Multiplier = 1.38 => Cost New = 38,305

Notes: 1970 PARKWOOD MH

Phy/Ab.Phy/Func/Econ/Comb.%Good= 46/100/100/100/46.0, Depr.Cost = 17,620  
ECF (424 - JENNINGS RESIDENTIAL) 0.400 => TCV of Bldg: 1 = 7,048

2017 Est. T.C.V. 009-397-008-00 = 9,523

Est. TCV/Total Floor Area = 14.17, Most recent sale 03/01/2001 for 20,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
5,700	5,700	5,700	5,493	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-900	0	0	-693	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
4,800	4,800	4,800	5,542	4,800	4,800	



009-397-010-00                      2017 Est. T.C.V.                      INDIAN LAKES L C  
 Property Class: 402                      S BALDWIN ST  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
<Site Value A> Base Lot Rate					1000	100		1,000
132 Actual Front Feet, 0.48 Total Acres							Total Est. Land Value =	2,000

2017 Est. T.C.V. 009-397-010-00 = 2,000

Est. TCV/Total Floor Area = 2.98

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
1,500	1,500	1,500	1,469	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-500	0	-469	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
1,000	1,000	1,000	1,482	1,000	0	

009-397-012-00                      2017 Est. T.C.V.                      SMITH TAMMY JO  
 Property Class: 402                      S CRAPO ST  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
66 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	1,000

2017 Est. T.C.V. 009-397-012-00                      =                      1,000

Est. TCV/Total Floor Area = 1.49

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
800	800	800	800	0.90

2017	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-300	0	-300	0

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
500	500	500	807	500	500

009-398-001-00	2017 Est. T.C.V.	MCMASTER MICHAEL & NANCY
Property Class: 401		138 S BALDWIN ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS  
\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
<Site Value A> Base Lot Rate					1000	100		1,000
<Site Value A> Base Lot Rate					1000	100		1,000
198 Actual Front Feet, 0.72 Total Acres Total Est. Land Value =								3,000

2017 Est. T.C.V. 009-398-001-00 = 3,000

Est. TCV/Total Floor Area = 4.46, Most recent sale 05/01/1997 for 21,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
2,300	2,300	2,300	2,206	0.90			
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-800	0	0	-706	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
1,500	1,500	1,500	2,225	1,500	0		



009-398-006-00                      2017 Est. T.C.V.                      INDIAN LAKES L C  
 Property Class: 402                      S BAGLEY ST  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
JENNINGS B TYPE	396.00	158.00	1.0000	1.0000	20	100		7,920
396 Actual Front Feet, 1.44 Total Acres      Total Est. Land Value =								7,920

2017 Est. T.C.V.	009-398-006-00	=	7,920		
Est. TCV/Total Floor Area =	9.43				
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
4,000	4,000	4,000	4,000	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	0	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
4,000	4,000	4,000	4,036	4,000	0

009-399-001-00	2017 Est. T.C.V.	INDIAN LAKES L C
Property Class: 402		S BAGLEY ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS  
\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
JENNINGS B TYPE	330.00	158.00	1.0000	1.0000	20	100		6,600
330 Actual Front Feet, 1.20 Total Acres							Total Est. Land Value =	6,600

2017 Est. T.C.V. 009-399-001-00 = 6,600

Est. TCV/Total Floor Area = 7.86

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
3,300	3,300	3,300	3,300	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
3,300	3,300	3,300	3,329	3,300	0	

009-399-002-00                      2017 Est. T.C.V.                      BAIRD BONNIE & ROMIG GERALD  
 Property Class: 402                      S BAGLEY ST  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
66 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	1,000

2017 Est. T.C.V. 009-399-002-00                      =                      1,000

Est. TCV/Total Floor Area = 1.19, Most recent sale 04/01/2016 for 100

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
800	800	800	800	0.90

2017	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-300	0	-300	0

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
500	500	500	807	500	0