

009-400-001-00                                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 \*    LOTS 1, 3 & 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
238 Actual Front Feet, 0.86 Total Acres							Total Est. Land Value =	3,000

2017 Est. T.C.V. 009-400-001-00                                =                                3,000

Est. TCV/Total Floor Area = 0.00

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	

009-401-001-00	2017 Est. T.C.V.	THOMPSON RICHARD E &
Property Class: 401		96 S BALDWIN 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
<Site Value A> Base Lot Rate					1000	100		1,000
132 Actual Front Feet, 0.48 Total Acres							Total Est. Land Value =	2,000

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Land Improvement Cost Estimates  
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Fencing: Wd, Solid, 6 ft.	14.18	1.00	24	94	320
Shed: Wood Frame	8.46	1.00	144	94	1,145
Shed: Metal Prefab	8.05	1.00	60	94	454
Total Estimated Land Improvements True Cash Value =					1,919

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Cost Est. for Res. Bldg: 1 Single Family 1S Cls D+10 Blt 1927

(11) Heating System: Forced Air w/ Ducts  
Ground Area = Size for Rates = 1032 SF Floor Area = 1122 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25	Story Siding	Slab	61.34	-10.32	0.91	360	18,695
1	Story Siding	Crawl Space	52.97	-9.18	0.72	456	20,297
1	Story Siding	Crawl Space	52.97	-9.18	0.72	216	9,614

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
(16) Porches			
WPP, Standard	28.18	20	564

County Multiplier = 1.38 => Cost New = 77,382

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0, Depr.Cost = 58,037  
ECF (424 - JENNINGS RESIDENTIAL) 0.550 => TCV of Bldg: 1 = 31,920

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2017 Est. T.C.V. 009-401-001-00 = 35,839  
Est. TCV/Total Floor Area = 31.94, Most recent sale 08/23/2006 for 57,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
21,200	21,200	21,200	14,979	0.90

2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-3,300	0	0	134	0

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
17,900	17,900	17,900	15,113	15,113	15,113

009-401-003-00                      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 *		LOT 8, 9, 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
264 Actual Front Feet, 0.96 Total Acres              Total Est. Land Value =							3,000

2017 Est. T.C.V. 009-401-003-00                      =                      3,000

Est. TCV/Total Floor Area = 2.67

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
2,300	2,300	2,300	1,957	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-800	0	0	-457	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
1,500	1,500	1,500	1,974	1,500	0	

009-401-010-00                      2017 Est. T.C.V.                      BLACK CHARLES E & EVA R ETAL  
 Property Class: 401                      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
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 1938

(11) Heating System: Space Heater  
 Ground Area = Size for Rates = 728 SF    Floor Area = 728 SF.  
 Stories    Exterior    Foundation    Rate    Bsmnt-Adj    Heat-Adj    Size    Cost  
 1    Story Siding    Slab    52.38    -10.22    -1.89    728    29,317

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 =                      48,813

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0,    Depr.Cost =                      26,847  
 ECF (424 - JENNINGS RESIDENTIAL)                      0.350 => TCV of Bldg: 1 =                      9,396

2017 Est. T.C.V. 009-401-010-00                      =                      10,396

Est. TCV/Total Floor Area = 14.28

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
7,400	7,400	7,400	6,521	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-2,200	0	-1,321	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
5,200	5,200	5,200	6,579	5,200	0	

009-402-008-00	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 *	LOT 8 & 9			
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
161 Actual Front Feet, 0.58 Total Acres			Total Acres	Total Est. Land Value =		2,000

2017 Est. T.C.V. 009-402-008-00	=	2,000			
Est. TCV/Total Floor Area = 2.75					
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	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

009-402-010-00                      2017 Est. T.C.V.                      TAYLOR WILLIAM (LE) ETAL  
 Property Class: 401                                           10132 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					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 1981

(11) Heating System: Forced Air w/ Ducts

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Block	Slab	49.60	-9.61	0.66	936	38,048

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                      62.50                      40                      2,500  
 WPP, Standard                      31.57                      15                      474

County Multiplier = 1.42 =>                      Cost New =                      66,849

Phy/Ab.Phy/Func/Econ/Comb.%Good= 71/100/100/100/71.0,    Depr.Cost =                      47,463

Separately Depreciated Items:

(16) Porches

CCP (1 Story), Standard                      20.28                      208                      4,218

County Multiplier = 1.42 =>                      Cost New =                      5,990

Phy/Ab.Phy/Func/Econ/Comb.%Good= 76/100/100/100/76.0,    Depr.Cost =                      4,552

Total Depreciated Cost =                      52,015

ECF (424 - JENNINGS RESIDENTIAL)    0.550 => TCV of Bldg: 1 =                      28,608

2017 Est. T.C.V. 009-402-010-00                      =                      29,608

Est. TCV/Total Floor Area = 31.63

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
17,400	17,400	17,400	12,126	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-2,600	0	0	109	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
14,800	14,800	14,800	12,235	12,235	12,235	

009-403-001-00	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  
\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
JENNINGS B TYPE	292.00	275.00	1.0000	1.0000	20	100		5,840
292 Actual Front Feet, 1.84 Total Acres							Total Est. Land Value =	5,840

2017 Est. T.C.V. 009-403-001-00 = 5,840

Est. TCV/Total Floor Area = 6.24

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
2,900	2,900	2,900	2,900	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
2,900	2,900	2,900	2,926	2,900	0	

009-411-001-00                      2017 Est. T.C.V.                      ZIEGLER CLYDE D  
 Property Class: 402                      S CRAPO ST  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

		* Factors *		E1/2 LOT 1			
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
<Site Value A>	Base Lot	Rate			1000	50 E 1/2	500
66 Actual Front Feet,	0.12	Total Acres			Total Est.	Land Value =	500

2017 Est. T.C.V. 009-411-001-00                      =                      500

Est. TCV/Total Floor Area = 0.53

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



009-411-001-50                      2017 Est. T.C.V.                      ZIEGLER CLYDE  
 Property Class: 402                      W POPLAR ST  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

		* Factors *		W1/2 LOT 1			
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
<Site Value A>	Base	Lot	Rate		1000	50 W 1/2 LOT 1	500
66 Actual Front Feet, 0.12 Total Acres                      Total Est. Land Value =							500

Cost Est. for Res. Bldg: 1    Single Family    GRG                      Cls CD    Blt    0

(11) Heating System: No Heating/Cooling

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
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Other Additions/Adjustments			Rate	Size	Cost
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(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. 009-411-001-50                      =                      1,687

Est. TCV/Total Floor Area = 0.00

2016 Assessed		MBOR	S.E.V.	Base for Cap	C.P.I.		
1,200	1,200	1,200		1,035	0.90		
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-400		0	0	-235	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
800	800	800	1,044	800	0		

009-411-002-00	2017 Est. T.C.V.	ZIEGLER CLYDE D
Property Class: 401		352 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	2.98	1.00	304	67	607
Total Estimated Land Improvements True Cash Value =					607

Cost Est. for Res. Bldg: 1 Single Family 1.25S      Cls D      Blt 1920

(11) Heating System: Forced Air w/o Ducts  
Ground Area = Size for Rates = 725 SF      Floor Area = 906 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25	Story Siding	Basement	60.72	0.00	0.00	725	44,022

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      38.45      112      4,306  
CGEP (1 Story), Standard      55.57      48      2,667

(16) Deck/Balcony  
Treated Wood, Standard      7.46      108      806  
Treated Wood, Standard      10.82      40      433  
Roof Cover Only, Standard      10.55      180      1,899

(17) Garages  
Class:D Exterior: Siding Foundation: 18 Inch (Unfinished)  
Base Cost      12.81      960      12,298  
Mechanical Doors      325.00      2      650

County Multiplier = 1.38 =>      Cost New = 100,927

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0,      Depr.Cost = 55,510  
ECF (424 - JENNINGS RESIDENTIAL)      0.350 => TCV of Bldg: 1 = 19,429

2017 Est. T.C.V. 009-411-002-00			=	22,036	
Est. TCV/Total Floor Area = 24.32, Most recent sale 04/01/1997 for 38,900					
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
15,600	15,600	15,600	14,062	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-4,600	0	0	-3,062	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
11,000	11,000	11,000	14,188	11,000	11,000

009-411-004-00	2017 Est. T.C.V.	BAIRD BONNIE &
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. 009-411-004-00 = 1,000

Est. TCV/Total Floor Area = 1.10, Most recent sale 01/15/2015 for 3,000

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

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009-411-005-00	2017 Est. T.C.V.	BAIRD BONNIE &
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. 009-411-005-00 = 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	0

009-411-006-00                      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

Description	Frontage	Depth	* Factors *		LOT 6&7		Value
			Front	Depth	Rate	%Adj.	
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

2017 Est. T.C.V. 009-411-006-00                      =                      5,280

Est. TCV/Total Floor Area = 5.83

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	1,100	0	0	13	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
2,600	2,600	2,600	1,482	1,482	0	

009-411-008-00                    2017 Est. T.C.V.                    ROMIG GERALD  
Property Class: 401                                       10132 W POPLAR ST  
Map #:                    LAKE TOWNSHIP                    LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

		* Factors *		LOTS 8, 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
<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	10.02	1.00	64	50	321
Total Estimated Land Improvements True Cash Value =					321

Cost Estimates for Commercial/Industrial Building/Section: 1                    Built 1890  
Description of Occupancy: CHURCH

Costs are taken from the Auditorium cost schedules.  
<<<<<                    Calculator Cost Computations                    >>>>>  
Class: D    Quality: Low Cost    Percent Adj: +0

Base Rate for Upper Floors = 68.95  
Semi-Finished                    (No Rates) Basement, Base Rate for Basement = 45.30

(10) Heating system: Forced Air Furnace    Cost/SqFt: 0.00    100%  
Bsmnt Heating system: Forced Air Furnace    Cost/SqFt: 0.00  
Adjusted Square Foot Cost for Upper Floors = 68.95  
Adjusted Square Foot Cost for Basement = 45.30

1 Stories                    Number of Stories Multiplier: 1.000  
Average Height per Story: 10                    Height per Story Multiplier: 0.695  
Ave. Floor Area: 2,602                    Perimeter: 254                    Perim. Multiplier: 1.231  
Basement Area: 2,000                    Perimeter: 240                    Basement Perim. Multiplier: 1.313  
Basement Height: 0                    Basement Height Multiplier: 0.650  
Refined Square Foot Cost for Upper Floors: 58.99  
Refined Square Foot Cost for Basement: 38.66

County Multiplier: 1.38, Final Square Foot Cost for Upper Floors = 81.406  
for Basement = 53.353

Total Floor Area: 2,602                    Base Cost New of Upper Floors =    211,818  
Basement Area: 2,000                    Base Cost New of Basement =    106,705  
Reproduction/Replacement Cost =    318,523  
Eff.Age:45    Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 35 /100/100/100/35.0  
Total Depreciated Cost =    111,483

ECF (424 - JENNINGS RESIDENTIAL)                    0.300 => TCV of Bldg: 1 =    33,445  
Replacement Cost/Floor Area= 122.41                    Est. TCV/Floor Area= 12.85

Total Estimated True Cash Value of Commercial/Industrial Buildings =    33,445

2017 Est. T.C.V. 009-411-008-00                    =    36,766  
Est. TCV/Total Floor Area = 14.13, Most recent sale 12/05/2014 for 10,000  
2016 Assessed                    MBOR                    S.E.V.                    Base for Cap                    C.P.I.  
17,500                    17,500                    17,500                    15,546                    0.90  
2017                    New Eq. Adjustment                    Loss                    Additions                    Tax Adjustment                    Losses  
0                    900                    0                    0                    139                    0  
2017 Assessed                    MBOR                    S.E.V.                    Capped                    ->Taxable<-                    PRE/MBT  
18,400                    18,400                    18,400                    15,685                    15,685                    0

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009-412-001-00                    2017 Est. T.C.V.                    MOSHER LORI  
 Property Class: 401                                       10174 W POPLAR ST  
 Map #:                    LAKE TOWNSHIP                    LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

\* Factors \*                    LOTS 1 & 2

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	95	475
Total Estimated Land Improvements True Cash Value =					475

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 816 SF    Floor Area = 816 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	50.84	0.00	0.66	816	42,024

  

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	67.09	36	2,415
(16) Deck/Balcony			
Treated Wood, Standard	6.28	244	1,532

County Multiplier = 1.38    =>                    Cost New =    71,797

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0,    Depr.Cost =    43,078

ECF (424 - JENNINGS RESIDENTIAL)                    0.350 => TCV of Bldg: 1 =    15,077

2017 Est. T.C.V. 009-412-001-00						=	17,552
Est. TCV/Total Floor Area = 21.51							
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
12,400	12,400	12,400	11,310	0.90			
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-3,600	0	0	0	-2,510	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
8,800	8,800	8,800	11,411	8,800	8,800		

009-412-003-00	2017 Est. T.C.V.	ERICKSON ROBERT E & ROSE M
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			1000	100		1,000
	0.00	Total	Acres				Total Est. Land Value =	1,000

2017 Est. T.C.V. 009-412-003-00 = 1,000

Est. TCV/Total Floor Area = 1.23

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	



009-412-004-00	2017 Est. T.C.V.	ERICKSON ROBERT E & ROSE MARIE
Property Class: 401		328 S BALDWIN ST
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		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	7.44	1.00	240	35	625
Total Estimated Land Improvements True Cash Value =					625

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1516 SF Floor Area = 1516 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	44.76	0.00	0.66	1516	68,857

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

CCP (1 Story), Standard	40.38	40	1,615
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County Multiplier = 1.38 => Cost New = 103,178

Phy/Ab.Phy/Func/Econ/Comb.%Good= 69/100/100/100/69.0, Depr.Cost = 71,193

Separately Depreciated Items:

(16) Porches

WSEP (1 Story), Standard	23.88	192	4,585
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County Multiplier = 1.38 => Cost New = 6,327

Phy/Ab.Phy/Func/Econ/Comb.%Good= 46/100/100/100/46.0, Depr.Cost = 2,911

Total Depreciated Cost = 74,104

ECF (424 - JENNINGS RESIDENTIAL) 0.500 => TCV of Bldg: 1 = 37,052

2017 Est. T.C.V. 009-412-004-00 = 39,677

Est. TCV/Total Floor Area = 26.17

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
23,900	23,900	23,900	18,240	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-4,100	0	0	164	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
19,800	19,800	19,800	18,404	18,404	18,404	

009-412-006-00                          2017 Est. T.C.V.                          MONTAGUE HAROLD J SR & DOROTHY  
 Property Class: 401    10208 W POPLAR ST  
 Map #:    LAKE TOWNSHIP    LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

		* Factors *			LOTS 6, 7, 8, 9 &10	
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason
<Site Value A> Base Lot Rate					1000 100	
<Site Value A> Base Lot Rate					1000 100	
<Site Value A> Base Lot Rate					1000 100	SURPLUS 3 LOTS
330 Actual Front Feet, 1.20 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: 3.5 Concrete	3.44	1.00	160	0	0
Shed: Wood Frame	8.12	1.00	600	93	4,531

Residential Local Cost Land Improvements

Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.0	95	950
Total Estimated Land Improvements True Cash Value =					5,481

< 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	38.41	1.24	0	720	28,548

Other Additions/Adjustments

			Rate	Size	Cost
Addition/Crawl			37.50	600	22,500

(2) Skirting

Metal Enamel			5.70	144	821
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(9) Foundation

Foundation Wall: Concrete			6.92	0	0
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(14) Water/Sewer

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

(16) Porches

CGEP (1 Story), Standard			70.93	32	2,270
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(17) Garages

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

Base Cost			11.00	864	9,504
Mechanical Doors			350.00	1	350

County Multiplier = 1.38 =>    Cost New =    95,410

Notes: 2015-00934 AFFMAN

Phy/Ab.Phy/Func/Econ/Comb.%Good= 35/100/100/100/35.0,    Depr.Cost =    33,393  
 ECF (424 - JENNINGS RESIDENTIAL)    0.400 => TCV of Bldg: 1 =    13,357

2017 Est. T.C.V. 009-412-006-00		=	21,838
Est. TCV/Total Floor Area = 16.54			
2016 Assessed	MBOR	S.E.V.	Base for Cap
12,400	12,400	12,400	12,400
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment
0	-1,500	0	-1,500
2017 Assessed	MBOR	S.E.V.	Capped
10,900	10,900	10,900	12,511
			->Taxable<-
			PRE/MBT
			10,900

009-413-001-00	2017 Est. T.C.V.	DAVIS PATRICIA H
Property Class: 401		358 S BAGLEY ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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Land Value Estimates for Land Table JEN .JENNINGS

\* Factors \*    LOTS 1 & 2

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

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< Cost Estimates for Res. Building: 1    Mobile Home    Class: Fair Quality    >

(11) Heating System: Wall Furnace

Unit	Exterior	Roof	Rate	Heat/Roof	Ext.(%)	Size	Cost
BaseUnit	Ribbed	Comp.Shingle	31.20	0.42	-5	938	28,196

  

Other Additions/Adjustments	Rate	Size	Cost
(2) Skirting			
Metal Enamel	5.60	162	907
(9) Foundation			
Foundation Wall: Concrete	7.28	0	0
(13) Plumbing			
Average Fixture(s)	465.00	1	465
(14) Water/Sewer			
Well, 50 Feet	1575.00	1	1,575
1000 Gal Septic	2720.00	1	2,720
(15) Built-Ins & Fireplaces			
Appliance Allowance	1235.00	1	1,235

  

County Multiplier = 1.38 =>    Cost New =    48,436

Notes: 1986 REDMAN MH

Phy/Ab.Phy/Func/Econ/Comb.%Good= 35/100/100/100/35.0,    Depr.Cost =    16,953

Separately Depreciated Items:

(16) Deck/Balcony							
Pine	w/Roof, Standard	24.05		60		1,443	
County Multiplier = 1.38 =>						Cost New =	1,991
Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0,						Depr.Cost =	1,494
						Total Depreciated Cost =	18,446
ECF (424 - JENNINGS RESIDENTIAL)	0.400 =>	TCV of Bldg:	1 =				7,378

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2017 Est. T.C.V. 009-413-001-00	=	9,378			
Est. TCV/Total Floor Area = 10.00					
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
5,600	5,600	5,600	5,600	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
4,700	4,700	4,700	5,650	4,700	0

009-413-003-00	2017 Est. T.C.V.	STAATS DONALD JAMES
Property Class: 401		340 S BAGLEY ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

\* Factors \* LOTS # 3&4

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	Siding	Comp.Shingle	30.98	0.41	0	1152	36,161

Other Additions/Adjustments Rate Size Cost

(2) Skirting							
Metal Enamel			5.43			144	782

(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 = 56,909

Notes: 344 DBL

Phy/Ab.Phy/Func/Econ/Comb.%Good= 35/ 1/100/100/0.4, Depr.Cost = 199  
ECF (424 - JENNINGS RESIDENTIAL) 0.400 => TCV of Bldg: 1 = 80

< 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	32.45	-0.80	0	576	18,230

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 = 31,085

Phy/Ab.Phy/Func/Econ/Comb.%Good= 35/100/100/100/35.0, Depr.Cost = 10,880  
ECF (424 - JENNINGS RESIDENTIAL) 0.400 => TCV of Bldg: 2 = 4,352

2017 Est. T.C.V. 009-413-003-00							=	6,432
Est. TCV/Total Floor Area = 3.72, Most recent sale 05/01/1996 for 9,000								
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.				
4,000	4,000	4,000	2,966	0.90				
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses			
0	-800	0	0	26	0			
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT			
3,200	3,200	3,200	2,992	2,992	0			

009-413-005-00	2017 Est. T.C.V.	SCHWARTZ JOHN & GAY
Property Class: 401		322 S BAGLEY ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

\* Factors \* LOT 5 & 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

< 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	25.40	-0.80	0	1280	31,488

Other Additions/Adjustments Rate Size Cost

(9) Foundation							
Foundation Wall: Concrete			7.13			0	0

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

County Multiplier = 1.38 => Cost New = 50,554

Notes: HUD

Phy/Ab.Phy/Func/Econ/Comb.%Good= 35/100/100/100/35.0, Depr.Cost = 17,694  
 ECF (424 - JENNINGS RESIDENTIAL) 0.400 => TCV of Bldg: 1 = 7,077

2017 Est. T.C.V. 009-413-005-00 = 9,077

Est. TCV/Total Floor Area = 7.09, Most recent sale 03/08/2014 for 500

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
5,500	5,500	5,500	5,500	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	
4,500	4,500	4,500	5,549	4,500	0	

009-414-001-00                      2017 Est. T.C.V.                      CAN-KEI LLC  
 Property Class: 401                                           212 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: Metal Prefab	9.16	1.00	40	45	165
Total Estimated Land Improvements True Cash Value =					165

Cost Est. for Res. Bldg: 1    Single Family    1S                      Cls CD                      Blt 1900

(11) Heating System: Forced Air w/ Ducts

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	60.33	0.00	0.00	924	55,745

Other Additions/Adjustments                      Rate                      Size                      Cost

(9) Basement Finish

Basement Living Finish	16.50	924	15,246
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, 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

WCP (1 Story), Standard	29.48	84	2,476
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(16) Deck/Balcony

Treated Wood, Standard	6.69	216	1,445
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County Multiplier = 1.38 =>                      Cost New =                      118,097

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0,    Depr.Cost =                      76,763  
 ECF (424 - JENNINGS RESIDENTIAL)                      0.500 => TCV of Bldg: 1 =                      38,381

2017 Est. T.C.V. 009-414-001-00                      =                      39,546

Est. TCV/Total Floor Area = 42.80, Most recent sale 12/10/2012 for 25,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
23,700	23,700	23,700	17,731	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-3,900	0	159	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
19,800	19,800	19,800	17,890	17,890	0	

009-414-002-00                      2017 Est. T.C.V.                      CAN-KEI LLC  
 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. 009-414-002-00                      =                      1,000

Est. TCV/Total Floor Area = 1.08

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

009-414-003-00	2017 Est. T.C.V.	SUNDELL LEON & BONNIE M
Property Class: 401		9877 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
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
Shed: Metal Prefab	7.34	1.00	120	71	626
Total Estimated Land Improvements True Cash Value =					626

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 = 775 SF Floor Area = 969 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25	Story Siding	Mich Bsmnt.	59.67	-4.52	0.83	775	43,385

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

CGEP (1 Story), Standard	43.25	90	3,893
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County Multiplier = 1.38 => Cost New = 71,169

Phy/Ab.Phy/Func/Econ/Comb.%Good= 56/100/100/100/56.0, Depr.Cost = 39,855  
ECF (424 - JENNINGS RESIDENTIAL) 0.350 => TCV of Bldg: 1 = 13,949

2017 Est. T.C.V. 009-414-003-00 = 19,855

Est. TCV/Total Floor Area = 20.49, Most recent sale 10/26/2007 for 40,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
12,800	12,800	12,800	12,738	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-2,900	0	0	-2,838	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
9,900	9,900	9,900	12,852	9,900	0



009-414-005-00                      2017 Est. T.C.V.                      SUNDELL LEON & BONNIE M  
 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

Cost Est. for Res. Bldg: 1    Single Family    GRG                      Cls CD    Blt 1965

(11) Heating System: No Heating/Cooling

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

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

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

Base Cost	17.50	528	9,240
Mechanical Doors	350.00	2	700

County Multiplier = 1.38 =>                      Cost New =    13,717

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0,    Depr.Cost =    8,230  
 ECF (424 - JENNINGS RESIDENTIAL)    0.350 => TCV of Bldg: 1 =    2,881

2017 Est. T.C.V. 009-414-005-00                      =    3,881

Est. TCV/Total Floor Area = 0.00

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
2,600	2,600	2,600	2,241	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-700	0	-341	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
1,900	1,900	1,900	2,261	1,900	0

009-415-004-00                      2017 Est. T.C.V.                      HELMER JESSE N  
 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

Cost Est. for Res. Bldg: 1    Single Family    1.5S                      Cls D    Blt 1900

(11) Heating System: No Heating/Cooling

Ground Area = Size for Rates = 1035 SF    Floor Area = 1552 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Crawl Space	61.36	-8.34	-3.74	1035	51,005

Other Additions/Adjustments	Rate	Size	Cost
County Multiplier = 1.38 =>			Cost New = 70,387

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/ 20/100/100/11.0,	Depr.Cost =	7,743
ECF (424 - JENNINGS RESIDENTIAL)	0.350 => TCV of Bldg: 1 =	2,710
20 % Completed => Est. True Cash Value 2017 =		542

2017 Est. T.C.V. 009-415-004-00	=	1,542			
Est. TCV/Total Floor Area =	0.99				
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
1,100	1,100	1,100	1,100	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
800	800	800	1,109	800	0

009-415-005-00	2017 Est. T.C.V.	VANBAR PROPERTY MANAGEMENT LLC
Property Class: 401		9937 W WALNUT ST
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

\* Factors \* LOT 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
86 Actual Front Feet, 0.31 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	16	71	34
Shed: Wood Frame	7.70	1.00	200	94	1,448
	Total Estimated Land Improvements True Cash Value =				1,482

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls D Blt 1890

(11) Heating System: Space Heater

Ground Area = Size for Rates = 980 SF Floor Area = 1172 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Crawl Space	62.09	-8.47	-2.83	384	19,503
1	Story Siding	Crawl Space	48.70	-8.47	-1.89	596	22,851

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	34.96	140	4,894
CGEP (1 Story), Standard	53.65	50	2,683

(17) Garages

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

Base Cost	16.10	572	9,209
Mechanical Doors	325.00	1	325

County Multiplier = 1.38 => Cost New = 90,418

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 54,251  
ECF (424 - JENNINGS RESIDENTIAL) 0.350 => TCV of Bldg: 1 = 18,988

2017 Est. T.C.V. 009-415-005-00 = 22,470

Est. TCV/Total Floor Area = 19.17, Most recent sale 03/13/2007 for 33,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
15,700	15,700	15,700	14,164	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-4,500	0	-2,964	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
11,200	11,200	11,200	14,291	11,200	0	

009-415-007-00                      2017 Est. T.C.V.                      RUOFF MARTIN J & REBECCA K  
 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
<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. 009-415-007-00	=	2,000			
Est. TCV/Total Floor Area = 1.71, Most recent sale 10/07/2014 for 3,300					
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	-500	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
1,000	1,000	1,000	1,513	1,000	0

009-415-009-00	2017 Est. T.C.V.	BALDWIN VELDA K (LE) &
Property Class: 401		593 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

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 D Blt 1972

(11) Heating System: Forced Air w/ Ducts

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	48.93	0.00	0.66	960	47,606

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing			
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

(16) Porches			
CCP (1 Story), Standard	29.27	80	2,342

(17) Garages			
Class:D Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	16.05	576	9,245

County Multiplier = 1.38 => Cost New = 89,890

Phy/Ab.Phy/Func/Econ/Comb.%Good= 71/100/100/100/71.0,	Depr.Cost =	63,822
ECF (424 - JENNINGS RESIDENTIAL) 0.550 => TCV of Bldg: 1 =		35,102

2017 Est. T.C.V. 009-415-009-00 = 37,332

Est. TCV/Total Floor Area = 38.89

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
22,200	22,200	22,200	15,081	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-3,500	0	0	135	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
18,700	18,700	18,700	15,216	15,216	15,216	

009-415-011-00                      2017 Est. T.C.V.                      BURCH RAYMOND  
 Property Class: 401                                           611 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    MANU-BOCA/STATE Cls    D    Blt 2002

(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	44.77	-7.53	0.66	1512	57,305

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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County Multiplier = 1.38 =>                      Cost New =                      90,887

Notes: REDMAN MHD

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0,    Depr.Cost =                      81,798  
 ECF (424 - JENNINGS RESIDENTIAL)                      0.600 => TCV of Bldg: 1 =                      49,079

2017 Est. T.C.V. 009-415-011-00                      =                      50,079

Est. TCV/Total Floor Area = 33.12

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
21,100	21,100	21,100	16,304	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,900	0	0	146	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
25,000	25,000	25,000	16,450	16,450	16,450	

009-416-006-00                      2017 Est. T.C.V.                      HORN WALLACE  
 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
50 Actual Front Feet, 0.19 Total Acres							Total Est. Land Value =	1,000

2017 Est. T.C.V. 009-416-006-00                      =                      1,000

Est. TCV/Total Floor Area = 0.66

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

009-416-007-00	2017 Est. T.C.V.	HORN WALLACE H
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	25	PRT OF LOT 6	250
82 Actual Front Feet, 0.31 Total Acres Total Est. Land Value =								1,250

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

(11) Heating System: No Heating/Cooling  
Ground Area = Size for Rates = 0 SF Floor Area = 0 SF.  
Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost

Other Additions/Adjustments Rate Size Cost

(13) Plumbing  
3 Fixture Bath 1650.00 -1 -1,650

(17) Garages  
Class:D Exterior: Siding Foundation: 18 Inch (Unfinished)  
Base Cost 14.60 720 10,512  
Mechanical Doors 325.00 1 325

County Multiplier = 1.38 => Cost New = 12,678

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 10,142  
ECF (424 - JENNINGS RESIDENTIAL) 0.550 => TCV of Bldg: 1 = 5,578

2017 Est. T.C.V. 009-416-007-00 = 6,828

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	444	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-800	0	3	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
3,400	3,400	3,400	447	447	0	



009-416-008-00                      2017 Est. T.C.V.                      FRANK JEFF M  
 Property Class: 401                      661 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	50	PART OF LOT 9	500
99 Actual Front Feet, 0.38 Total Acres                      Total Est. Land Value =								1,500

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	480	66	1,014
Total Estimated Land Improvements True Cash Value =					1,014

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1272 SF    Floor Area = 1416 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	56.75	0.00	0.00	1272	72,186
1	Story Siding	Overhang	32.23	0.00	0.00	144	4,641

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                      18.21                      360                      6,556

(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  
 Storage area over garage                      3.85                      528                      2,033

County Multiplier = 1.38 =>                      Cost New =                      139,164

Phy/Ab.Phy/Func/Econ/Comb.%Good= 66/100/100/100/66.0,    Depr.Cost =                      91,848  
 ECF (424 - JENNINGS RESIDENTIAL)                      0.500 => TCV of Bldg: 1 =                      45,924

2017 Est. T.C.V. 009-416-008-00                      =                      48,438  
 Est. TCV/Total Floor Area = 34.21, Most recent sale 05/01/2001 for 86,500

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
29,000	29,000	29,000	21,400	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-4,800	0	192	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
24,200	24,200	24,200	21,592	21,592	21,592

009-416-009-00                      2017 Est. T.C.V.                      ABEL CASEY & JENNIFER  
 Property Class: 401                      681 S LA CHANCE RD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

		* Factors *		LOT 10 & PRT OF LOT 9			
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		PRT OF LOT 9	500
132 Actual Front Feet, 0.50 Total Acres                      Total Est. Land Value =							1,500

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	9.59	1.00	80	0	0

Residential Local Cost Land Improvements

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

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

Unit	Exterior	Roof	Rate	Heat/Roof	Ext.(%)	Size	Cost
BaseUnit	Ribbed	Metal	31.07	-0.80	0	720	21,794

Other Additions/Adjustments	Rate	Size	Cost
Addition/Crawl	30.25	384	11,616
Free Standing Roof	4.15	992	4,117

(9) Foundation

Foundation Wall: Concrete	7.13	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

(17) Garages

Class:D Exterior: Pole Foundation: 18 Inch (Unfinished)			
Base Cost	11.59	624	7,232
Mechanical Doors	325.00	1	325
Class:D Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	20.84	320	6,669
Common Wall: 1 Wall	-975.00	1	-975
Mechanical Doors	325.00	1	325

County Multiplier = 1.38    =>                      Cost New =                      76,449

Notes: 1966 PARKWOOD MH

Phy/Ab.Phy/Func/Econ/Comb.%Good= 35/100/100/100/35.0,    Depr.Cost =                      26,757  
 ECF (424 - JENNINGS RESIDENTIAL)                      0.400 => TCV of Bldg: 1 =                      10,703

2017 Est. T.C.V. 009-416-009-00                      =                      12,678

Est. TCV/Total Floor Area = 11.48, Most recent sale 03/10/2004 for 34,900

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
7,300	7,300	7,300	7,300	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
6,300	6,300	6,300	7,365	6,300	6,300

009-419-006-00                      2017 Est. T.C.V.                      LAYCOCK DAVID SHIRLEY  
 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, 0.00 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
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 =                      5,927  
 Notes: REMOVED AROUND YEAR 2013

Phy/Ab.Phy/Func/Econ/Comb.%Good= 35/ 20/100/100/7.0,                      Depr.Cost =                      415  
 ECF (424 - JENNINGS RESIDENTIAL)                      0.400 => TCV of Bldg: 1 =                      166

2017 Est. T.C.V. 009-419-006-00	=	1,166			
Est. TCV/Total Floor Area = 0.00, Most recent sale 04/27/2005 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	-200	0	-200	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
600	600	600	807	600	0

009-419-007-00                      2017 Est. T.C.V.                      LAYCOCK DAVID SHIRLEY  
 Property Class: 401                                           717 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 Estimates for Res. Building: 1    Mobile Home    Class: Low Quality    >  
 (11) Heating System: Wall Furnace

Unit	Exterior	Roof	Rate	Heat/Roof	Ext.(%)	Size	Cost
BaseUnit	Ribbed	Metal	35.26	-0.80	0	500	17,230

Other Additions/Adjustments	Rate	Size	Cost
Expando	21.00	64	1,344

(9) Foundation			
Foundation Wall: Concrete	7.13	0	0

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

(16) Deck/Balcony			
Treated Wood,Standard	10.82	40	433

County Multiplier = 1.38    =>                      Cost New =                      32,156  
 Notes: 1957 NEW MOON

Phy/Ab.Phy/Func/Econ/Comb.%Good= 35/ 20/100/100/7.0,    Depr.Cost =                      2,251  
 ECF (424 - JENNINGS RESIDENTIAL)                      0.400 => TCV of Bldg: 1 =                      900

2017 Est. T.C.V. 009-419-007-00                      =                      1,900

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
1,300	1,300	1,300	1,300	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-300	0	0	-300	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
1,000	1,000	1,000	1,311	1,000	0

009-419-008-00                      2017 Est. T.C.V.                      ANDERSON JULIE K  
 Property Class: 401                      725 S LA CHANCE RD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

\* Factors \*                      LOT 8,9,10

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
<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	7.13	1.00	288	35	719
Total Estimated Land Improvements True Cash Value =					719

Cost Est. for Res. Bldg: 1    Single Family    MANU-BOCA/STATE Cls    D-10    Blt 2000

(11) Heating System: Forced Air w/ Ducts

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	42.43	-7.31	0.59	1144	40,852

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1235.00	1	1,235
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(16) Porches

WSEP (1 Story), Standard	23.13	208	4,811
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(17) Garages

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

Base Cost	11.14	768	8,556
Mechanical Doors	350.00	2	700

County Multiplier = 1.38    =>                      Cost New =                      86,421

Notes: PATRIOT MHD

Phy/Ab.Phy/Func/Econ/Comb.%Good= 86/100/100/100/86.0,    Depr.Cost =                      74,322  
 ECF (424 - JENNINGS RESIDENTIAL)                      0.600 => TCV of Bldg: 1 =                      44,593

2017 Est. T.C.V. 009-419-008-00                      =                      48,312

Est. TCV/Total Floor Area = 42.23, Most recent sale 02/23/2010 for 34,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
21,100	21,100	21,100	17,527	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,100	0	157	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
24,200	24,200	24,200	17,684	17,684	17,684

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009-420-001-00                      2017 Est. T.C.V.                      JENNINGS COMMUNITY CHURCH  
Property Class: 700                                                                696 S LA CHANCE 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
JENNINGS B TYPE	330.00	158.00	1.0000	1.0000	20	100		6,600
JENNINGS B TYPE	158.00	330.00	1.0000	1.0000	20	100		3,160
JENNINGS B TYPE	316.00	330.00	1.0000	1.0000	20	100		6,320
804 Actual Front Feet, 4.79 Total Acres                      Total Est. Land Value =								16,080

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Cost Estimates for Commercial/Industrial Building/Section: 1                      Built 2013  
Description of Occupancy: CHURCH

Costs are taken from the Auditorium cost schedules.  
<<<<<                      Calculator Cost Computations                      >>>>>

Class: S                      Quality: Average                      Percent Adj: +0

Base Rate for Upper Floors = 94.45

Adjusted Square Foot Cost for Upper Floors = 94.45

1 Stories                      Number of Stories Multiplier: 1.000  
Average Height per Story: 12                      Height per Story Multiplier: 0.740  
Ave. Floor Area: 9,000                      Perimeter: 380                      Perim. Multiplier: 1.031  
Refined Square Foot Cost for Upper Floors: 72.06

County Multiplier: 1.36, Final Square Foot Cost for Upper Floors = 98.001

Total Floor Area: 9,000                      Base Cost New of Upper Floors =                      882,011

Reproduction/Replacement Cost =                      882,011

Eff.Age:3                      Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 93 /100/100/100/93.0  
Total Depreciated Cost =                      820,270

ECF (424 - JENNINGS RESIDENTIAL)                      0.300 => TCV of Bldg: 1 =                      246,081  
Replacement Cost/Floor Area= 98.00                      Est. TCV/Floor Area= 27.34

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Total Estimated True Cash Value of Commercial/Industrial Buildings =                      246,081

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2017 Est. T.C.V. 009-420-001-00                      =                      0  
Est. TCV/Total Floor Area = 0.00, Most recent sale 08/17/2010 for 25,000

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

009-421-001-00	2017 Est. T.C.V.	MISSAUKEE COUNTY
Property Class: 700		W CROOKED LAKE PARK RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 1.CROOKED LAKE

		* Factors *		ESTIMATED FRONTAGE			
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
GROUP E 400/FF	2600.00	1038.74	1.0000	1.0000	400	100	1,040,000
2600 Actual Front Feet, 62.00 Total Acres							Total Est. Land Value = 1,040,000

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 2009  
 Description of Occupancy: BATH HOUSE

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

Base Rate for Upper Floors = 63.75

Adjusted Square Foot Cost for Upper Floors = 63.75

1 Stories	Number of Stories Multiplier: 1.000
Average Height per Story: 9	Height per Story Multiplier: 0.980
Ave. Floor Area: 1,073	Perimeter: 0 Perim. Multiplier: 1.000
Refined Square Foot Cost for Upper Floors: 62.48	

County Multiplier: 1.38, Final Square Foot Cost for Upper Floors = 86.215

Total Floor Area: 1,073	Base Cost New of Upper Floors =	92,509
	Reproduction/Replacement Cost =	92,509
Eff.Age:1	Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 96 /100/100/100/96.0	
	Total Depreciated Cost =	88,809

ECF (402R - CROOKED LAKE RESIDENTIAL)	1.200 => TCV of Bldg: 1 =	106,571
Replacement Cost/Floor Area= 86.22	Est. TCV/Floor Area= 99.32	

Total Estimated True Cash Value of Commercial/Industrial Buildings = 106,571

2017 Est. T.C.V. 009-421-001-00	=	0			
Est. TCV/Total Floor Area = 0.00					
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
0	0	0	0	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
0	0	0	0	0	0

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009-430-001-00                      2017 Est. T.C.V.                      DEGRAW RUSTY  
 Property Class: 401                      6053 JAMES DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table R430.SUB 430 LAKE ESTATES  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> SITE		\$7000			7000	100		7,000
101 Actual Front Feet, 0.57 Total Acres							Total Est. Land Value =	7,000

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	72	71	152
Total Estimated Land Improvements True Cash Value =					152

Cost Est. for Res. Bldg: 1    Single Family    MANU-BOCA/STATE Cls    D    Blt 1976

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1081 SF    Floor Area = 1081 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	47.70	-8.25	0.66	1081	43,359

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

(16) Porches  
 CPP, Standard                      26.23                      24                      630  
 CPP, Standard                      26.23                      24                      630

(17) Garages  
 Class:D Exterior: Pole Foundation: 18 Inch (Unfinished)  
 Base Cost                      14.86                      360                      5,350  
 Mechanical Doors                      325.00                      1                      325

County Multiplier = 1.38    =>                      Cost New =                      76,438

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0,    Depr.Cost =                      49,684  
 ECF (430 LAKE ESTATES)                      0.700 => TCV of Bldg: 1 =                      34,779

2017 Est. T.C.V. 009-430-001-00                      =                      41,931

Est. TCV/Total Floor Area = 38.79, Most recent sale 10/15/2010 for 29,100

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
19,600	19,600	19,600	17,600	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,400	0	0	158	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
21,000	21,000	21,000	17,758	17,758	17,758	



009-430-002-00                    2017 Est. T.C.V.                    ROOT DEAN M  
 Property Class: 401                                       6073 W JAMES DR  
 Map #:                    LAKE TOWNSHIP                    Lake City, MI 49651

Land Value Estimates for Land Table R430.SUB 430 LAKE ESTATES  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> SITE		\$7000			7000	100		7,000
101 Actual Front Feet, 0.51 Total Acres							Total Est. Land Value =	7,000

Land Improvement Cost Estimates  
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	9.59	1.00	80	88	675
Total Estimated Land Improvements True Cash Value =					675

Cost Est. for Res. Bldg: 1    Single Family    MANU-BOCA/STATE Cls    D+10    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	Crawl Space	49.57	-8.36	0.72	1456	61,050

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing  
 3 Fixture Bath                    1650.00                    1                    1,650

(14) Water/Sewer  
 Public Sewer                    912.00                    1                    912  
 Well, 100 Feet                    2425.00                    1                    2,425

(15) Built-Ins & Fireplaces  
 Fireplace: Prefab 1 Story                    1330.00                    1                    1,330

County Multiplier = 1.38    =>                    Cost New =                    92,967

Phy/Ab.Phy/Func/Econ/Comb.%Good= 91/100/100/100/91.0,    Depr.Cost =                    84,600  
 ECF (430 LAKE ESTATES)                    0.700 => TCV of Bldg: 1 =                    59,220

2017 Est. T.C.V. 009-430-002-00                    =                    66,895

Est. TCV/Total Floor Area = 45.94, Most recent sale 03/01/2005 for 4,500

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
31,100	31,100	31,100	26,296	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,300	0	236	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
33,400	33,400	33,400	26,532	26,532	0

009-430-003-00                      2017 Est. T.C.V.                      ROOT DEAN  
 Property Class: 401                      6095 JAMES DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table R430.SUB 430 LAKE ESTATES  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> SITE		\$7000			7000	100		7,000
117 Actual Front Feet, 0.55 Total Acres                      Total Est. Land Value =								7,000

Cost Est. for Res. Bldg: 1    Single Family    MANU-BOCA/STATE Cls    D                      Blt 1984

(11) Heating System: Forced Air w/ Ducts

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	43.98	-7.31	0.66	1680	62,714

Other Additions/Adjustments	Rate	Size	Cost
-----------------------------	------	------	------

(13) Plumbing

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

(14) Water/Sewer

Public Sewer	912.00	1	912
Well, 100 Feet	2425.00	1	2,425

(15) Built-Ins & Fireplaces

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

Treated Wood,Standard	10.82	40	433
Treated Wood,Standard	7.70	96	739
Treated Wood,Standard	15.57	20	311

County Multiplier = 1.38    =>                      Cost New =                      97,904

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0,    Depr.Cost =                      73,428  
 ECF (430 LAKE ESTATES)                      0.700 => TCV of Bldg: 1 =                      51,400

2017 Est. T.C.V. 009-430-003-00                      =                      58,400

Est. TCV/Total Floor Area = 34.76, Most recent sale 02/08/2017 for 27,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
27,200	27,200	27,200	24,874	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,000	0	0	223	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
29,200	29,200	29,200	25,097	25,097	0	

009-430-004-00                      2017 Est. T.C.V.                      BANK OF AMERICA NA  
 Property Class: 401                                           6111 W JAMES DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table R430.SUB 430 LAKE ESTATES  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> SITE		\$7000			7000	100		7,000
100 Actual Front Feet, 0.45 Total Acres                      Total Est. Land Value =								7,000

Land Improvement Cost Estimates  
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	9.59	1.00	80	51	391
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 =					1,361

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

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = Size for Rates = 1352 SF    Floor Area = 1352 SF.  
 Stories    Exterior    Foundation    Rate    Bsmnt-Adj    Heat-Adj    Size    Cost  
 1    Story Siding    Crawl Space    45.67    -7.76    0.66    1352    52,147

Other Additions/Adjustments                      Rate                      Size                      Cost

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

(14) Water/Sewer  
 Public Sewer                      912.00                      1                      912  
 Well, 100 Feet                      2425.00                      1                      2,425

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

(16) Porches  
 WCP (1 Story), Standard                      35.06                      48                      1,683

County Multiplier = 1.38    =>                      Cost New =                      83,596

Phy/Ab.Phy/Func/Econ/Comb.%Good= 83/100/100/100/83.0,    Depr.Cost =                      69,384  
 ECF (430 LAKE ESTATES)                      0.700 => TCV of Bldg: 1 =                      48,569

2017 Est. T.C.V. 009-430-004-00					=	56,930
Est. TCV/Total Floor Area = 42.11, Most recent sale 05/01/2003 for 82,000						
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
26,600	26,600	26,600	24,573	0.90		
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	1,900		0	0	221	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
28,500	28,500	28,500	24,794	24,794	0	

009-430-005-00                      2017 Est. T.C.V.                      BANK OF AMERICA NA  
 Property Class: 402                      W JAMES DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table R430.SUB 430 LAKE ESTATES  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> SITE		\$7000			7000	100		7,000
98 Actual Front Feet, 0.44 Total Acres							Total Est. Land Value =	7,000

2017 Est. T.C.V. 009-430-005-00                      =                      7,000

Est. TCV/Total Floor Area = 5.18

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
3,500	3,500	3,500	2,437	0.90		
2017 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	21	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
3,500	3,500	3,500	2,458	2,458	0	

009-430-006-00                      2017 Est. T.C.V.                      ROOT DEAN  
 Property Class: 401                      6131 JAMES ST  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table R430.SUB 430 LAKE ESTATES  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> SITE		\$7000			7000	100		7,000
98 Actual Front Feet, 0.44 Total Acres                      Total Est. Land Value =								7,000

Land Improvement Cost Estimates  
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	11.11	1.00	68	50	378
Total Estimated Land Improvements True Cash Value =					378

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1084 SF    Floor Area = 1084 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	58.44	0.00	0.00	958	55,986
1	Story Siding	Slab	58.44	-10.26	0.00	126	6,071

Other Additions/Adjustments                      Rate                      Size                      Cost

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

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

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

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

County Multiplier = 1.38    =>                      Cost New =                      94,328

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0,    Depr.Cost =                      80,179  
 ECF (430 LAKE ESTATES)                      0.700 => TCV of Bldg: 1 =                      56,125

2017 Est. T.C.V. 009-430-006-00                      =                      63,503

Est. TCV/Total Floor Area = 58.58, Most recent sale 05/24/2010 for 18,500

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
29,600	29,600	29,600	20,841	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,200	0	187	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
31,800	31,800	31,800	21,028	21,028	0

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009-430-007-00	2017 Est. T.C.V.	NLG ENTERPRISE LLC
Property Class: 401		6175 W JAMES DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table R430.SUB 430 LAKE ESTATES  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> SITE		\$7000			7000	100		7,000
98 Actual Front Feet, 0.44 Total Acres Total Est. Land Value =								7,000

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

(11) Heating System: Forced Air w/ Ducts

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	47.71	0.00	0.66	1080	52,240

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

Public Sewer	912.00	1	912
Well, 100 Feet	2425.00	1	2,425

(15) Built-Ins & Fireplaces

Appliance Allowance	1235.00	1	1,235
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County Multiplier = 1.38 => Cost New = 81,402

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0, Depr.Cost = 61,051  
 ECF (430 LAKE ESTATES) 0.700 => TCV of Bldg: 1 = 42,736

2017 Est. T.C.V. 009-430-007-00 = 49,736

Est. TCV/Total Floor Area = 46.05, Most recent sale 06/17/2010 for 39,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
23,200	23,200	23,200	20,904	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	1,700	0	0	188	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
24,900	24,900	24,900	21,092	21,092	0

009-430-009-00                      2017 Est. T.C.V.                      NEAL CRAIG M  
 Property Class: 401                      6209 JAMES DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table R430.SUB 430 LAKE ESTATES

\* Factors \*                      LOTS 8, 9 &10

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> SITE \$9000					9000	100		9,000
<Site Value A> SITE \$9000					9000	100		9,000
<Site Value B> SITE \$7000					7000	100		7,000
192 Actual Front Feet, 1.13 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: 4in Ren. Conc.	4.21	1.00	1204	0	0
D/W/P: 3.5 Concrete	3.44	1.00	80	0	0
Shed: Wood Frame	11.53	1.00	96	50	554
Shed: Wood Frame	11.19	1.00	112	50	627

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 =					3,556

Cost Est. for Res. Bldg: 1    Single Family    MANU-BOCA/STATE Cls    C+10    Blt 1996

(11) Heating System: Forced Heat & Cool

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	70.19	-9.93	2.11	1352	84,324

Other Additions/Adjustments                      Rate                      Size                      Cost

(1) Exterior  
 Brick Veneer                      8.25                      32                      264

(9) Basement Finish  
 Basement Recreation Finish                      11.45                      700                      8,015

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

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

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

(16) Porches  
 WCP (1 Story), Standard                      24.59                      142                      3,492  
 WGEF (1 Story), Standard                      31.99                      199                      6,366

(16) Deck/Balcony  
 Roof Cover Only, Standard                      15.55                      64                      995  
 Treated Wood, Standard                      7.30                      175                      1,278  
 Treated Wood, Standard                      6.83                      244                      1,667

(17) Garages  
 Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)  
 Base Cost                      15.04                      960                      14,438  
 Common Wall: 1 Wall                      -1300.00                      1                      -1,300  
 Automatic Doors                      375.00                      2                      750

County Multiplier = 1.38    =>                      Cost New =                      179,987

Parcel Number: 009-430-009-00

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Notes: Modular (MRBC)

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0, Depr.Cost = 152,989  
 ECF (430 LAKE ESTATES) 0.700 => TCV of Bldg: 1 = 107,093

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2017 Est. T.C.V. 009-430-009-00 = 135,649

Est. TCV/Total Floor Area = 100.33, Most recent sale 10/08/2015 for 140,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
63,600	63,600	63,600	63,600	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	4,200	0	0	572	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
67,800	67,800	67,800	64,172	64,172	64,172	



009-430-011-00	2017 Est. T.C.V.	BITTEL RAYMOND C
Property Class: 401		1816 S BARBARA DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table R430.SUB 430 LAKE ESTATES  
\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> SITE		\$9000			9000	100		9,000
96 Actual Front Feet,	0.50	Total Acres			Total Est.		Land Value =	9,000

Land Improvement Cost Estimates  
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	11.05	1.00	70	50	387
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 =					577

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

(11) Heating System: Electric Baseboard, Air Conditioning  
Ground Area = Size for Rates = 1300 SF Floor Area = 1346 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	56.52	0.00	4.35	1300	79,131
1	Story Siding	Overhang	32.11	0.00	0.00	12	385
1	Story Siding	Overhang	32.11	0.00	0.00	34	1,092

Other Additions/Adjustments

	Rate	Size	Cost
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(1) Exterior			
Brick Veneer	8.00	245	1,960

(9) Basement Finish			
Basement Recreation Finish	11.25	374	4,208
Walk out Basement Door(s)	700.00	1	700

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

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

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

(16) Porches			
WPP, Standard	9.04	286	2,585
WPP, Standard	35.15	12	422

(17) Basement Garages			
Basement Garage: 1 Car	1525.00	1	1,525
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 => Cost New = 137,038

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 82,223  
ECF (430 LAKE ESTATES) 0.900 => TCV of Bldg: 1 = 74,000

2017 Est. T.C.V. 009-430-011-00 = 83,577

Est. TCV/Total Floor Area = 62.09

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
41,500	41,500	41,500	33,705	0.90	0	300	0	303	0

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Parcel Number: 009-430-011-00

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2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
41,800	41,800	41,800	34,008	34,008	34,008

009-430-012-00                      2017 Est. T.C.V.                      BITTELL RAYMOND & CAROL  
 Property Class: 401                      S BARBARA DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table R430.SUB 430 LAKE ESTATES  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> SITE		\$9000			9000	100		9,000
90 Actual Front Feet, 0.47 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: 3.5 Concrete	3.20	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 1994

(11) Heating System: No Heating/Cooling  
 Ground Area = Size for Rates = 0 SF    Floor Area = 0 SF.  
 Stories    Exterior    Foundation    Rate    Bsmnt-Adj    Heat-Adj    Size    Cost

Other Additions/Adjustments                      Rate                      Size    Cost

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

Base Cost	11.14	768	8,556
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 =>                      Cost New =    12,290

Phy/Ab.Phy/Func/Econ/Comb.%Good= 93/100/100/100/93.0,    Depr.Cost =    11,429  
 ECF (430 LAKE ESTATES)                      0.900 => TCV of Bldg: 1 =    10,286

2017 Est. T.C.V. 009-430-012-00                      =    19,761

Est. TCV/Total Floor Area = 0.00

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
9,800	9,800	9,800	6,568	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	100	0	0	59	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
9,900	9,900	9,900	6,627	6,627	6,627

009-430-013-00	2017 Est. T.C.V.	REDMAN ROBERT L & SHAWN
Property Class: 401		1796 BARBARA DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table R430.SUB 430 LAKE ESTATES

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> SITE		\$9000			9000	100		9,000
90 Actual Front Feet,	0.47	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: 3.5 Concrete	3.44	1.00	408	0	0
D/W/P: Asphalt Paving	1.61	1.00	300	0	0
Shed: Wood Frame	12.07	1.00	80	71	686

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 =					1,636

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 1979

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1272 SF Floor Area = 1272 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	64.42	0.00	0.00	1080	69,574
1	Story Siding	Crawl Space	64.42	-9.17	0.00	192	10,608

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

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

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

(16) Porches			
CCP (1 Story), Standard	29.85	100	2,985

(16) Deck/Balcony			
Treated Wood, Standard	7.53	144	1,084

(17) Garages			
Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	16.54	784	12,967
Common Wall: 1 Wall	-1300.00	1	-1,300
Automatic Doors	375.00	2	750

County Multiplier = 1.38 => Cost New = 142,423

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 99,696

Separately Depreciated Items:

Square footage # 2 is depreciated at 88 %Good...	Base Cost Was =	10,608
County Multiplier = 1.38 =>	Cost New =	14,639
Phy/Ab.+hy/Func/Econ/Comb.%Good= 18/100/100/100/18.0,	Depr.Cost =	2,635
ECF (430 LAKE ESTATES)	0.900 => TCV of Bldg: 1 =	92,098

2017 Est. T.C.V. 009-430-013-00 = 102,734

Est. TCV/Total Floor Area = 80.77

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

Parcel Number: 009-430-013-00

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	51,000	51,000	51,000	41,984	0.90	
2017	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	400	0	0	377	0
2017	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	51,400	51,400	51,400	42,361	42,361	42,361

009-430-014-00                      2017 Est. T.C.V.                      REDMAN ROBERT L & SHAWN A  
 Property Class: 402                      BARBARA DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table R430.SUB 430 LAKE ESTATES  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> SITE		\$9000			9000	100		9,000
90 Actual Front Feet, 0.47 Total Acres							Total Est. Land Value =	9,000

2017 Est. T.C.V. 009-430-014-00                      =                      9,000

Est. TCV/Total Floor Area = 7.08

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
4,500	4,500	4,500	1,965	0.90		
2017 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	17	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
4,500	4,500	4,500	1,982	1,982	1,982	

009-430-015-00	2017 Est. T.C.V.	REINKE FREDERICK C
Property Class: 401		1746 BARBARA DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table R430.SUB 430 LAKE ESTATES

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> SITE		\$9000			9000	100		9,000
100 Actual Front Feet,	0.52	Total Acres			Total Est. Land Value =			9,000

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
Shed: Wood Frame	7.13	1.00	288	94	1,930
Total Estimated Land Improvements True Cash Value =					2,651

Cost Est. for Res. Bldg: 1 Single Family MANU-BOCA/STATE Cls D Blt 1979

(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
2 Fixture Bath	1100.00	1	1,100

(14) Water/Sewer

Public Sewer	912.00	1	912
Well, 100 Feet	2425.00	1	2,425

(15) Built-Ins & Fireplaces

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

(16) Porches

CCP (1 Story), Standard	24.21	128	3,099
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(17) Garages

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

Base Cost	17.65	576	10,166
Common Wall: 1 Wall	-1175.00	1	-1,175
Automatic Doors	350.00	1	350

County Multiplier = 1.38 => Cost New = 103,624

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 72,537

ECF (430 LAKE ESTATES) 0.700 => TCV of Bldg: 1 = 50,776

2017 Est. T.C.V. 009-430-015-00 = 62,427

Est. TCV/Total Floor Area = 42.88

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
29,200	29,200	29,200	27,181	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	2,000	0	244	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
31,200	31,200	31,200	27,425	27,425	27,425	

009-430-017-00                      2017 Est. T.C.V.                      MOSHER DALE G  
 Property Class: 401                                           1696 BARBARA DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table R430.SUB 430 LAKE ESTATES

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> SITE		\$9000			9000	100		9,000
<Site Value A> SITE		\$9000			9000	100		9,000
200 Actual Front Feet, 1.04 Total Acres                      Total Est. Land Value =								18,000

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	630	50	1,084
Shed: Metal Prefab	9.21	1.00	84	50	387
Total Estimated Land Improvements True Cash Value =					1,471

Cost Est. for Res. Bldg: 1    Single Family    1S                      Cls    C-5    Blt 1978

(11) Heating System: Forced Air w/ Ducts

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	62.31	0.00	0.00	1144	71,283

Other Additions/Adjustments	Rate	Size	Cost
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(9) Basement Finish			
Basement Living Finish	17.25	689	11,885

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

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

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

(16) Deck/Balcony			
Treated Wood    w/Roof,Standard	24.50	80	1,960
Treated Wood    w/Roof,Standard	24.50	64	1,568

(16) Breezeways			
Frame Wall,Finished	27.75	128	3,552

(17) Garages			
Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	16.09	832	13,387
Automatic Doors	375.00	2	750

County Multiplier = 1.38    =>                      Cost New =    153,072

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0,    Depr.Cost =    99,497  
 ECF (430 LAKE ESTATES)                      0.900 => TCV of Bldg: 1 =    89,547

2017 Est. T.C.V. 009-430-017-00                      =    109,018

Est. TCV/Total Floor Area = 95.30

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
49,700	49,700	49,700	43,440	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
4,500	300	0	0	2,355	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
54,500	54,500	54,500	43,830	43,830	43,830



009-430-018-00                    2017 Est. T.C.V.                    MCNEILLY EDWIN L TRUSTEE  
 Property Class: 401                    BARBARA DR  
 Map #:                    LAKE TOWNSHIP                    LAKE CITY, MI 49651

Land Value Estimates for Land Table R430.SUB 430 LAKE ESTATES

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> SITE		\$9000			9000	100		9,000
66 Actual Front Feet, 0.40 Total Acres					Total Est. Land Value =			9,000

Cost Est. for Res. Bldg: 1    Single Family    GRG                    Cls CD    Blt    0

(11) Heating System: No Heating/Cooling

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost

Other Additions/Adjustments	Rate	Size	Cost

(17) Garages

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

Base Cost	12.02	768	9,231
Automatic Doors	375.00	1	375

County Multiplier = 1.38 =>                    Cost New =    13,257

Phy/Ab.Phy/Func/Econ/Comb.%Good= 95/100/100/100/95.0,    Depr.Cost =    12,594  
 ECF (430 LAKE ESTATES)                    0.900 => TCV of Bldg: 1 =    11,335

2017 Est. T.C.V. 009-430-018-00                    =    20,335

Est. TCV/Total Floor Area = 0.00, Most recent sale 06/01/1997 for 11,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
10,100	10,100	10,100	7,535	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	100	0	67	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
10,200	10,200	10,200	7,602	7,602	0	

009-430-019-00                      2017 Est. T.C.V.                      TROON ROBERT L  
 Property Class: 401                                           6222 W CHARLES DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table R430.SUB 430 LAKE ESTATES

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> SITE		\$9000			9000	100		9,000
66 Actual Front Feet, 0.38 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.	3.39	1.00	850	0	0
D/W/P: Asphalt Paving	1.42	1.00	400	0	0
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	50	500
Total Estimated Land Improvements True Cash Value =					780

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

(11) Heating System: Forced Air w/ Ducts

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	43.98	-7.31	0.66	1680	62,714

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

Public Sewer	912.00	1	912
Well, 100 Feet	2425.00	1	2,425

(15) Built-Ins & Fireplaces

Appliance Allowance	1235.00	1	1,235
Fireplace: Prefab 1 Story	1330.00	1	1,330

(16) Deck/Balcony

Treated Wood,Standard	8.08	80	646
Treated Wood,Standard	8.08	80	646

(17) Garages

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

Base Cost	18.75	504	9,450
Common Wall: 1 Wall	-1175.00	1	-1,175
Mechanical Doors	325.00	1	325

County Multiplier = 1.38 =>                      Cost New =                      111,344

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0,    Depr.Cost =                      83,508

ECF (430 LAKE ESTATES)                      0.700 => TCV of Bldg: 1 =                      58,456

2017 Est. T.C.V. 009-430-019-00                      =                      68,236

Est. TCV/Total Floor Area = 40.62, Most recent sale 05/26/2010 for 60,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
33,300	33,300	33,300	30,792	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	800	0	0	277	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
34,100	34,100	34,100	31,069	31,069	31,069

009-430-020-00                      2017 Est. T.C.V.                      SCHULTZ DERRICK S & ROSE MARIE  
 Property Class: 401                      6216 W CHARLES DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table R430.SUB 430 LAKE ESTATES

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> SITE		\$9000			9000	100		9,000
100 Actual Front Feet, 0.46 Total Acres							Total Est. Land Value =	9,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Fencing: Wd, Solid, 6 ft.	16.41	1.00	10	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+5    Blt 1974

(11) Heating System: Forced Air w/ Ducts

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	70.32	-10.22	0.00	1020	61,302

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, 100 Feet	2700.00	1	2,700

(15) Built-Ins & Fireplaces

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

Treated Wood, Standard	7.43	153	1,137
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(17) Garages

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

Base Cost	25.85	240	6,204
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 =>                      Cost New =                      104,231

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0,    Depr.Cost =                      72,962  
 ECF (430 LAKE ESTATES)                      0.900 => TCV of Bldg: 1 =                      65,666

2017 Est. T.C.V. 009-430-020-00                      =                      75,636

Est. TCV/Total Floor Area = 74.15, Most recent sale 08/23/2004 for 10,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
37,600	37,600	37,600	27,459	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	200	0	0	247	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
37,800	37,800	37,800	27,706	27,706	0	

009-430-021-00                      2017 Est. T.C.V.                      SCHULTZ DERRICK S & ROSE M  
 Property Class: 402                      W CHARLES DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table R430.SUB 430 LAKE ESTATES  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> SITE		\$9000			9000	100		9,000
100 Actual Front Feet, 0.46 Total Acres							Total Est. Land Value =	9,000

2017 Est. T.C.V. 009-430-021-00                      =                      9,000

Est. TCV/Total Floor Area = 8.82, Most recent sale 08/17/2015 for 2,536

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
4,500	4,500	4,500	4,500	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
4,500	4,500	4,500	4,540	4,500	0

009-430-022-00                      2017 Est. T.C.V.                      SWAFFER JEAN B  
 Property Class: 401                      6194 W CHARLES DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table R430.SUB 430 LAKE ESTATES

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> SITE		\$9000			9000	100		9,000
100 Actual Front Feet, 0.46 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: 3.5 Concrete	3.44	1.00	265	71	647
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 2500	2500.00	1.00	1.0	100	2,500
Total Estimated Land Improvements True Cash Value =					3,147

Cost Est. for Res. Bldg: 1    Single Family    1S                      Cls C-5    Blt 1977

(11) Heating System: Forced Air w/ Ducts

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	63.75	-9.27	0.00	1008	54,916

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

Average Fixture(s)	760.00	1	760
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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(17) Garages

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

Base Cost	20.83	484	10,082
Common Wall: 1 Wall	-1300.00	1	-1,300
Mechanical Doors	350.00	2	700

County Multiplier = 1.38    =>                      Cost New =    100,098

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0,    Depr.Cost =    70,068  
 ECF (430 LAKE ESTATES)                      0.900 => TCV of Bldg: 1 =    63,062

2017 Est. T.C.V. 009-430-022-00                      =    75,209

Est. TCV/Total Floor Area = 74.61, Most recent sale 07/01/2016 for 75,700

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
37,400	37,400	37,400	31,284	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	200	0	0	6,316	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
37,600	37,600	37,600	31,565	37,600	37,600

009-430-023-00                      2017 Est. T.C.V.                      PSAROS GREGORY & SHELLY  
 Property Class: 402                      W CHARLES DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table R430.SUB 430 LAKE ESTATES  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> SITE					9000	100		9,000
100 Actual Front Feet, 0.45 Total Acres							Total Est. Land Value =	9,000

2017 Est. T.C.V. 009-430-023-00                      =                      9,000

Est. TCV/Total Floor Area = 8.93, Most recent sale 12/16/2011 for 39,950

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
4,500	4,500	4,500	4,500	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
4,500	4,500	4,500	4,540	4,500	4,500

009-430-024-00                      2017 Est. T.C.V.                      PSAROS GREGORY A  
 Property Class: 401                                           6114 CHARLES DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table R430.SUB 430 LAKE ESTATES

\* Factors \*                      LOT 24 & 25

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> SITE	\$9000				9000	100	LOT 24	9,000
<Site Value A> SITE	\$9000				9000	100	LOT 25	9,000
220 Actual Front Feet, 0.98 Total Acres                      Total Est. Land Value =								18,000

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	1242	0	0
Fencing: Wd, Solid, 6 ft.	16.41	1.00	40	0	0
Shed: Wood Frame	10.92	1.00	128	94	1,314

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 =					3,689

Cost Est. for Res. Bldg: 1    Single Family    1.75S                      Cls    C+5    Blt 1988

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 952 SF    Floor Area = 1666 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.75 Story	Siding	Crawl Space	103.51	-10.40	0.00	952	88,641

Other Additions/Adjustments                      Rate                      Size                      Cost

(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

Treated Wood,Standard	8.82	80	706
Treated Wood,Standard	14.15	25	354

(17) Garages

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

Base Cost	19.20	576	11,059
Common Wall: 1 Wall	-1300.00	1	-1,300
Automatic Doors	375.00	1	375

County Multiplier = 1.38 =>                      Cost New =                      150,104

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0,    Depr.Cost =                      120,083

ECF (430 LAKE ESTATES)                      0.900 => TCV of Bldg: 1 =                      108,075

2017 Est. T.C.V. 009-430-024-00                      =                      129,764

Est. TCV/Total Floor Area = 77.89

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
64,500	64,500	64,500	52,864	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	400	0	0	475	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
64,900	64,900	64,900	53,339	53,339	0

009-430-026-00                      2017 Est. T.C.V.                      STILLMAN ALAN F & LINDA  
 Property Class: 401                      6060 W CHARLES DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table R430.SUB 430 LAKE ESTATES  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> SITE		\$9000			9000	100		9,000
116 Actual Front Feet, 0.51 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: Asphalt Paving	1.42	1.00	1248	67	1,187
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 2500	2500.00	1.00	1.0	100	2,500
Total Estimated Land Improvements True Cash Value =					3,687

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

(11) Heating System: Forced Hot Water  
 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    45.71    -7.77    1.51    1344    53,021

Other Additions/Adjustments                      Rate                      Size                      Cost

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

(14) Water/Sewer  
 Public Sewer                      912.00                      1                      912  
 Well, 100 Feet                      2425.00                      1                      2,425

(15) Built-Ins & Fireplaces  
 Appliance Allowance                      1235.00                      1                      1,235  
 Fireplace: Direct-Vented Gas                      725.00                      1                      725

(16) Deck/Balcony  
 Treated Wood,Standard                      12.95                      25                      324  
 Treated Wood,Standard                      7.70                      96                      739

(17) Garages  
 Class:CD Exterior: Siding Foundation: 42 Inch (Unfinished)  
 Base Cost                      20.05                      480                      9,624  
 Automatic Doors                      375.00                      1                      375

County Multiplier = 1.38 =>                      Cost New =                      98,746

Notes: SCHULTZ HOMES

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0,    Depr.Cost =                      74,059  
 ECF (430 LAKE ESTATES)                      0.700 => TCV of Bldg: 1 =                      51,841

2017 Est. T.C.V. 009-430-026-00                      =                      64,528

Est. TCV/Total Floor Area = 48.01, Most recent sale 10/01/2012 for 58,500

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
30,200	30,200	30,200	28,786	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,100	0	0	259	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
32,300	32,300	32,300	29,045	29,045	0	



009-430-027-00                    2017 Est. T.C.V.                    DUVALL NORMA J  
 Property Class: 401                                       6050 W CHARLES DR  
 Map #:                    LAKE TOWNSHIP                    LAKE CITY, MI 49651

Land Value Estimates for Land Table R430.SUB 430 LAKE ESTATES  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> SITE		\$9000			9000	100		9,000
66 Actual Front Feet, 0.33 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: 3.5 Concrete	3.44	1.00	672	71	1,641
Total Estimated Land Improvements True Cash Value =					1,641

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

(11) Heating System: Forced Air w/ Ducts

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	67.78	0.00	0.00	960	65,069

Other Additions/Adjustments                    Rate                    Size                    Cost

(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
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(16) Porches

CCP (1 Story), Standard	35.60	60	2,136
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(17) Garages

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

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

County Multiplier = 1.38    =>                    Cost New =    118,405

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0,    Depr.Cost =    82,883  
 ECF (430 LAKE ESTATES)                    0.900 => TCV of Bldg: 1 =    74,595

2017 Est. T.C.V. 009-430-027-00                    =    85,236

Est. TCV/Total Floor Area = 88.79

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
42,300	42,300	42,300	34,084	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	300	0	0	306	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
42,600	42,600	42,600	34,390	34,390	34,390	

009-430-028-00                    2017 Est. T.C.V.                    HUTCHINSON CARL W & CARMEN M &  
 Property Class: 401                                       1693 S KATHLEEN DR  
 Map #:                    LAKE TOWNSHIP                    Lake City, MI 49651

Land Value Estimates for Land Table R430.SUB 430 LAKE ESTATES

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> SITE		\$7000			7000	100		7,000
66 Actual Front Feet, 0.36 Total Acres							Total Est. Land Value =	7,000

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	3100	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 2500	2500.00	1.00	1.0	95	2,375
Total Estimated Land Improvements True Cash Value =					2,375

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

(11) Heating System: Forced Heat & Cool

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	45.83	-7.80	2.59	1104	44,844
1	Story Siding	Crawl Space	45.83	-7.80	2.59	221	8,977

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

Public Sewer	912.00	1	912
Well, 100 Feet	2425.00	1	2,425

(16) Porches

WCP (1 Story), Standard	20.67	180	3,721
WCP (1 Story), Standard	21.77	156	3,396
CCP (1 Story), Standard	17.30	372	6,436
WPP, Standard	15.87	64	1,016

(16) Deck/Balcony

Treated Wood, Standard	6.30	240	1,512
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(17) Garages

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

Base Cost	16.37	672	11,001
Automatic Doors	350.00	2	700

County Multiplier = 1.38 =>                    Cost New =    119,493

Notes: 1989 FAIRMONT

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0,	Depr.Cost =	83,645
ECF (430 LAKE ESTATES)                    0.700 => TCV of Bldg: 1 =		58,552

2017 Est. T.C.V. 009-430-028-00                    =    67,927

Est. TCV/Total Floor Area = 51.27

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
31,700	31,700	31,700	23,509	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	2,300	0	0	211	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
34,000	34,000	34,000	23,720	23,720	0

009-430-029-00                      2017 Est. T.C.V.                      EMOND WILFRED & PATSY  
 Property Class: 401                                           1707 S KATHLEEN DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table R430.SUB 430 LAKE ESTATES  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> SITE		\$7000			7000	100		7,000
93 Actual Front Feet, 0.40 Total Acres                      Total Est. Land Value =								7,000

Land Improvement Cost Estimates  
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	9.48	1.00	225	71	1,515
Total Estimated Land Improvements True Cash Value =					1,515

Cost Est. for Res. Bldg: 1    Single Family    1S                      Cls C    Blt 1938

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1224 SF    Floor Area = 1224 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	64.82	-9.27	0.00	1224	67,993

Other Additions/Adjustments                      Rate                      Size                      Cost

(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Deck/Balcony

Treated Wood,Standard	7.39	160	1,182
Treated Wood,Standard	14.15	25	354

County Multiplier = 1.38 =>                      Cost New =    113,631

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0,    Depr.Cost =    68,179

Separately Depreciated Items:

Square footage # 1 is depreciated at 46 %Good...	Base Cost Was =	67,993
County Multiplier = 1.38 =>	Cost New =	93,831
Phy/Ab.Phy/Func/Econ/Comb.%Good=-14/100/100/100/-14.0,	Depr.Cost =	-13,136
ECF (430 LAKE ESTATES)                      0.900 => TCV of Bldg: 1 =		49,538

2017 Est. T.C.V. 009-430-029-00                      =    58,053

Est. TCV/Total Floor Area = 47.43

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
28,800	28,800	28,800	24,048	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	200	0	216	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
29,000	29,000	29,000	24,264	24,264	0

009-430-030-00                      2017 Est. T.C.V.                      HALL JENNIFER L  
 Property Class: 401                                           1725 S KATHLEEN DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table R430.SUB 430 LAKE ESTATES  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> SITE		\$7000			7000	100		7,000
93 Actual Front Feet, 0.40 Total Acres                      Total Est. Land Value =								7,000

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    1.25S                      Cls D                      Blt 1925

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1404 SF    Floor Area = 1638 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25	Story Siding	Basement	52.49	0.00	0.83	936	49,908
1	Story Siding	Crawl Space	45.31	-7.68	0.66	468	17,920

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

Public Sewer	912.00	1	912
Well, 100 Feet	2425.00	1	2,425

(15) Built-Ins & Fireplaces

Appliance Allowance	1235.00	1	1,235
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(16) Porches

CCP (1 Story), Standard	20.28	208	4,218
CGEP (1 Story), Standard	47.25	70	3,308

(17) Garages

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

Base Cost	23.51	315	7,406
Mechanical Doors	325.00	1	325

County Multiplier = 1.38 =>                      Cost New =                      123,207

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0,    Depr.Cost =                      67,764  
 ECF (430 LAKE ESTATES)                      0.900 => TCV of Bldg: 1 =                      60,988

2017 Est. T.C.V. 009-430-030-00                      =                      68,958  
 Est. TCV/Total Floor Area = 42.10, Most recent sale 09/28/2010 for 51,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
34,300	34,300	34,300	28,161	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	200	0	253	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
34,500	34,500	34,500	28,414	28,414	28,414

009-430-031-00	2017 Est. T.C.V.	ANDRASH STEPHEN & PATRICIA
Property Class: 201		1748 S MOREY RD
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
M-55/66 \$300	94.00	183.00	1.0000	0.0000	300	100*		0
COMMERCIAL \$1/SQFT			0.40 Acres		43560	100		17,206

\* denotes lines that do not contribute to the total acreage calculation.

94 Actual Front Feet, 0.40 Total Acres      Total Est. Land Value =      17,206

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value	
Commercial/Industrial Local Cost Land Improvements						
Description	Rate	CountyMult.	Size	%Good	%Arch.Mult	Cash Value
PAVING	1.00	1.00	5000.0	88	100	4,400

Total Estimated Land Improvements True Cash Value =      4,400

Cost Estimates for Commercial/Industrial Building/Section: 1      Built 1969

Description of Occupancy: CAL 140

Costs are taken from the Office Building cost schedules.

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

Class: D      Quality: Average      Percent Adj: +0

Base Rate for Upper Floors = 73.65

(10) Heating system: Forced Air Furnace      Cost/SqFt: 0.00      100%

Elevator Adjustment (Applied to upper floors rate)      Cost/Sq.Ft.: -1.50

Adjusted Square Foot Cost for Upper Floors = 72.15

1 Stories      Number of Stories Multiplier: 1.000

Average Height per Story: 8      Height per Story Multiplier: 0.900

Ave. Floor Area: 864      Perimeter: 120      Perim. Multiplier: 1.232

Refined Square Foot Cost for Upper Floors: 80.00

County Multiplier: 1.38, Final Square Foot Cost for Upper Floors = 110.400

Total Floor Area: 864      Base Cost New of Upper Floors =      95,386

Reproduction/Replacement Cost =      95,386

Eff.Age:40      Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 50 /100/100/100/50.0

Total Depreciated Cost =      47,693

ECF (201B COMMERCIAL GROUP B)      0.980 => TCV of Bldg: 1 =      46,739

Replacement Cost/Floor Area= 110.40      Est. TCV/Floor Area= 54.10

Cost Estimates for Commercial/Industrial Building/Section: 2      Built 1969

Description of Occupancy: CAL 174

Costs are taken from the Shed, Utility, 4 Wall cost schedules.

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

Class: D      Quality: Low Cost      Percent Adj: +0

Base Rate for Upper Floors = 9.75

(10) Heating system: No Heating or Cooling      Cost/SqFt: 0.00      100%

Adjusted Square Foot Cost for Upper Floors = 9.75

1 Stories      Number of Stories Multiplier: 1.000

Average Height per Story: 8      Height per Story Multiplier: 0.960

Ave. Floor Area: 735      Perimeter: 735      Perim. Multiplier: 3.402

Refined Square Foot Cost for Upper Floors: 31.84

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Parcel Number: 009-430-031-00 Page: 2

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County Multiplier: 1.38, Final Square Foot Cost for Upper Floors = 43.943

Total Floor Area: 735	Base Cost New of Upper Floors =	32,298
	Reproduction/Replacement Cost =	32,298
Eff.Age:40    Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 55 /100/100/100/55.0	Total Depreciated Cost =	17,764
ECF (201B COMMERCIAL GROUP B)	0.980 => TCV of Bldg: 2 =	17,409
Replacement Cost/Floor Area= 43.94	Est. TCV/Floor Area= 23.69	

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Total Estimated True Cash Value of Commercial/Industrial Buildings = 64,148

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2017 Est. T.C.V. 009-430-031-00 = 85,754

Est. TCV/Total Floor Area = 53.63, Most recent sale 10/01/1995 for 25,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
38,700	38,700	38,700	22,636	0.90		
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	4,200	0	0	203	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
42,900	42,900	42,900	22,839	22,839	0	

009-430-032-00                      2017 Est. T.C.V.                      STANLEY LAURA  
 Property Class: 401                      6068 W JAMES DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table R430.SUB 430 LAKE ESTATES  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> SITE					7000	100		7,000
132 Actual Front Feet, 0.36 Total Acres					Total Est. Land Value =			7,000

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	192	0	0
D/W/P: Asphalt Paving	1.42	1.00	1200	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.0	97	970
Total Estimated Land Improvements True Cash Value =					970

Cost Est. for Res. Bldg: 1    Single Family    1S                      Cls D    Blt 1991

(11) Heating System: Forced Air w/ Ducts

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	48.38	0.00	0.66	1008	49,432

Other Additions/Adjustments                      Rate                      Size                      Cost

(13) Plumbing

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

(14) Water/Sewer

Public Sewer	912.00	1	912
Well, 100 Feet	2425.00	1	2,425

(15) Built-Ins & Fireplaces

Appliance Allowance	1235.00	1	1,235
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(17) Garages

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

Base Cost	21.35	384	8,198
Common Wall: 1 Wall	-1175.00	1	-1,175
Mechanical Doors	325.00	1	325

County Multiplier = 1.38 =>                      Cost New =                      86,909

Phy/Ab.Phy/Func/Econ/Comb.%Good= 79/100/100/100/79.0,    Depr.Cost =                      68,658  
 ECF (430 LAKE ESTATES)                      0.900 => TCV of Bldg: 1 =                      61,792

2017 Est. T.C.V. 009-430-032-00                      =                      69,762  
 Est. TCV/Total Floor Area = 69.21, Most recent sale 06/29/2010 for 57,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
34,700	34,700	34,700	29,817	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	200	0	268	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
34,900	34,900	34,900	30,085	30,085	30,085

009-430-033-00                      2017 Est. T.C.V.                      ROOT DEAN M  
 Property Class: 401                      W JAMES DR  
 Map #:                      LAKE TOWNSHIP                      Lake City, MI 49651

Land Value Estimates for Land Table R430.SUB 430 LAKE ESTATES  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> SITE					7000	100		7,000
111 Actual Front Feet, 0.36 Total Acres							Total Est. Land Value =	7,000

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	480	0	0
Shed: Wood Frame	9.59	1.00	80	25	192
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 =					667

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

(11) Heating System: Forced Air w/o Ducts  
 Ground Area = Size for Rates = 1568 SF    Floor Area = 1568 SF.  
 Stories    Exterior    Foundation    Rate    Bsmnt-Adj    Heat-Adj    Size    Cost  
 1    Story Siding    Crawl Space    44.49    -7.45    0.00    1568    58,079

Other Additions/Adjustments                      Rate                      Size                      Cost

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

(14) Water/Sewer  
 Public Sewer                      912.00                      1                      912  
 Well, 100 Feet                      2425.00                      1                      2,425

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

County Multiplier = 1.38    =>                      Cost New =                      89,459

Notes: 1996 PATRIOT  
 2014 REROOF

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0,    Depr.Cost =                      76,041  
 ECF (430 LAKE ESTATES)                      0.700 => TCV of Bldg: 1 =                      53,228

2017 Est. T.C.V. 009-430-033-00								=	60,895
Est. TCV/Total Floor Area = 38.84, Most recent sale 03/16/2005 for 4,500									
2016 Assessed	MBOR	S.E.V.	Base for Cap		C.P.I.				
28,400	28,400	28,400	26,278		0.90				
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses			
0	2,000		0	0	236	0			
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-		PRE/MBT			
30,400	30,400	30,400	26,514	26,514		0			



009-430-034-00                      2017 Est. T.C.V.                      HEATER WARREN J & SHARON E  
 Property Class: 402                      JAMES DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table R430.SUB 430 LAKE ESTATES  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> SITE		\$7000			7000	100		7,000
100 Actual Front Feet, 0.34 Total Acres							Total Est. Land Value =	7,000

2017 Est. T.C.V. 009-430-034-00 = 7,000

Est. TCV/Total Floor Area = 4.46, Most recent sale 08/01/1999 for 66,900

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
3,500	3,500	3,500	2,877	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	25	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
3,500	3,500	3,500	2,902	2,902	2,902	

009-430-035-00	2017 Est. T.C.V.	HEATER WARREN J & SHARON E
Property Class: 401		6110 JAMES DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table R430.SUB 430 LAKE ESTATES

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> SITE		\$7000			7000	100		7,000
100 Actual Front Feet, 0.34 Total Acres					Total Est. Land Value =			7,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Asphalt Paving	1.61	1.00	980	0	0
Shed: Wood Frame	9.49	1.00	224	71	1,510

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 =					1,985

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

(11) Heating System: Electric Baseboard

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	62.56	0.00	-0.26	1120	69,776

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

(13) Plumbing

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

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
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(16) Porches

CPP, Standard	34.45	16	551
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(16) Deck/Balcony

Treated Wood, Standard	7.53	144	1,084
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(17) Garages

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

Base Cost	18.85	600	11,310
Common Wall: 1 Wall	-1300.00	1	-1,300
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 => Cost New = 122,935

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 79,908

ECF (430 LAKE ESTATES) 0.900 => TCV of Bldg: 1 = 71,917

2017 Est. T.C.V. 009-430-035-00 = 80,902

Est. TCV/Total Floor Area = 72.23

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
40,200	40,200	40,200	33,119	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	300	0	298	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
40,500	40,500	40,500	33,417	33,417	33,417

009-430-036-00                      2017 Est. T.C.V.                      HEATER WARREN J & SHARON E  
 Property Class: 401                      JAMES DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table R430.SUB 430 LAKE ESTATES  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> SITE		\$7000			7000	100		7,000
100 Actual Front Feet, 0.34 Total Acres                      Total Est. Land Value =								7,000

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	320	99	944
Total Estimated Land Improvements True Cash Value =					944

Cost Est. for Res. Bldg: 1    Single Family    GRG                      Cls D    Blt 2009

(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: 42 Inch (Unfinished)

Base Cost	13.35	1200	16,020
Mechanical Doors	325.00	1	325

County Multiplier = 1.38 =>                      Cost New =                      22,556

Phy/Ab.Phy/Func/Econ/Comb.%Good= 97/100/100/100/97.0,    Depr.Cost =                      21,879  
 ECF (430 LAKE ESTATES)                      0.900 => TCV of Bldg: 1 =                      19,691

2017 Est. T.C.V. 009-430-036-00                      =                      27,635

Est. TCV/Total Floor Area = 0.00

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
13,700	13,700	13,700	12,319	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	100	0	110	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
13,800	13,800	13,800	12,429	12,429	12,429	

009-430-037-00                      2017 Est. T.C.V.                      SHEIDLER DONALD B & JUNE A  
 Property Class: 401                                           6172 JAMES DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table R430.SUB 430 LAKE ESTATES

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> SITE		\$7000			7000	100		7,000
100 Actual Front Feet, 0.34 Total Acres							Total Est. Land Value =	7,000

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	80	94	224
Total Estimated Land Improvements True Cash Value =					224

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

(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	Basement	52.24	0.00	0.72	1104	58,468

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, 100 Feet	2425.00	1	2,425

(15) Built-Ins & Fireplaces

Appliance Allowance	1235.00	1	1,235
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(17) Garages

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

Base Cost	21.35	384	8,198
Common Wall: 1 Wall	-1175.00	1	-1,175
Mechanical Doors	325.00	1	325

County Multiplier = 1.38 =>                      Cost New =                      97,860

Phy/Ab.Phy/Func/Econ/Comb.%Good= 82/100/100/100/82.0,    Depr.Cost =                      80,245  
 ECF (430 LAKE ESTATES)                      0.900 => TCV of Bldg: 1 =                      72,221

2017 Est. T.C.V. 009-430-037-00                      =                      79,445

Est. TCV/Total Floor Area = 71.96

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
39,500	39,500	39,500	33,855	0.90		
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	200	0	0	304	0	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
39,700	39,700	39,700	34,159	34,159	34,159	

009-430-038-00                      2017 Est. T.C.V.                      SHEIDLER DONALD B & JUNE A  
 Property Class: 401                      JAMES DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table R430.SUB 430 LAKE ESTATES

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> SITE		\$7000			7000	100		7,000
100 Actual Front Feet, 0.34 Total Acres					Total Est. Land Value =			7,000

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

(11) Heating System: No Heating/Cooling

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost

Other Additions/Adjustments	Rate	Size	Cost

(17) Garages

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

Base Cost	15.09	384	5,795
Mechanical Doors	350.00	1	350
No Floor Deduction	-3.10	384	-1,190

County Multiplier = 1.38    =>                      Cost New =    6,837

Phy/Ab.Phy/Func/Econ/Comb.%Good= 95/100/100/100/95.0,    Depr.Cost =    6,495

ECF (430 LAKE ESTATES)                      0.900 => TCV of Bldg: 1 =    5,845

2017 Est. T.C.V. 009-430-038-00                      =    12,845

Est. TCV/Total Floor Area = 0.00

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
6,400	6,400	6,400	4,769	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	42	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
6,400	6,400	6,400	4,811	4,811	4,811	

009-430-039-00                      2017 Est. T.C.V.                      WEATHERBY ROBERT L & JOAN L  
 Property Class: 401                                           1795 S BARBARA DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table R430.SUB 430 LAKE ESTATES

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> SITE		\$7000			7000	100		7,000
100 Actual Front Feet, 0.34 Total Acres					Total Est. Land Value =			7,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	2.98	1.00	60	0	0
D/W/P: 4in Concrete	3.12	1.00	240	0	0
Shed: Wood Frame	7.70	1.00	200	50	770
Shed: Wood Frame	9.06	1.00	100	50	453
Total Estimated Land Improvements True Cash Value =					1,223

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

(11) Heating System: Forced Air w/ Ducts

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	47.35	-8.17	0.66	1120	44,621

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

Public Sewer	912.00	1	912
Well, 100 Feet	2425.00	1	2,425

(15) Built-Ins & Fireplaces

Appliance Allowance	1235.00	1	1,235
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(16) Porches

CPP, Standard	26.23	24	630
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(16) Deck/Balcony

Treated Wood, Standard	6.14	288	1,768
Roof Cover Only, Standard	16.60	57	946

(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 =                      88,398

Phy/Ab.Phy/Func/Econ/Comb.%Good= 77/100/100/100/77.0,    Depr.Cost =                      68,067  
 ECF (430 LAKE ESTATES)                      0.700 => TCV of Bldg: 1 =                      47,647

2017 Est. T.C.V. 009-430-039-00                      =                      55,870

Est. TCV/Total Floor Area = 49.88

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
25,100	25,100	25,100	22,476	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
100	2,700	0	100	202	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
27,900	27,900	27,900	22,778	22,778	22,778

009-430-040-00                      2017 Est. T.C.V.                      WEATHERBY ROBERT L & JOAN L  
 Property Class: 401                      BARBARA DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table R430.SUB 430 LAKE ESTATES

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> SITE		\$7000			7000	100		7,000
100 Actual Front Feet, 0.34 Total Acres					Total Est.		Land Value =	7,000

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
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Other Additions/Adjustments	Rate	Size	Cost
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(17) Garages

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

Base Cost	10.69	896	9,578
Mechanical Doors	325.00	2	650

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

Base Cost	12.70	512	6,502
Common Wall: 1 Wall	-731.25	1	-731
Mechanical Doors	325.00	1	325

County Multiplier = 1.38 =>                      Cost New =                      22,528

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0,    Depr.Cost =                      19,149

ECF (430 LAKE ESTATES)                      0.900 => TCV of Bldg: 1 =                      17,234

2017 Est. T.C.V. 009-430-040-00                      =                      24,234

Est. TCV/Total Floor Area = 0.00

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
12,100	12,100	12,100	10,674	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	
12,100	12,100	12,100	10,770	10,770	10,770	

009-430-041-00                      2017 Est. T.C.V.                      BEECRAFT WILLIAM & NANCY  
 Property Class: 401                                           6145 DONALD DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table R430.SUB 430 LAKE ESTATES  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> SITE					7000	100		7,000
120 Actual Front Feet, 0.41 Total Acres							Total Est. Land Value =	7,000

Land Improvement Cost Estimates  
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	10.02	1.00	64	85	545
Total Estimated Land Improvements True Cash Value =					545

Cost Est. for Res. Bldg: 1    Single Family    MANU-BOCA/STATE Cls    D+10    Blt 1995

(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	Crawl Space	51.11	-8.76	0.72	1232	53,062

Other Additions/Adjustments                      Rate                      Size                      Cost

(13) Plumbing

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

(14) Water/Sewer

Public Sewer	912.00	1	912
Well, 100 Feet	2425.00	1	2,425

(15) Built-Ins & Fireplaces

Appliance Allowance	1235.00	1	1,235
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(16) Porches

WPP, Standard	11.34	140	1,588
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County Multiplier = 1.38 =>                      Cost New =                      84,728

Notes: MODULAR-Fleetwood 112B452648J

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0,    Depr.Cost =    72,018  
 ECF (430 LAKE ESTATES)                      0.700 => TCV of Bldg: 1 =    50,413

2017 Est. T.C.V. 009-430-041-00                      =                      57,958

Est. TCV/Total Floor Area = 47.04, Most recent sale 09/24/2007 for 37,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
27,000	27,000	27,000	24,974	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,000	0	0	224	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
29,000	29,000	29,000	25,198	25,198	0	



009-430-042-00	2017 Est. T.C.V.	COVENANT CAPITAL INC
Property Class: 401		6111 W DONALD DR
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

Land Value Estimates for Land Table R430.SUB 430 LAKE ESTATES  
\* Factors \* LOTS 42 & 43

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> SITE	\$7000		7000		100			7,000
<Site Value C> SITE	\$3000		3000		100		LOT 42 EXT W20'	3,000
180 Actual Front Feet, 0.62 Total Acres Total Est. Land Value =								10,000

Land Improvement Cost Estimates  
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	8.14	1.00	168	89	1,216
Total Estimated Land Improvements True Cash Value =					1,216

Cost Est. for Res. Bldg: 1 Single Family MANU-NATIONAL Cls D Blt 1988

(11) Heating System: Forced Air w/o 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	43.98	-7.31	0.00	1680	61,606

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

Public Sewer	912.00	1	912
Well, 100 Feet	2425.00	1	2,425

(15) Built-Ins & Fireplaces

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

County Multiplier = 1.38 => Cost New = 95,638

Notes: HUD

Phy/Ab.Phy/Func/Econ/Comb.%Good= 72/100/100/100/72.0,	Depr.Cost =	68,859
ECF (430 LAKE ESTATES)	0.650 => TCV of Bldg: 1 =	44,758

2017 Est. T.C.V. 009-430-042-00 = 55,974

Est. TCV/Total Floor Area = 33.32, Most recent sale 04/01/1996 for 2,600

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
30,300	25,000	25,000	25,000	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	3,000	0	225	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
28,000	28,000	28,000	25,225	25,225	0	

009-430-044-00                      2017 Est. T.C.V.                      HUTCHINSON CARL &  
 Property Class: 402                                           W DONALD DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table R430.SUB 430 LAKE ESTATES  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> SITE		\$9000			9000	100		9,000
240 Actual Front Feet, 0.83 Total Acres					Total Est.		Land Value =	9,000

2017 Est. T.C.V. 009-430-044-00                      =                      9,000

Est. TCV/Total Floor Area = 5.36

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	3,000	0	0	13	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
4,500	4,500	4,500	1,513	1,513	0	

009-430-045-00                      2017 Est. T.C.V.                      ROOT DEAN & SHERYL  
 Property Class: 401                      6066 W DONALD DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table R430.SUB 430 LAKE ESTATES

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> SITE		\$7000			7000	100		7,000
120 Actual Front Feet, 0.41 Total Acres					Total Est. Land Value =			7,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	4.04	1.00	768	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.0	95	950
Total Estimated Land Improvements True Cash Value =					950

< Cost Estimates for Res. Building: 1    Mobile Home    Class: Good Quality    >  
 (11) Heating System: Forced Warm Air

Unit	Exterior	Roof	Rate	Heat/Roof	Ext.(%)	Size	Cost
BaseUnit	Siding	Comp.Shingle	48.78	0.00	0	672	32,780

Other Additions/Adjustments	Rate	Size	Cost
Expando	25.40	84	2,134
Addition/Crawl	45.75	256	11,712

(2) Skirting			
Metal Enamel	6.42	136	873

(9) Foundation			
Foundation Wall: Concrete	7.38	0	0

(13) Plumbing			
Average Fixture(s)	645.00	1	645

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

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

(16) Porches			
WSEP (1 Story), Standard	30.23	112	3,386

(17) Garages			
Class:D Exterior: Pole Foundation: 18 Inch (Unfinished)			
Base Cost	10.90	728	7,935
Mechanical Doors	325.00	2	650

County Multiplier = 1.38 =>                      Cost New =                      88,095

Phy/Ab.Phy/Func/Econ/Comb.%Good= 35/100/100/100/35.0,    Depr.Cost =                      30,833  
 ECF (430 LAKE ESTATES)                      0.650 => TCV of Bldg: 1 =                      20,042

2017 Est. T.C.V. 009-430-045-00                      =                      27,992

Est. TCV/Total Floor Area = 30.16, Most recent sale 12/01/1997 for 17,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
13,900	13,900	13,900	12,336	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	100	0	111	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
14,000	14,000	14,000	12,447	12,447	0

009-430-046-00                      2017 Est. T.C.V.                      PETERSON DAWN L  
 Property Class: 401                      6094 DONALD DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table R430.SUB 430 LAKE ESTATES

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> SITE		\$7000			7000	100		7,000
120 Actual Front Feet, 0.41 Total Acres					Total Est. Land Value =			7,000

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	840	71	1,777
Total Estimated Land Improvements True Cash Value =					1,777

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1032 SF    Floor Area = 1032 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	48.15	-8.35	0.66	1032	41,755

Other Additions/Adjustments                      Rate                      Size                      Cost

(13) Plumbing

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

Public Sewer	912.00	1	912
Well, 100 Feet	2425.00	1	2,425

(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	25.35	304	7,706
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(16) Deck/Balcony

Treated Wood, Standard	8.34	72	600
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(17) Garages

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

Base Cost	13.39	960	12,854
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 =>                      Cost New =                      98,550

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0,    Depr.Cost =                      64,057  
 ECF (430 LAKE ESTATES)                      0.900 => TCV of Bldg: 1 =                      57,652

2017 Est. T.C.V. 009-430-046-00                      =                      66,429

Est. TCV/Total Floor Area = 64.37

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
33,000	33,000	33,000	27,411	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	200	0	246	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
33,200	33,200	33,200	27,657	27,657	27,657	

009-430-047-00	2017 Est. T.C.V.	LERG DONALD R
Property Class: 401		6112 W DONALD DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table R430.SUB 430 LAKE ESTATES

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> SITE		\$7000			7000	100		7,000
100 Actual Front Feet,	0.34	Total Acres			Total Est. Land Value =			7,000

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	286	0	0
Shed: Wood Frame	12.07	1.00	80	94	908

Residential Local Cost Land Improvements

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

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1224 SF Floor Area = 1224 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	64.82	-9.27	0.00	1224	67,993

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	38.16	48	1,832
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County Multiplier = 1.38 => Cost New = 107,587

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 69,932

Separately Depreciated Items:

(16) Deck/Balcony

Treated Wood,Standard	7.90	120	948
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County Multiplier = 1.38 => Cost New = 1,308

Phy/Ab.Phy/Func/Econ/Comb.%Good= 88/100/100/100/88.0, Depr.Cost = 1,151

Treated Wood,Standard	7.34	168	1,233
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County Multiplier = 1.38 => Cost New = 1,702

Phy/Ab.Phy/Func/Econ/Comb.%Good= 89/100/100/100/89.0, Depr.Cost = 1,515

(17) Garages

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

Base Cost	19.04	832	15,841
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Common Wall: 1 Wall	-1300.00	1	-1,300
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County Multiplier = 1.38 => Cost New = 20,067

Phy/Ab.Phy/Func/Econ/Comb.%Good= 73/100/100/100/73.0, Depr.Cost = 14,649

Total Depreciated Cost = 87,246

ECF (430 LAKE ESTATES) 0.900 => TCV of Bldg: 1 = 78,522

Parcel Number: 009-430-047-00

Page: 2

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2017 Est. T.C.V. 009-430-047-00				=	87,380	
Est. TCV/Total Floor Area = 71.39						
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
43,400	43,400	43,400	35,767	0.90		
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	300	0	0	321	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
43,700	43,700	43,700	36,088	36,088	36,088	

009-430-048-00	2017 Est. T.C.V.	BELL MICHAEL G & BRENDA K
Property Class: 401		6132 W DONALD DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table R430.SUB 430 LAKE ESTATES

\* Factors \*                      LOT 48 & 1/2 LOT 49

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> SITE	\$7000				7000	100		7,000
<Site Value C> SITE	\$3000				3000	100		3,000
150 Actual Front Feet, 0.52 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	950	74	2,418
Total Estimated Land Improvements True Cash Value =					2,418

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

(11) Heating System: Forced Air w/ Ducts

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	66.55	0.00	0.00	1056	70,277

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, 100 Feet	2700.00	1	2,700

(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
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(16) Porches

WPP, Standard	15.83	80	1,266
WPP, Standard	14.97	96	1,437

(17) Garages

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

Base Cost	24.07	358	8,617
Mechanical Doors	350.00	1	350

County Multiplier = 1.38    =>                      Cost New =              122,108

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0,    Depr.Cost =              85,476

ECF (430 LAKE ESTATES)                      0.900 => TCV of Bldg: 1 =              76,928

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2017 Est. T.C.V. 009-430-048-00                      =              89,346

Est. TCV/Total Floor Area = 84.61, Most recent sale 10/01/2002 for 79,900

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
44,400	44,400	44,400	38,879	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	300	0	0	349	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
44,700	44,700	44,700	39,228	39,228	39,228

009-430-049-00                      2017 Est. T.C.V.                      WILSON BILLY D & DONNA M  
 Property Class: 401                      6170 W DONALD DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table R430.SUB 430 LAKE ESTATES

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> SITE					3000	100		3,000
50 Actual Front Feet, 0.17 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: 3.5 Concrete	3.20	1.00	60	80	154
Total Estimated Land Improvements True Cash Value =					154

Cost Est. for Res. Bldg: 1    Single Family    GRG                      Cls CD                      Blt 1990

(11) Heating System: No Heating/Cooling

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost

Other Additions/Adjustments	Rate	Size	Cost

(17) Garages

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

Base Cost	15.30	720	11,016
Mechanical Doors	350.00	2	700

County Multiplier = 1.38 =>                      Cost New =                      16,168

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0,    Depr.Cost =                      13,743  
 ECF (430 LAKE ESTATES)                      0.900 => TCV of Bldg: 1 =                      12,369

2017 Est. T.C.V. 009-430-049-00                      =                      15,523

Est. TCV/Total Floor Area = 0.00, Most recent sale 08/01/1996 for 52,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
7,700	7,700	7,700	4,535	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	100	0	40	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
7,800	7,800	7,800	4,575	4,575	0	



009-430-050-00                      2017 Est. T.C.V.                      WILSON BILLY D & DONNA M  
 Property Class: 401                                           6170 W DONALD DR  
 Map #:                      LAKE TOWNSHIP                      Lake City, MI 49651

Land Value Estimates for Land Table R430.SUB 430 LAKE ESTATES  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> SITE		\$7000			7000	100		7,000
100 Actual Front Feet, 0.34 Total Acres                      Total Est. Land Value =								7,000

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	372	46	510
Shed: Wood Frame	9.17	1.00	96	45	396
Total Estimated Land Improvements True Cash Value =					906

Cost Est. for Res. Bldg: 1    Single Family    MANU-BOCA/STATE Cls    D    Blt 1974

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1152 SF    Floor Area = 1152 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	47.07	-8.11	0.66	1152	45,642

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

(16) Porches  
 CSEP (1 Story), Standard                      21.49                      288                      6,189

(17) Garages  
 Class:D Exterior: Siding Foundation: 42 Inch (Unfinished)  
 Base Cost                      16.90                      624                      10,546  
 Common Wall: 1/2 Wall                      -575.00                      1                      -575  
 Mechanical Doors                      325.00                      1                      325

County Multiplier = 1.38    =>                      Cost New =                      92,769

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0,    Depr.Cost =                      60,300  
 ECF (430 LAKE ESTATES)                      0.700 => TCV of Bldg: 1 =                      42,210

2017 Est. T.C.V. 009-430-050-00                      =                      50,116  
 Est. TCV/Total Floor Area = 43.50

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
23,400	23,400	23,400	20,291	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	1,700	0	0	182	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
25,100	25,100	25,100	20,473	20,473	0

009-430-051-00                      2017 Est. T.C.V.                      SOLTOW JACK D TRUST  
 Property Class: 401                      6188 DONALD DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table R430.SUB 430 LAKE ESTATES  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> SITE					7000	100		7,000
100 Actual Front Feet, 0.34 Total Acres							Total Est. Land Value =	7,000

Land Improvement Cost Estimates  
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Concrete	3.61	1.00	1240	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.0	95	950
Total Estimated Land Improvements True Cash Value =					950

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

Unit	Exterior	Roof	Rate	Heat/Roof	Ext.(%)	Size	Cost
BaseUnit	Ribbed	Metal	36.82	-0.75	-6	1440	48,760

Other Additions/Adjustments	Rate	Size	Cost
Free Standing Roof	4.57	1440	6,581

(2) Skirting  
 Metal Enamel                      5.70                      168                      958

(9) Foundation  
 Foundation Wall: Concrete                      6.92                      0                      0

(14) Water/Sewer  
 Public Sewer                      912.00                      1                      912  
 Well, 100 Feet                      2425.00                      1                      2,425

(16) Porches  
 WCP (1 Story), Standard                      31.96                      60                      1,918

(17) Garages  
 Class:C Exterior: Pole Foundation: 18 Inch (Unfinished)  
 Base Cost                      13.16                      576                      7,580  
 Mechanical Doors                      350.00                      2                      700

County Multiplier = 1.38 =>                      Cost New =                      96,369  
 Notes: 1971 GLEN ARVIN MHD

Phy/Ab.Phy/Func/Econ/Comb.%Good= 35/100/100/100/35.0,    Depr.Cost =                      33,729  
 ECF (430 LAKE ESTATES)                      0.650 => TCV of Bldg: 1 =                      21,924

2017 Est. T.C.V. 009-430-051-00                      =                      29,874  
 Est. TCV/Total Floor Area = 20.75, Most recent sale 06/02/2005 for 45,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
14,900	14,900	14,900	13,039	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	117	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
14,900	14,900	14,900	13,156	13,156	0

009-430-053-00                      2017 Est. T.C.V.                      WILSON BILLY D & DONNA M  
 Property Class: 402                      CHARLES DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table R430.SUB 430 LAKE ESTATES  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> SITE					3000	100	1/2 OF LOT 53	3,000
50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	3,000

2017 Est. T.C.V. 009-430-053-00                      =                      3,000

Est. TCV/Total Floor Area = 2.08, Most recent sale 07/01/1998 for 3,750

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
1,500	1,500	1,500	899	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	8	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
1,500	1,500	1,500	907	907	0	

009-430-053-50	2017 Est. T.C.V.	REYNOLDS REBA M TRUST
Property Class: 401		1695 BARBARA DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table R430.SUB 430 LAKE ESTATES  
 \* Factors \* LOT 52 \* 1/2 OF 53

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> SITE					9000	100		9,000
150 Actual Front Feet, 0.52 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.	3.78	1.00	1000	0	0
Shed: Wood Frame	10.75	1.00	80	95	817

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 =					1,767

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 = 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			
Public Sewer	1025.00	1	1,025
Well, 100 Feet	2550.00	1	2,550
(15) Built-Ins & Fireplaces			
Appliance Allowance	1415.00	1	1,415
(16) Deck/Balcony			
Treated Wood, Standard	9.15	64	586
(16) Breezeways			
Frame Wall, Finished	27.25	80	2,180

County Multiplier = 1.38 => Cost New = 108,452  
 Phy/Ab.Phy/Func/Econ/Comb.%Good= 87/100/100/100/87.0, Depr.Cost = 94,354

Separately Depreciated Items:

(17) Garages  
 Class:BC Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	21.10	576	12,154
County Multiplier = 1.38 =>			Cost New = 16,772
Phy/Ab.Phy/Func/Econ/Comb.%Good= 77/100/100/100/77.0,			Depr.Cost = 12,914

Total Depreciated Cost = 107,268  
 ECF (430 LAKE ESTATES) 0.700 => TCV of Bldg: 1 = 75,088

2017 Est. T.C.V. 009-430-053-50	=	85,855			
Est. TCV/Total Floor Area = 58.97					
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
40,000	40,000	40,000	37,010	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,900	0	333	0	

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Parcel Number: 009-430-053-50

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2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
42,900	42,900	42,900	37,343	37,343	37,343

009-430-054-00                      2017 Est. T.C.V.                      WILSON BILLY D & DONNA M  
 Property Class: 402                      CHARLES DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table R430.SUB 430 LAKE ESTATES  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> SITE		\$7000			7000	100		7,000
100 Actual Front Feet, 0.34 Total Acres							Total Est. Land Value =	7,000

2017 Est. T.C.V. 009-430-054-00                      =                      7,000

Est. TCV/Total Floor Area = 4.81

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
3,500	3,500	3,500	1,812	0.90		
2017 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	16	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
3,500	3,500	3,500	1,828	1,828	0	

009-430-055-00                      2017 Est. T.C.V.                      DORLAND JOHN H & MARILYN  
 Property Class: 401                      6133 CHARLES DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table R430.SUB 430 LAKE ESTATES

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> SITE		\$7000			7000	100		7,000
100 Actual Front Feet, 0.34 Total Acres					Total Est. Land Value =			7,000

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	1800	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 2500	2500.00	1.00	1.0	100	2,500
Total Estimated Land Improvements True Cash Value =					2,500

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

(11) Heating System: Forced Air w/ Ducts

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	66.16	-9.55	0.00	1092	61,818

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, 100 Feet	2700.00	1	2,700

(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
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(16) Porches

CPP, Standard	26.17	30	785
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(16) Breezeways

Frame Wall,Finished	27.75	80	2,220
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(17) Garages

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

Base Cost	17.79	676	12,026
Common Wall: 1 Wall	-1300.00	1	-1,300
Automatic Doors	375.00	2	750

County Multiplier = 1.38 =>                      Cost New =    114,314

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0,    Depr.Cost =    102,883  
 ECF (430 LAKE ESTATES)                      0.900 => TCV of Bldg: 1 =    92,594

2017 Est. T.C.V. 009-430-055-00                      =    102,094

Est. TCV/Total Floor Area = 93.49, Most recent sale 12/01/2001 for 81,300

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
50,700	50,700	50,700	38,089	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	300	0	0	342	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
51,000	51,000	51,000	38,431	38,431	38,431

009-430-056-00                      2017 Est. T.C.V.                      ENGLER WILLIAM J  
 Property Class: 401                      6111 W CHARLES DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table R430.SUB 430 LAKE ESTATES  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> SITE		\$7000			7000	100		7,000
100 Actual Front Feet, 0.34 Total Acres                      Total Est. Land Value =								7,000

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	50	500
Total Estimated Land Improvements True Cash Value =					500

Cost Est. for Res. Bldg: 1    Single Family    1S                      Cls C-5    Blt 1990

(11) Heating System: Forced Air w/ Ducts

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	63.22	0.00	0.00	1056	66,760

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

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

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

(16) Porches  
 WCP (1 Story), Standard                      24.46                      144                      3,522

(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                      1                      350

County Multiplier = 1.38 =>                      Cost New =                      118,544

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0,                      Depr.Cost =                      88,908

Separately Depreciated Items:

(16) Deck/Balcony  
 Treated Wood,Standard                      6.10                      720                      4,392  
 County Multiplier = 1.38 =>                      Cost New =                      6,061  
 Phy/Ab.Phy/Func/Econ/Comb.%Good= 91/100/100/100/91.0,                      Depr.Cost =                      5,515

Total Depreciated Cost =                      94,424  
 ECF (430 LAKE ESTATES)                      0.900 => TCV of Bldg: 1 =                      84,981

2017 Est. T.C.V. 009-430-056-00                      =                      92,481

Est. TCV/Total Floor Area = 87.58, Most recent sale 09/17/2015 for 68,500

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
45,900	45,900	45,900	45,900	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



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Parcel Number: 009-430-056-00

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46,200	46,200	46,200	46,313	46,200	46,200
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009-430-057-00	2017 Est. T.C.V.	TAYLOR CLIFFORD W & DAWN A
Property Class: 401		6089 W CHARLES DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table R430.SUB 430 LAKE ESTATES  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> SITE		\$7000			7000	100		7,000
120 Actual Front Feet,	0.41	Total Acres			Total Est.		Land Value =	7,000

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1809 SF Floor Area = 1809 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	43.44	-7.17	0.66	1809	66,806

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

Public Sewer	912.00	1	912
Well, 100 Feet	2425.00	1	2,425

(15) Built-Ins & Fireplaces

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

Treated Wood,Standard	6.52	198	1,291
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(17) Garages

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

Base Cost	14.48	864	12,511
Mechanical Doors	325.00	1	325

County Multiplier = 1.38 => Cost New = 120,998

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0, Depr.Cost = 102,849  
 ECF (430 LAKE ESTATES) 0.700 => TCV of Bldg: 1 = 71,994

2017 Est. T.C.V. 009-430-057-00 = 78,994

Est. TCV/Total Floor Area = 43.67, Most recent sale 08/01/1999 for 65,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
36,700	36,700	36,700	33,801	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,800	0	0	304	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
39,500	39,500	39,500	34,105	34,105	34,105	

009-430-058-00                      2017 Est. T.C.V.                      BROWN KRISTY L  
 Property Class: 401                                           1696 S KATHLEEN DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table R430.SUB 430 LAKE ESTATES  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> SITE		\$7000			7000	100		7,000
120 Actual Front Feet, 0.41 Total Acres					Total Est.		Land Value =	7,000

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 = 896 SF    Floor Area = 896 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	49.68	0.00	0.66	896	45,105

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

(16) Porches  
 WCP (1 Story), Standard                      39.68                      40                      1,587  
 CGEP (1 Story), Standard                      46.61                      72                      3,356

(16) Deck/Balcony  
 Treated Wood, Standard                      8.08                      80                      646

County Multiplier = 1.38    =>                      Cost New =                      76,992

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0,    Depr.Cost =                      46,195  
 ECF (430 LAKE ESTATES)                      0.900 => TCV of Bldg: 1 =                      41,576

2017 Est. T.C.V. 009-430-058-00                      =                      48,576  
 Est. TCV/Total Floor Area = 54.21, Most recent sale 04/13/2012 for 35,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
24,100	24,100	24,100	19,980	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	200	0	179	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
24,300	24,300	24,300	20,159	20,159	20,159

009-440-001-00                      2017 Est. T.C.V.                      BUCKLEY LAURA  
 Property Class: 401                      7229 W WHITE BIRCH AVE  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP H 1400/FF	60.00	170.00	1.0000	1.0000	1400	100		84,000
60 Actual Front Feet, 0.23 Total Acres                      Total Est. Land Value =								84,000

Land Improvement Cost Estimates  
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	11.40	1.00	100	45	513
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.0	94	940
Total Estimated Land Improvements True Cash Value =					1,453

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

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = Size for Rates = 1520 SF    Floor Area = 1520 SF.  
 Stories    Exterior    Foundation    Rate    Bsmnt-Adj    Heat-Adj    Size    Cost  
 1    Story Siding    Crawl Space    62.67    -8.75    0.00    1520    81,958

Other Additions/Adjustments                      Rate                      Size    Cost

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

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

(16) Porches  
 WGEP (1 Story), Standard                      23.40                      488    11,419  
 CCP (1 Story), Standard                      53.45                      25    1,336

(17) Garages  
 Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)  
 Base Cost                      14.55                      1195    17,387  
 Mechanical Doors                      350.00                      3    1,050

County Multiplier = 1.38    =>                      Cost New =    160,974

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0,    Depr.Cost =    112,682  
 ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.390 => TCV of Bldg: 1 =    156,628

2017 Est. T.C.V. 009-440-001-00                      =    242,081

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
109,200	109,200	109,200	89,727	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	11,800	0	807	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
121,000	121,000	121,000	90,534	90,534	90,534

009-440-002-00                      2017 Est. T.C.V.                      BENEDICT ROSEMARY P TRUST  
 Property Class: 401                      7219 W WHITE BIRCH AVE  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP H 1400/FF	60.00	182.00	1.0000	1.0000	1400	100		84,000
60 Actual Front Feet, 0.25 Total Acres                      Total Est. Land Value =								84,000

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	320	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.0	94	940
Total Estimated Land Improvements True Cash Value =					940

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

(11) Heating System: Forced Air w/ Ducts

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1+	Story Siding	Crawl Space	65.67	-8.69	0.00	1556	88,661

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, 100 Feet	2700.00	1	2,700

(15) Built-Ins & Fireplaces

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

(16) Porches

CCP (1 Story), Standard	26.90	122	3,282
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(16) Deck/Balcony

Treated Wood, Standard	6.71	280	1,879
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(17) Garages

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

Base Cost	21.26	463	9,843
Common Wall: 1/2 Wall	-650.00	1	-650
Automatic Doors	375.00	1	375

County Multiplier = 1.38 =>                      Cost New =    157,047

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0,    Depr.Cost =    102,080  
 ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.390 => TCV of Bldg: 1 =    141,892

2017 Est. T.C.V. 009-440-002-00                      =    226,832

Est. TCV/Total Floor Area = 145.78

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
101,900	101,900	101,900	94,448	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	11,500	0	0	850	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
113,400	113,400	113,400	95,298	95,298	0

009-440-003-00	2017 Est. T.C.V.	CLINE ROBERT W & NANCY LIVING TRUST
Property Class: 401		7207 W WHITE BIRCH AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP H 1400/FF	62.00	221.00	0.9902	1.0000	1400	100		85,950
62 Actual Front Feet, 0.32 Total Acres								Total Est. Land Value = 85,950

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	120	84	347
Shed: Wood Frame	11.06	1.00	120	45	597
Total Estimated Land Improvements True Cash Value =					944

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

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 2024 SF Floor Area = 2024 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	60.20	-8.11	1.92	2024	109,316

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Deck/Balcony

Treated Wood, Standard	6.75	268	1,809
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(17) Garages

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

Base Cost	19.20	576	11,059
Common Wall: 2 Wall	-2575.00	1	-2,575
Automatic Doors	375.00	1	375

County Multiplier = 1.38 => Cost New = 183,259

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 146,607  
ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.400 => TCV of Bldg: 1 = 205,250

2017 Est. T.C.V. 009-440-003-00 = 292,144

Est. TCV/Total Floor Area = 144.34, Most recent sale 10/27/2005 for 310,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
139,200	139,200	139,200	136,562	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	6,900	0	1,229	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
146,100	146,100	146,100	137,791	137,791	137,791

009-440-004-00                    2017 Est. T.C.V.                    CLEMENTS RALPH A & GAIL A  
Property Class: 401                                       7199 W WHITE BIRCH AVE  
Map #:                    LAKE TOWNSHIP                    LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP H 1400/FF	70.00	269.00	0.9548	1.0000	1400	100		93,571
70 Actual Front Feet, 0.43 Total Acres                    Total Est. Land Value =								93,571

Land Improvement Cost Estimates  
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	11.06	1.00	120	84	1,115
Total Estimated Land Improvements True Cash Value =					1,115

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

(11) Heating System: Forced Hot Water

Ground Area = Size for Rates = 1073 SF    Floor Area = 1610 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Crawl Space	84.50	-9.59	1.66	1073	82,160

Other Additions/Adjustments                    Rate                    Size                    Cost

(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Fireplace: Exterior 2 Story	4650.00	1	4,650
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(16) Porches

WPP, Standard	27.79	24	667
WPP, Standard	27.79	24	667

(16) Deck/Balcony

Treated Wood,Standard	9.73	60	584
Treated Wood,Standard	6.51	348	2,265

(16) Breezeways

Frame Wall,Finished	27.75	240	6,660
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County Multiplier = 1.38 =>                    Cost New = 144,451  
Phy/Ab.Phy/Func/Econ/Comb.%Good= 71/100/100/100/71.0,    Depr.Cost = 102,560

Separately Depreciated Items:

(17) Garages

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

Base Cost	15.95	720	11,484
Common Wall: 1 Wall	-1025.00	1	-1,025
County Multiplier = 1.38 =>                    Cost New =			14,433
Phy/Ab.Phy/Func/Econ/Comb.%Good= 77/100/100/100/77.0,    Depr.Cost =			11,114

Total Depreciated Cost = 113,674  
ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.400 => TCV of Bldg: 1 = 159,144

2017 Est. T.C.V. 009-440-004-00                    = 253,830  
Est. TCV/Total Floor Area = 157.66, Most recent sale 09/01/2002 for 190,000  
2016 Assessed                    MBOR                    S.E.V.                    Base for Cap                    C.P.I.  
111,000                    111,000                    111,000                    111,000                    0.90

Parcel Number: 009-440-004-00

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2017	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	15,900	0	0	999	0
2017 Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	126,900	126,900	126,900	111,999	111,999	111,999



009-440-005-00	2017 Est. T.C.V.	VANLAAN TAMMY S TRUST
Property Class: 401		7189 W WHITE BIRCH AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP H 1400/FF	73.00	262.00	0.9429	1.0000	1400	100		96,361
73 Actual Front Feet, 0.44 Total Acres								Total Est. Land Value = 96,361

Land Improvement Cost Estimates  
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Ren. Conc.	4.21	1.00	600	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.5	95	1,425
Total Estimated Land Improvements True Cash Value =					1,425

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C+10 Blt 1983

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1196 SF Floor Area = 1794 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Crawl Space	91.14	-10.26	3.16	1196	100,512

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
Separate Shower	775.00	1	775

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Deck/Balcony

Treated Wood, Standard	6.38	461	2,941
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(17) Garages

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

Base Cost	22.65	576	13,046
Common Wall: 1.5 Wall	-1925.00	1	-1,925
Automatic Doors	375.00	1	375

County Multiplier = 1.38 => Cost New = 178,036

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0, Depr.Cost = 133,527

Separately Depreciated Items:

(16) Porches

CCP (1 Story), Standard	54.99	24	1,320
County Multiplier = 1.38 =>		Cost New =	1,821
Phy/Ab.Phy/Func/Econ/Comb.%Good= 92/100/100/100/92.0,		Depr.Cost =	1,676

Total Depreciated Cost = 135,202

ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.400 => TCV of Bldg: 1 = 189,283

2017 Est. T.C.V. 009-440-005-00 = 287,069

Est. TCV/Total Floor Area = 160.02, Most recent sale 05/18/2016 for 315,000

Parcel Number: 009-440-005-00

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2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
116,300	116,300	116,300	116,300	0.90		
2017 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
7,440	19,760	0	7,440	19,760	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
143,500	143,500	143,500	124,786	143,500	0	

009-440-006-00                      2017 Est. T.C.V.                      URBANSKI TODD D & JANE E  
 Property Class: 401                      7179 W WHITE BIRCH AVE  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP H 1400/FF	64.00	227.00	0.9808	1.0000	1400	100		87,882
64 Actual Front Feet, 0.33 Total Acres                      Total Est. Land Value =								87,882

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
D/W/P: 4in Concrete	3.61	1.00	333	0	0
Fencing: Wd, Solid, 6 ft.	16.41	1.00	70	0	0
Fencing: Wd, Picket, 30-40	11.64	1.00	32	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 2500	2500.00	1.00	1.0	95	2,375
Total Estimated Land Improvements True Cash Value =					3,038

Cost Est. for Res. Bldg: 1    Single Family    1.25S                      Cls    C+5    Blt 1971

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1177 SF    Floor Area = 1471 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25	Story Siding	Crawl Space	78.80	-9.84	2.55	1177	84,167

Other Additions/Adjustments                      Rate                      Size                      Cost

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

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

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

(16) Porches  
 WPP, Standard                      18.08                      57                      1,031  
 WPP, Standard                      7.37                      567                      4,179

(16) Deck/Balcony  
 Treated Wood,Standard                      6.42                      428                      2,748  
 Wood Balcony                      17.50                      40                      700

(17) Garages  
 Class:C Exterior: Siding Foundation: 18 Inch (Unfinished)  
 Base Cost                      18.64                      501                      9,339  
 Mechanical Doors                      350.00                      1                      350

County Multiplier = 1.38    =>                      Cost New =    153,946

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0,    Depr.Cost =    115,459  
 ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.400 => TCV of Bldg: 1 =    161,643

2017 Est. T.C.V. 009-440-006-00						=	252,563
Est. TCV/Total Floor Area = 171.69, Most recent sale 10/22/2010 for 33,000							
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
110,700	110,700	110,700	110,700	0.90			
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	15,600	0	0	996	0	

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Parcel Number: 009-440-006-00

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2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
126,300	126,300	126,300	111,696	111,696	0

009-440-007-00                      2017 Est. T.C.V.                      KLOOSTERMAN LON ERIC & NANCY JOY  
 Property Class: 401                      7169 W WHITE BIRCH AVE  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP H 1400/FF	60.00	205.00	1.0000	1.0000	1400	100		84,000
60 Actual Front Feet, 0.28 Total Acres                      Total Est. Land Value =								84,000

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	624	0	0
Shed: Wood Frame	12.61	1.00	64	50	404
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 =					1,354

Cost Est. for Res. Bldg: 1    A-Frame    1.25S                      Cls Average                      Blt 1974

(11) Heating System: Electric Wall Heat  
 Ground Area = Size for Rates = 897 SF    Floor Area = 1121 SF.  

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25	Siding	Crawl Space	45.35	-10.07	-3.32	897	28,668

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

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

(16) Porches  
 CGEP (1 Story), Standard                      56.01                      57                      3,193

(16) Deck/Balcony  
 Treated Wood,Standard                      7.39                      160                      1,182

(17) Garages  
 Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)  
 Base Cost                      20.15                      520                      10,478  
 Mechanical Doors                      350.00                      1                      350

County Multiplier = 1.38 =>                      Cost New =                      65,368

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0,    Depr.Cost =                      42,489  
 ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.400 => TCV of Bldg: 1 =                      59,485

2017 Est. T.C.V. 009-440-007-00                      =                      144,839  
 Est. TCV/Total Floor Area = 129.21, Most recent sale 03/04/2005 for 165,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
61,100	61,100	61,100	61,100	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	11,300	0	549	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
72,400	72,400	72,400	61,649	61,649	0

009-440-008-00                      2017 Est. T.C.V.                      TOBE THOMAS J & JANET S  
 Property Class: 401                      7159 W WHITE BIRCH AVE  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP H 1400/FF	60.00	179.00	1.0000	1.0000	1400	100		84,000
60 Actual Front Feet, 0.25 Total Acres                      Total Est. Land Value =								84,000

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	320	73	804
Total Estimated Land Improvements True Cash Value =					804

Cost Est. for Res. Bldg: 1    Single Family    1.5S                      Cls    C+5    Blt 1975

(11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 1232 SF    Floor Area = 1848 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Crawl Space	86.59	-9.71	-0.42	1232	94,199

Other Additions/Adjustments                      Rate                      Size                      Cost

(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Fireplace: Exterior 1 Story	3875.00	1	3,875
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(16) Porches

WCP (1 Story), Standard	38.16	48	1,832
WPP, Standard	7.10	768	5,453
CCP (1 Story), Standard	22.30	200	4,460

(17) Garages

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

Base Cost	18.66	500	9,330
Automatic Doors	375.00	1	375

County Multiplier = 1.38 =>                      Cost New =                      173,080

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0,    Depr.Cost =                      121,156  
 ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.400 => TCV of Bldg: 1 =                      169,618

2017 Est. T.C.V. 009-440-008-00                      =                      254,422  
 Est. TCV/Total Floor Area = 137.67, Most recent sale 09/10/2004 for 224,900

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
111,600	111,600	111,600	110,066	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	15,600	0	0	990	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
127,200	127,200	127,200	111,056	111,056	0	

009-440-009-00                      2017 Est. T.C.V.                      MORRIS EDWARD H JR  
 Property Class: 401                      7149 W WHITE BIRCH AVE  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP H 1400/FF	60.00	140.00	1.0000	1.0000	1400	100		84,000
60 Actual Front Feet, 0.19 Total Acres                      Total Est. Land Value =								84,000

Land Improvement Cost Estimates  
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	10.72	1.00	140	46	690
Total Estimated Land Improvements True Cash Value =					690

Cost Est. for Res. Bldg: 1    Single Family    1.75S                      Cls C                      Blt 1972

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 768 SF    Floor Area = 1344 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.75	Siding	Crawl Space	103.24	-10.49	0.00	768	71,232

Other Additions/Adjustments                      Rate                      Size                      Cost

(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Fireplace: Exterior 2 Story	4650.00	1	4,650
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(16) Porches

WCP (1 Story), Standard	20.35	240	4,884
WPP, Standard	12.22	144	1,760

(16) Deck/Balcony

Treated Wood, Standard	7.59	140	1,063
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(17) Garages

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

Base Cost	17.33	594	10,294
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 =>                      Cost New =                      138,178

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0,    Depr.Cost =                      89,816  
 ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.400 => TCV of Bldg: 1 =                      125,742

2017 Est. T.C.V. 009-440-009-00                      =                      210,432

Est. TCV/Total Floor Area = 156.57

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
91,300	91,300	91,300	74,613	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	13,900	0	671	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
105,200	105,200	105,200	75,284	75,284	75,284	

009-440-010-00                      2017 Est. T.C.V.                      BORTON CRAIG S & DEANNA G  
 Property Class: 401                      7139 W WHITE BIRCH AVE  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP H 1400/FF	50.00	118.00	1.0562	1.0000	1400	100		73,935
50 Actual Front Feet, 0.14 Total Acres                      Total Est. Land Value =								73,935

Land Improvement Cost Estimates  
 Land Improvement Factor: 1.000000

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

Cost Est. for Res. Bldg: 1    Single Family    1.5S                      Cls C    Blt 1974

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1210 SF    Floor Area = 1990 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Crawl Space	82.70	-9.30	2.87	860	65,592
2	Story Siding	Crawl Space	102.66	-9.30	3.83	350	34,017

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

(16) Deck/Balcony

Treated Wood,Standard	6.11	640	3,910
Wood Balcony	17.50	40	700

(17) Garages

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

Base Cost	24.01	360	8,644
Mechanical Doors	350.00	1	350
Storage area over garage	3.95	360	1,422

County Multiplier = 1.38 =>                      Cost New =    166,334

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0,    Depr.Cost =    108,117  
 ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.400 => TCV of Bldg: 1 =    151,364

2017 Est. T.C.V. 009-440-010-00                      =    227,674  
 Est. TCV/Total Floor Area = 114.41, Most recent sale 09/01/1998 for 162,500

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
99,700	99,700	99,700	89,537	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	14,100	0	805	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
113,800	113,800	113,800	90,342	90,342	90,342



009-440-011-00                      2017 Est. T.C.V.                      LEE CARL  
 Property Class: 401                      7129 W WHITE BIRCH AVE  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP H 1400/FF	50.00	124.00	1.0562	1.0000	1400	100		73,935
50 Actual Front Feet, 0.14 Total Acres                      Total Est. Land Value =								73,935

Land Improvement Cost Estimates  
 Land Improvement Factor: 1.000000

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

Cost Est. for Res. Bldg: 1    Single Family    1.5S                      Cls    C+5    Blt 1973

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1616 SF    Floor Area = 2032 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Crawl Space	83.02	-9.04	0.00	832	61,551
1+	Story Siding	Crawl Space	68.51	-9.04	0.00	624	37,109
1	Story Siding	Crawl Space	65.17	-9.04	0.00	160	8,981

Other Additions/Adjustments                      Rate                      Size                      Cost

(13) Plumbing

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

(14) Water/Sewer

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

(16) Deck/Balcony

Treated Wood,Standard	6.19	536	3,318
Treated Wood,Standard	9.73	60	584

(17) Garages

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

Base Cost	18.40	624	11,482
Common Wall: 1/2 Wall	-650.00	1	-650
Mechanical Doors	350.00	1	350

County Multiplier = 1.38    =>                      Cost New =                      177,946

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0,    Depr.Cost =                      124,562  
 ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.400 => TCV of Bldg: 1 =                      174,387

2017 Est. T.C.V. 009-440-011-00                      =                      250,697

Est. TCV/Total Floor Area = 123.37, Most recent sale 06/01/2016 for 260,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
110,300	110,300	110,300	106,751	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	15,000	0	18,549	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
125,300	125,300	125,300	107,711	125,300	0

009-440-012-00                      2017 Est. T.C.V.                      KOCH KIMBERLY & DAN  
 Property Class: 401                      7119 W WHITE BIRCH AVE  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP H 1400/FF	50.00	125.00	1.0562	1.0000	1400	100		73,935
50 Actual Front Feet, 0.14 Total Acres                      Total Est. Land Value =								73,935

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	102	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    2S                      Cls C    Blt 1972

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = Size for Rates = 792 SF    Floor Area = 1584 SF.  
 Stories    Exterior    Foundation    Rate    Bsmnt-Adj    Heat-Adj    Size    Cost  
 2    Story Siding    Slab                      111.49    -12.41    0.00    792    78,471

Other Additions/Adjustments                      Rate                      Size    Cost

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

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

(15) Built-Ins & Fireplaces  
 Appliance Allowance                      1915.00                      1    1,915  
 Fireplace: Exterior 2 Story                      4650.00                      1    4,650

(16) Porches  
 CGEP (1 Story), Standard                      48.88                      80    3,910

(16) Deck/Balcony  
 Treated Wood,Standard                      8.40                      96    806  
 Treated Wood,Standard                      6.76                      264    1,785  
 Treated Wood,Standard                      8.06                      112    903  
 Wood Balcony                      17.50                      24    420

(17) Garages  
 Class:C Exterior: Siding Foundation: 18 Inch (Finished )  
 Base Cost                      21.80                      528    11,510  
 Automatic Doors                      375.00                      1    375  
 Storage area over garage                      3.95                      528    2,086

County Multiplier = 1.38 =>                      Cost New =    155,565

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0,    Depr.Cost =    101,117  
 ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.350 => TCV of Bldg: 1 =    136,509

2017 Est. T.C.V. 009-440-012-00                      =    210,919

Est. TCV/Total Floor Area = 133.16, Most recent sale 04/15/2015 for 184,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
94,300	94,300	94,300	94,300	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	11,200	0	0	848	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT

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Parcel Number: 009-440-012-00

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105,500	105,500	105,500	95,148	95,148	95,148
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009-440-013-00	2017 Est. T.C.V.	TUCKER THOMAS N & SHIRLEY ANN
Property Class: 401		7109 W WHITE BIRCH AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP H 1400/FF	50.00	125.00	1.0562	1.0000	1400	100		73,935
50 Actual Front Feet, 0.14 Total Acres								Total Est. Land Value = 73,935

Land Improvement Cost Estimates  
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Ren. Conc.	4.21	1.00	480	0	0
Dock: Light posts	21.31	1.00	60	0	0

Residential Local Cost Land Improvements

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

Cost Est. for Res. Bldg: 1 Single Family 2S Cls C+5 Blt 1992

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1446 SF Floor Area = 2820 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Siding	Crawl Space	104.81	-9.31	0.00	1110	106,005
1	Story Siding	Crawl Space	66.29	-9.31	0.00	180	10,256
1	Story Siding	Crawl Space	66.29	-9.31	0.00	156	8,889
1	Story Siding	Overhang	36.68	0.00	0.00	264	9,684

Other Additions/Adjustments Rate Size Cost

(1) Exterior  
Brick Veneer 8.25 160 1,320

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

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

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

(16) Deck/Balcony  
Treated Wood,Standard 6.45 400 2,580

(17) Garages  
Class:C Exterior: Siding Foundation: 42 Inch (Finished )  
Base Cost 23.55 528 12,434  
Common Wall: 1 Wall -1300.00 1 -1,300  
Automatic Doors 375.00 1 375

County Multiplier = 1.38 => Cost New = 223,781

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 179,025  
ECF (4520 NORTSHORE LAKE MISSAUKEE AREA)1.350 => TCV of Bldg: 1 = 241,684

2017 Est. T.C.V. 009-440-013-00 = 320,369  
Est. TCV/Total Floor Area = 113.61, Most recent sale 08/19/2005 for 339,900  
2016 Assessed MBOR S.E.V. Base for Cap C.P.I.  
146,700 146,700 146,700 133,351 0.90  
2017 New Eq. Adjustment Loss Additions Tax Adjustment Losses

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Parcel Number: 009-440-013-00

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	0	13,500	0	0	1,200	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
	160,200	160,200	160,200	134,551	134,551	134,551

009-440-014-00                      2017 Est. T.C.V.                      JOHNSTON DENNIS & JUDY T  
 Property Class: 401                                           7099 W WHITE BIRCH AVE  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP H 1400/FF	50.00	122.00	1.0562	1.0000	1400	100		73,935
50 Actual Front Feet, 0.14 Total Acres                      Total Est. Land Value =								73,935

Land Improvement Cost Estimates  
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Crushed Rock	1.22	1.00	336	0	0
D/W/P: 3.5 Concrete	3.20	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    1.5S                      Cls CD                      Blt 1971

(11) Heating System: Electric Baseboard  
 Ground Area = Size for Rates = 840 SF    Floor Area = 1260 SF.  
 Stories    Exterior    Foundation    Rate    Bsmnt-Adj    Heat-Adj    Size    Cost  
 1.5    Story Siding    Crawl Space    78.54    -9.18    -0.32    840    57,994

Other Additions/Adjustments                      Rate                      Size                      Cost

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

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

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

(16) Porches  
 WPP, Standard                      14.36                      96                      1,379  
 WPP, Standard                      8.61                      336                      2,893

(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 =                      111,471

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0,    Depr.Cost =                      72,456  
 ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.400 => TCV of Bldg: 1 =                      101,439

2017 Est. T.C.V. 009-440-014-00                      =                      175,849

Est. TCV/Total Floor Area = 139.56

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
75,800	75,800	75,800	72,630	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	12,100	0	0	653	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
87,900	87,900	87,900	73,283	73,283	73,283

009-440-015-00                      2017 Est. T.C.V.                      MCGLONE WILLIAM A & KATHLEEN A  
 Property Class: 401                                           7087 W WHITE BIRCH AVE  
 Map #:                      LAKE TOWNSHIP                      Lake City, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP H 1400/FF	50.00	109.00	1.0562	1.0000	1400	100		73,935
50 Actual Front Feet, 0.13 Total Acres                      Total Est. Land Value =								73,935

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	364	0	0
Shed: Wood Frame	13.42	1.00	19	94	240
Dock: Light posts	21.31	1.00	128	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 =					2,615

Cost Est. for Res. Bldg: 1    Single Family    MANU-BOCA/STATE Cls    C+10    Blt 1999

(11) Heating System: Forced Air w/ Ducts

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	72.92	-10.54	0.00	1080	67,370

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
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(16) Porches

WCP (1 Story), Standard	33.54	66	2,214
WPP, Standard	15.07	94	1,417
WCP (1 Story), Standard	32.07	73	2,341
WPP, Standard	23.44	36	844
WPP, Standard	19.51	48	936
CCP (1 Story), Standard	29.18	105	3,064

(16) Deck/Balcony

Treated Wood, Standard	14.72	24	353
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(17) Garages

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

Base Cost	18.33	630	11,548
Automatic Doors	375.00	1	375

County Multiplier = 1.38    =>                      Cost New =    137,171

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0,    Depr.Cost =    123,454  
 ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.200 => TCV of Bldg: 1 =    148,144

2017 Est. T.C.V. 009-440-015-00	=	224,694
Est. TCV/Total Floor Area = 208.05, Most recent sale 12/29/2009 for 195,000		
2016 Assessed	MBOR	S.E.V.
103,600	103,600	103,600
2017	New Eq. Adjustment	Loss
	Additions	Tax Adjustment
	Losses	
	Base for Cap	C.P.I.
	91,493	0.90

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Parcel Number: 009-440-015-00

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0	8,700	0	0	823	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
112,300	112,300	112,300	92,316	92,316	0



009-440-016-00                      2017 Est. T.C.V.                      FRAZIER MICHAEL S & DIANE L  
 Property Class: 401                      7079 W WHITE BIRCH AVE  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP H 1400/FF	65.00	104.00	0.9763	1.0000	1400	100		88,841
65 Actual Front Feet, 0.16 Total Acres                      Total Est. Land Value =								88,841

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	380	0	0
Fencing: Vnyl,Picket,36-48	13.31	1.00	40	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+10    Blt 1991

(11) Heating System: Forced Heat & Cool  
 Ground Area = Size for Rates = 1435 SF    Floor Area = 2022 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Crawl Space	88.55	-9.77	3.16	1175	96,280
1	Story Siding	Crawl Space	69.52	-9.77	2.11	260	16,084

Other Additions/Adjustments                      Rate                      Size                      Cost

(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Porches

CCP (1 Story), Standard	44.00	40	1,760
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(17) Garages

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

Base Cost	20.86	696	14,519
Common Wall: 1.5 Wall	-1925.00	1	-1,925
Automatic Doors	375.00	1	375

County Multiplier = 1.38 =>                      Cost New =                      194,137

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0,    Depr.Cost =                      155,309  
 ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.400 => TCV of Bldg: 1 =                      217,433

2017 Est. T.C.V. 009-440-016-00	=	307,699				
Est. TCV/Total Floor Area = 152.18, Most recent sale 07/01/2000 for 265,000						
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
136,000	136,000	136,000	129,314	0.90		
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	17,800	0	0	1,163	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
153,800	153,800	153,800	130,477	130,477	0	

009-440-017-00                      2017 Est. T.C.V.                      HANNON EDNA M  
 Property Class: 401                                           7069 W WHITE BIRCH AVE  
 Map #:                      LAKE TOWNSHIP                      Lake City, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP H 1400/FF	60.00	130.68	1.0000	1.0000	1400	100		84,000
60 Actual Front Feet, 0.18 Total Acres							Total Est. Land Value =	84,000

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

Cost Est. for Res. Bldg: 1    Single Family    1.5S                      Cls CD                      Blt 1967

(11) Heating System: Space Heater

Ground Area = Size for Rates = 856 SF    Floor Area = 1144 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Crawl Space	78.18	-9.13	-4.28	576	37,308
1	Story Siding	Crawl Space	61.30	-9.13	-2.85	280	13,810

Other Additions/Adjustments                      Rate                      Size                      Cost

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

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

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

(16) Deck/Balcony  
 Treated Wood,Standard                      5.99                      504                      3,019  
 Treated Wood,Standard                      12.51                      32                      400  
 Treated Wood w/Roof,Standard                      23.55                      64                      1,507

County Multiplier = 1.38 =>                      Cost New =                      89,857

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0,    Depr.Cost =                      53,914

Separately Depreciated Items:

Square footage # 2 is depreciated at 84 %Good...    Base Cost Was =                      13,810  
 County Multiplier = 1.38 =>    Cost New =                      19,057  
 Phy/Ab.+hy/Func/Econ/Comb.%Good= 24/100/100/100/24.0,    Depr.Cost =                      4,574  
 ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.350 => TCV of Bldg: 1 =                      78,959

2017 Est. T.C.V. 009-440-017-00                      =                      163,777

Est. TCV/Total Floor Area = 143.16

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
71,200	71,200	71,200	68,404	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	10,700	0	615	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
81,900	81,900	81,900	69,019	69,019	0	

009-440-018-00                      2017 Est. T.C.V.                      SMITH JAMES S & COLLEEN A  
 Property Class: 401                                           7059 W WHITE BIRCH AVE  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP H 1400/FF	60.00	187.31	1.0000	1.0000	1400	100		84,000
60 Actual Front Feet, 0.26 Total Acres                      Total Est. Land Value =								84,000

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	64	94	193
Shed: Wood Frame	9.75	1.00	126	95	1,168
Total Estimated Land Improvements True Cash Value =					1,361

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

(11) Heating System: Forced Air w/ Ducts

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	62.91	-9.40	0.00	768	41,096

Other Additions/Adjustments                      Rate                      Size                      Cost

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

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

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

(16) Porches  
 WPP, Standard                      29.46                      20                      589

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

(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 =                      86,061

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0,    Depr.Cost =                      60,243  
 ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.390 => TCV of Bldg: 1 =                      83,738

2017 Est. T.C.V. 009-440-018-00                      =                      169,099  
 Est. TCV/Total Floor Area = 220.18

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
74,100	74,100	74,100	74,100	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	10,400	0	0	666	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
84,500	84,500	84,500	74,766	74,766	0	

03:22 PM

009-440-019-00	2017 Est. T.C.V.	OSBORNE'S TRUST CLIFFORD D &
Property Class: 401		7049 W WHITE BIRCH AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP H 1400/FF	72.00	206.91	0.9468	1.0000	1400	100		95,435
72 Actual Front Feet, 0.34 Total Acres								
Total Est. Land Value =								95,435

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	76	1,488
D/W/P: Asphalt Paving	1.51	1.00	450	71	482
Shed: Metal Prefab	8.76	1.00	64	71	398
Total Estimated Land Improvements True Cash Value =					2,369

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls CD Blt 1972

(11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 768 SF Floor Area = 960 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25	Siding	Crawl Space	72.96	-9.40	-0.27	768	48,607

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  
 WGEF (1 Story), Standard 35.36 144 5,092  
 WGEF (1 Story), Standard 42.75 100 4,275

(17) Garages  
 Class:CD Exterior: Siding Foundation: 18 Inch (Unfinished)  
 Base Cost 15.75 672 10,584

County Multiplier = 1.38 => Cost New = 102,365

Phy/Ab.Phy/Func/Econ/Comb.%Good= 73/100/100/100/73.0, Depr.Cost = 74,726

Separately Depreciated Items:

(16) Deck/Balcony  
 Treated Wood,Standard 6.40 288 1,843  
 County Multiplier = 1.38 => Cost New = 2,544  
 Phy/Ab.Phy/Func/Econ/Comb.%Good= 71/100/100/100/71.0, Depr.Cost = 1,806  
 Treated Wood,Standard 7.32 140 1,025  
 County Multiplier = 1.38 => Cost New = 1,414  
 Phy/Ab.Phy/Func/Econ/Comb.%Good= 84/100/100/100/84.0, Depr.Cost = 1,188

Total Depreciated Cost = 77,720  
 ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.400 => TCV of Bldg: 1 = 108,809

2017 Est. T.C.V. 009-440-019-00 = 206,613  
 Est. TCV/Total Floor Area = 215.22

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
89,200	89,200	89,200	85,455	0.90
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses

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Parcel Number: 009-440-019-00

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	0	14,100	0	0	769	0
2017 Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	103,300	103,300	103,300	86,224	86,224	86,224

009-440-020-00                      2017 Est. T.C.V.                      BEIG SALEEM & IRENE L  
 Property Class: 401                                           7039 W WHITE BIRCH AVE  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP H 1400/FF	66.00	214.50	0.9718	1.0000	1400	100		89,795
66 Actual Front Feet, 0.33 Total Acres                      Total Est. Land Value =								89,795

Land Improvement Cost Estimates  
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.44	1.00	1104	78	2,962
Total Estimated Land Improvements True Cash Value =					2,962

Cost Est. for Res. Bldg: 1    Single Family    2S                      Cls    C+10    Blt 2004

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 936 SF    Floor Area = 2232 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Siding	Crawl Space	118.39	-10.94	0.00	936	100,573
1	Story Siding	Overhang	39.51	0.00	0.00	360	14,224

Other Additions/Adjustments                      Rate                      Size                      Cost

(1) Exterior  
 Brick Veneer                      8.25                      384                      3,168

(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

County Multiplier = 1.38 =>                      Cost New =                      175,124

Phy/Ab.Phy/Func/Econ/Comb.%Good= 92/100/100/100/92.0,    Depr.Cost =                      161,115

Separately Depreciated Items:

(16) Porches  
 CCP (1 Story), Standard                      38.96                      48                      1,870  
 County Multiplier = 1.38 =>                      Cost New =                      2,581  
 Phy/Ab.Phy/Func/Econ/Comb.%Good= 94/100/100/100/94.0,    Depr.Cost =                      2,426  
 WGEF (1 Story), Standard                      26.66                      340                      9,064  
 County Multiplier = 1.38 =>                      Cost New =                      12,509  
 Phy/Ab.Phy/Func/Econ/Comb.%Good= 97/100/100/100/97.0,    Depr.Cost =                      12,134

(16) Deck/Balcony  
 Composite,Standard                      7.00                      300                      2,100  
 County Multiplier = 1.38 =>                      Cost New =                      2,898  
 Phy/Ab.Phy/Func/Econ/Comb.%Good= 98/100/100/100/98.0,    Depr.Cost =                      2,840

(17) Garages  
 Class:C Exterior: Siding Foundation: 42 Inch (Finished )  
 Base Cost                      22.65                      576                      13,046  
 Common Wall: 1 Wall                      -1300.00                      1                      -1,300  
 County Multiplier = 1.38 =>                      Cost New =                      16,210  
 Phy/Ab.Phy/Func/Econ/Comb.%Good= 94/100/100/100/94.0,    Depr.Cost =                      15,237  
 Class:C Exterior: Siding Foundation: 18 Inch (Unfinished)  
 Base Cost                      18.25                      528                      9,636

Parcel Number: 009-440-020-00

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County Multiplier = 1.38 =>	Cost New =	13,298
Phy/Ab.Phy/Func/Econ/Comb.%Good= 77/100/100/100/77.0,	Depr.Cost =	10,239
	Total Depreciated Cost =	203,991
ECF (4520 NORTSHORE LAKE MISSAUKEE AREA)1.350 =>	TCV of Bldg: 1 =	275,387

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2017 Est. T.C.V. 009-440-020-00 = 368,144

Est. TCV/Total Floor Area = 164.94, Most recent sale 07/02/2004 for 180,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
168,600	168,600	168,600	150,850	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	15,500	0	0	1,357	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
184,100	184,100	184,100	152,207	152,207	152,207

009-440-021-00                      2017 Est. T.C.V.                      LINDWALL LANCE R & MARY K LE  
 Property Class: 401                                           7029 W WHITE BIRCH AVE  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP H 1400/FF	66.00	209.88	0.9718	1.0000	1400	100		89,795
66 Actual Front Feet, 0.32 Total Acres                      Total Est. Land Value =								89,795

Cost Est. for Res. Bldg: 1    Single Family    1.5S                      Cls CD                      Blt 1972

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1440 SF    Floor Area = 2016 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Siding	Crawl Space	87.15	-7.96	0.00	576	45,613
1	Story Siding	Crawl Space	55.60	-7.96	0.00	864	41,161

Other Additions/Adjustments                      Rate                      Size                      Cost

(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Porches

WGEP (1 Story), Standard	33.26	168	5,588
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(16) Deck/Balcony

Treated Wood, Standard	6.31	312	1,969
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(17) Garages

Class:CD Exterior: Siding Foundation: 18 Inch (Unfinished)							
Base Cost	17.50	528	9,240				
Mechanical Doors	350.00	1	350				
Storage area over garage	3.85	192	739				
Class:CD Exterior: Siding Foundation: 18 Inch (Unfinished)							
Base Cost	20.12	384	7,726				
Mechanical Doors	350.00	1	350				

County Multiplier = 1.38 =>                      Cost New =                      169,472

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0,                      Depr.Cost =                      118,631

Separately Depreciated Items:

(16) Porches

CCP (1 Story), Standard	29.05	96	2,789
County Multiplier = 1.38 =>		Cost New =	3,849
Phy/Ab.Phy/Func/Econ/Comb.%Good= 46/100/100/100/46.0,		Depr.Cost =	1,770

Total Depreciated Cost =                      120,401

ECF (4520 NORTHSORE LAKE MISSAUKEE AREA)1.400 => TCV of Bldg: 1 =                      168,561

2017 Est. T.C.V. 009-440-021-00                      =                      258,356

Est. TCV/Total Floor Area = 128.15

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
113,100	113,100	113,100	103,870	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	16,100	0	0	934	0



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Parcel Number: 009-440-021-00

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2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
129,200	129,200	129,200	104,804	104,804	104,804

009-440-022-00                      2017 Est. T.C.V.                      ADKINS MARK J  
 Property Class: 401                                           7017 W WHITE BIRCH AVE  
 Map #:                      LAKE TOWNSHIP                      Lake City, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP H 1400/FF	55.00	191.66	1.0264	1.0000	1400	100		79,036
55 Actual Front Feet, 0.24 Total Acres                      Total Est. Land Value =								79,036

Land Improvement Cost Estimates  
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	10.24	1.00	168	45	774
Total Estimated Land Improvements True Cash Value =					774

Cost Est. for Res. Bldg: 1    Single Family    1.25S                      Cls    C+10    Blt 2002

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1040 SF    Floor Area = 1300 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25	Story Siding	Crawl Space	84.41	-10.65	2.67	1040	79,487

Other Additions/Adjustments                      Rate                      Size                      Cost

(1) Exterior							
Stone Veneer		10.25			96		984

(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance		1915.00			1		1,915
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(16) Porches

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

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

Base Cost		25.60			440		11,264
Common Wall: 1 Wall		-1300.00			1		-1,300
Automatic Doors		375.00			1		375

County Multiplier = 1.38 =>                      Cost New =                      141,661

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0,    Depr.Cost =                      127,495  
 ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.400 => TCV of Bldg: 1 =                      178,493

2017 Est. T.C.V. 009-440-022-00                      =                      258,303

Est. TCV/Total Floor Area = 198.69, Most recent sale 06/01/2000 for 57,500

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
113,600	113,600	113,600	113,577	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	15,600	0	1,022	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
129,200	129,200	129,200	114,599	114,599	114,599	

009-440-023-00                      2017 Est. T.C.V.                      DAVIS NADINE M TRUSTEE OF THE  
Property Class: 401                      7009 W WHITE BIRCH AVE  
Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GRADE D 950/FF	100.00	83.64	0.8801	0.8232	950	100		68,824
100 Actual Front Feet, 0.19 Total Acres                      Total Est. Land Value =								68,824

Land Improvement Cost Estimates  
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Dock: Light posts	21.31	1.00	60	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	0.5	95	475
Total Estimated Land Improvements True Cash Value =					475

Cost Est. for Res. Bldg: 1    Single Family    1S                      Cls    C+5    Blt 1984

(11) Heating System: Forced Air w/ Ducts  
Ground Area = Size for Rates = 1528 SF    Floor Area = 1528 SF.  
Stories    Exterior    Foundation    Rate    Bsmnt-Adj    Heat-Adj    Size    Cost  
1    Story Siding    Crawl Space    65.76    -9.18    0.00    1528    86,454

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

(16) Porches  
WCP (1 Story), Standard                      48.28                      32                      1,545  
WGEP (1 Story), Standard                      45.30                      96                      4,349

(16) Deck/Balcony  
Treated Wood,Standard                      7.90                      120                      948  
Treated Wood w/Roof,Standard                      18.80                      168                      3,158  
Treated Wood,Standard                      7.76                      128                      993

(17) Garages  
Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)  
Base Cost                      15.04                      960                      14,438  
Common Wall: 1 Wall                      -1300.00                      1                      -1,300  
Automatic Doors                      375.00                      1                      375

County Multiplier = 1.38    =>                      Cost New =                      163,907

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0,    Depr.Cost =                      114,735  
ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.390 => TCV of Bldg: 1 =                      159,481

2017 Est. T.C.V. 009-440-023-00                      =                      228,780

Est. TCV/Total Floor Area = 149.73, Most recent sale 05/01/1999 for 153,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
109,700	109,700	109,700	109,700	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	4,700	0	0	987	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
114,400	114,400	114,400	110,687	110,687	0	



009-450-001-00                      2017 Est. T.C.V.                      BROWN SHARON  
Property Class: 401                      1859 S GREEN RD  
Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table Res11.LAKE MISSAUKEE SUBS SOUTH SHORE  
\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> GROUP B 25K					25000	100		25,000
98 Actual Front Feet, 0.23 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: Asphalt Paving	1.61	1.00	900	0	0
D/W/P: 3.5 Concrete	3.44	1.00	205	0	0
Shed: Wood Frame	13.15	1.00	48	0	0

Residential Local Cost Land Improvements

Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.5	97	1,455
Total Estimated Land Improvements True Cash Value =					1,455

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

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 2148 SF    Floor Area = 2148 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	56.83	-9.50	1.82	1956	96,137
1	Story Siding	Crawl Space	56.83	-7.58	1.82	192	9,805

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: Direct-Vented Gas	1200.00	1	1,200

(16) Deck/Balcony

Treated Wood,Standard	8.82	80	706
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(17) Garages

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

Base Cost	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 =                      172,179

Notes: 2016 ADDITION 12'X16'

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0,    Depr.Cost =                      111,916  
ECF (409 - RURAL SUBS)                      0.900 => TCV of Bldg: 1 =                      100,725

2017 Est. T.C.V. 009-450-001-00                      =                      127,180

Est. TCV/Total Floor Area = 59.21, Most recent sale 10/28/2016 for 139,200

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
49,400	49,400	49,400	43,523	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
11,200	3,000	0	11,200	8,877	
0				0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
63,600	63,600	63,600	55,114	63,600	63,600

009-450-003-00	2017 Est. T.C.V.	MCCOY T & KIEBLE-MCCOY L REV TRUST
Property Class: 401		1845 S GREEN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res11.LAKE MISSAUKEE SUBS SOUTH SHORE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> GROUP B 25K					25000	100		25,000
100 Actual Front Feet, 0.23 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	300	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	0.5	95	475
Total Estimated Land Improvements True Cash Value =					475

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 892 SF Floor Area = 892 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Mich Bsmnt.	60.77	-4.52	0.00	892	50,175

Other Additions/Adjustments	Rate	Size	Cost
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(1) Exterior			
Brick Veneer	8.00	140	1,120

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

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

(15) Built-Ins & Fireplaces			
Appliance Allowance	1415.00	1	1,415
Fireplace: Wood Stove	1125.00	1	1,125

(16) Porches			
CGEP (1 Story), Standard	35.79	147	5,261

(17) Garages			
Class:CD Exterior: Pole Foundation: 42 Inch (Unfinished)			
Base Cost	12.86	672	8,642
Automatic Doors	375.00	1	375

County Multiplier = 1.38 => Cost New = 98,453

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 59,072

Separately Depreciated Items:

(16) Porches			
CGEP (1 Story), Standard	27.15	308	8,362
County Multiplier = 1.38 =>		Cost New =	11,540
Phy/Ab.Phy/Func/Econ/Comb.%Good= 61/100/100/100/61.0,		Depr.Cost =	7,039

Total Depreciated Cost = 66,111

ECF (409 - RURAL SUBS) 0.850 => TCV of Bldg: 1 = 56,195

2017 Est. T.C.V. 009-450-003-00 = 81,670

Est. TCV/Total Floor Area = 91.56, Most recent sale 06/04/2012 for 25,084

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

Parcel Number: 009-450-003-00

Page: 2

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	37,300		37,300		37,300		29,299		0.90		
2017	New	Eq.	Adjustment		Loss		Additions		Tax Adjustment		Losses
	0		3,500		0		0		263		0
2017	Assessed		MBOR		S.E.V.		Capped		->Taxable<-		PRE/MBT
	40,800		40,800		40,800		29,562		29,562		0

009-450-005-00	2017 Est. T.C.V.	STEPHAN ERIC C
Property Class: 401		1841 S GREEN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res11.LAKE MISSAUKEE SUBS SOUTH SHORE  
\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 8K					8000	100		8,000
GROUP A 200/FF	25.00	100.00	1.0000	1.0000	100	100	PART OF LOT 6	2,500
75 Actual Front Feet, 0.17 Total Acres Total Est. Land Value =								10,500

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	400	45	576
Total Estimated Land Improvements True Cash Value =					576

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

(11) Heating System: Forced Air w/ Ducts

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	59.75	-10.54	0.00	968	47,635

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(17) Garages

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

Base Cost	23.60	480	11,328
Automatic Doors	375.00	1	375

County Multiplier = 1.38 => Cost New = 88,173

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 52,904  
ECF (409 - RURAL SUBS) 0.850 => TCV of Bldg: 1 = 44,968

2017 Est. T.C.V. 009-450-005-00 = 56,044

Est. TCV/Total Floor Area = 57.90, Most recent sale 06/29/2005 for 82,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
30,200	30,200	30,200	27,281	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-2,200	0	245	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
28,000	28,000	28,000	27,526	27,526	0	



009-450-007-00                    2017 Est. T.C.V.                    MORGAN RICHARD G  
Property Class: 401                                                          1833 S GREEN RD  
Map #:                    LAKE TOWNSHIP                    LAKE CITY, MI 49651

Land Value Estimates for Land Table Res11.LAKE MISSAUKEE SUBS SOUTH SHORE  
\* Factors \*                    LOTS 7, 8 & PRT OF 6

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 8K					8000	100		8,000
<Site Value A> GROUP A 8K					8000	100		8,000
<Site Value C> GROUP C 5K SITE					5000	100		5,000
125 Actual Front Feet, 0.29 Total Acres                    Total Est. Land Value =								21,000

Land Improvement Cost Estimates  
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Crushed Rock	1.24	1.00	800	94	932
Total Estimated Land Improvements True Cash Value =					932

Cost Est. for Res. Bldg: 1    Single Family    1.25S                    Cls    C-5    Blt 1949

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 707 SF    Floor Area = 884 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25	Brick	Basement	90.81	0.00	0.00	707	64,203

Other Additions/Adjustments                    Rate                    Size                    Cost

(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	52.19	68	3,549
WPP, Standard	10.99	187	2,055

(16) Deck/Balcony

Treated Wood,Standard	8.40	96	806
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(17) Garages

Class:	Exterior:	Siding	Foundation:	18 Inch	(Unfinished)	Base Cost	Size	Cost
C						21.75	352	7,656
						350.00	1	350

County Multiplier = 1.38 =>                    Cost New = 121,310

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0,    Depr.Cost = 78,852  
ECF (409 - RURAL SUBS)                    0.900 => TCV of Bldg: 1 = 70,967

2017 Est. T.C.V. 009-450-007-00					=	92,899
Est. TCV/Total Floor Area = 105.09, Most recent sale 08/22/2007 for 119,800						
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
48,200	48,200	48,200	41,501	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-1,800	0	0	373	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
46,400	46,400	46,400	41,874	41,874	41,874	

009-450-009-00                      2017 Est. T.C.V.                      BOOTH ANDREA J  
 Property Class: 401                                           1815 S GREEN RD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table Res11.LAKE MISSAUKEE SUBS SOUTH SHORE  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 8K					8000	100		8,000
50 Actual Front Feet, 0.12 Total Acres							Total Est. Land Value =	8,000

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	148	51	242
Shed: Wood Frame	8.75	1.00	192	71	1,193
Total Estimated Land Improvements True Cash Value =					1,435

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 963 SF    Floor Area = 963 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Brick	Basement	69.09	0.00	0.00	963	66,534

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  
 CCP (1 Story), Standard                      52.78                      24                      1,267

County Multiplier = 1.38 =>                      Cost New =    104,736

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0,    Depr.Cost =    62,841  
 ECF (404 - MISSAUKEE LAKE BACK LOTS RES) 1.050 => TCV of Bldg: 1 =    65,983

2017 Est. T.C.V. 009-450-009-00                      =    75,418

Est. TCV/Total Floor Area = 78.32

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
40,000	40,000	40,000	30,748	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-2,300	0	0	276	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
37,700	37,700	37,700	31,024	31,024	0	

009-450-010-00                      2017 Est. T.C.V.                      VELDHEER DONALD J & TERESA M  
 Property Class: 401                      6990 S B ST  
 Map #:                      LAKE TOWNSHIP                      Lake City, MI 49651

Land Value Estimates for Land Table Res11.LAKE MISSAUKEE SUBS SOUTH SHORE  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> GROUP B 25K					25000	100		25,000
<Site Value A> GROUP A 8K					8000	100		8,000
75 Actual Front Feet, 0.16 Total Acres                      Total Est. Land Value =								33,000

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	43	50	74
Shed: Wood Frame	9.41	1.00	234	94	2,070
Shed: Wood Frame	9.59	1.00	212	94	1,911
Total Estimated Land Improvements True Cash Value =					4,056

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 484 SF    Floor Area = 484 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	80.23	-13.81	0.00	484	32,147

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	46.10	96	4,426
WCP (1 Story), Standard	33.75	65	2,194

County Multiplier = 1.38    =>                      Cost New =                      66,314

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0,    Depr.Cost =                      43,104  
 ECF (404 - MISSAUKEE LAKE BACK LOTS RES) 1.050 => TCV of Bldg: 1 =                      45,259

2017 Est. T.C.V. 009-450-010-00                      =                      82,315

Est. TCV/Total Floor Area = 170.07, Most recent sale 11/23/2004 for 0

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
38,100	38,100	38,100	23,327	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,100	0	209	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
41,200	41,200	41,200	23,536	23,536	0

009-450-010-20                      2017 Est. T.C.V.                      PAQUIN BRADLEY & KALEEN  
 Property Class: 401                      1775 S GREEN RD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2400/FF	60.00	218.00	0.9554	1.0000	2400	100		137,584
60 Actual Front Feet, 0.30 Total Acres                      Total Est. Land Value =								137,584

Land Improvement Cost Estimates  
 Land Improvement Factor: 1.000000

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

Cost Est. for Res. Bldg: 1    Single Family    1S                      Cls CD                      Blt 1963

(11) Heating System: Space Heater

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	58.24	-8.54	-2.85	1104	51,722

Other Additions/Adjustments                      Rate                      Size                      Cost

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

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

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

(16) Deck/Balcony  
 Treated Wood,Standard                      10.15                      48                      487  
 Treated Wood,Standard                      6.49                      264                      1,713

County Multiplier = 1.38 =>                      Cost New =                      86,930

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0,    Depr.Cost =                      52,158  
 ECF (403 - LAKE MISSAUKEE AREA RES)                      1.400 => TCV of Bldg: 1 =                      73,021

2017 Est. T.C.V. 009-450-010-20                      =                      211,080

Est. TCV/Total Floor Area = 191.20, Most recent sale 09/01/1997 for 115,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
98,800	98,800	98,800	74,544	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	6,700	0	0	670	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
105,500	105,500	105,500	75,214	75,214	0	



009-450-010-60	2017 Est. T.C.V.	VELDHEER SANDRA LEE TTEE
Property Class: 401		1786 S FIRST ST
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value F> 354 Back Lots					40000	100		40,000
65 Actual Front Feet, 0.20 Total Acres							Total Est. Land Value =	40,000

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	480	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	95	2,375
Total Estimated Land Improvements True Cash Value =					2,375

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C+5 Blt 1976

(11) Heating System: Forced Hot Water

Ground Area = Size for Rates = 864 SF Floor Area = 1296 SF.  

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Basement	92.48	0.00	1.75	864	81,415

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

Fireplace: Interior 1 Story	3250.00	1	3,250
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(16) Porches

WPP, Standard	7.82	491	3,840
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(17) Garages

Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)				
Base Cost	19.20	576	11,059	
Common Wall: 1 Wall	-1300.00	1	-1,300	
Mechanical Doors	350.00	1	350	
Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)				
Base Cost	19.14	580	11,101	
Mechanical Doors	350.00	1	350	

County Multiplier = 1.38 => Cost New = 160,027

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 112,019  
 ECF (403 - LAKE MISSAUKEE AREA RES) 1.400 => TCV of Bldg: 1 = 156,827

2017 Est. T.C.V. 009-450-010-60 = 199,202

Est. TCV/Total Floor Area = 153.71, Most recent sale 04/01/2003 for 150,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
89,700	89,700	89,700	59,535	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	9,900	0	0	535	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
99,600	99,600	99,600	60,070	60,070	60,070

009-450-010-80                      2017 Est. T.C.V.                      MESSERSCHMIDT MICHAEL & ANITA TRUST  
 Property Class: 401                      1781 S GREEN RD  
 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
136 Actual Front Feet, 0.25 Total Acres							Total Est. Land Value =	40,000

Land Improvement Cost Estimates  
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Concrete	3.61	1.00	263	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.0	95	950
Total Estimated Land Improvements True Cash Value =					950

Cost Est. for Res. Bldg: 1    Single Family    1.5S                      Cls C    Blt 1965

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1212 SF    Floor Area = 1212 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Mich Bsmnt.	64.92	-4.65	0.00	696	41,948
1	Story Siding	Crawl Space	64.92	-9.29	0.00	320	17,802
1	Story Siding	Crawl Space	64.92	-9.29	0.00	196	10,903

Other Additions/Adjustments                      Rate                      Size                      Cost

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

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

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

(16) Porches  
 CPP, Standard                      14.10                      120                      1,692

(16) Deck/Balcony  
 Treated Wood,Standard                      6.90                      231                      1,594

(17) Garages  
 Class:C Exterior: Siding Foundation: 18 Inch (Unfinished)  
 Base Cost                      19.29                      462                      8,912  
 Mechanical Doors                      350.00                      2                      700

County Multiplier = 1.38 =>                      Cost New =                      124,632

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0,    Depr.Cost =                      74,779  
 ECF (403 - LAKE MISSAUKEE AREA RES)    1.400 => TCV of Bldg: 1 =                      104,691

2017 Est. T.C.V. 009-450-010-80                      =                      145,641

Est. TCV/Total Floor Area = 120.17, Most recent sale 04/14/2010 for 134,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
78,600	78,600	78,600	68,642	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-5,800	0	0	617	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
72,800	72,800	72,800	69,259	69,259	0

009-450-011-00                      2017 Est. T.C.V.                      LOREE JONATHAN L  
 Property Class: 401                                           6980 W A ST  
 Map #:                      LAKE TOWNSHIP                      Lake City, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2400/FF	55.00	224.00	0.9765	1.0000	2400	100		128,892
55 Actual Front Feet, 0.28 Total Acres                      Total Est. Land Value =								128,892

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	88	0	0
Shed: Wood Frame	9.06	1.00	100	94	852
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 =					3,227

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

(11) Heating System: Space Heater  
 Ground Area = Size for Rates = 480 SF    Floor Area = 480 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Pine Logs	Basement	74.77	0.00	-1.89	480	34,982

  

Other Additions/Adjustments	Rate	Size	Cost
(9) Basement Finish			
Basement Living Finish	14.75	480	7,080
Walk out Basement Door(s)	625.00	1	625
(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: Exterior 1 Story	3050.00	1	3,050
(16) Porches			
CCP (1 Story), Standard	56.11	20	1,122
(16) Deck/Balcony			
Treated Wood,Standard	6.50	200	1,300

  

County Multiplier = 1.38 =>                      Cost New =                      73,494

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0,    Depr.Cost =                      44,096  
 ECF (403 - LAKE MISSAUKEE AREA RES)    1.400 => TCV of Bldg: 1 =                      61,735

2017 Est. T.C.V. 009-450-011-00					=	193,854
Est. TCV/Total Floor Area = 403.86, Most recent sale 05/20/2016 for 170,000						
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
90,500	90,500	90,500	47,760	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	6,400	0	0	429	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
96,900	96,900	96,900	48,189	48,189	0	



009-450-012-00	2017 Est. T.C.V.	FOX ALLEN L & BONNIE G
Property Class: 401		6970 W A ST
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2400/FF	55.00	236.00	0.9765	1.0000	2400	100		128,892
55 Actual Front Feet, 0.30 Total Acres								
Total Est. Land Value =								128,892

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	78	71	191
Total Estimated Land Improvements True Cash Value =					191

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C+5 Blt 2016

(11) Heating System: No Heating/Cooling

Ground Area = Size for Rates = 1500 SF Floor Area = 2400 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Siding	Basement	104.22	0.00	-8.29	900	86,337
1	Story Siding	Basement	65.92	0.00	-4.15	600	37,062

Other Additions/Adjustments	Rate	Size	Cost
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(1) Exterior			
Brick Veneer	8.25	32	264
Walk out Basement Door(s)	775.00	2	1,550

(13) Plumbing			
3 Fixture Bath	2400.00	-1	-2,400

(16) Deck/Balcony			
Composite,Standard	6.44	558	3,594
Treated Wood,Standard	8.56	90	770

(17) Garages			
Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	17.79	676	12,026

County Multiplier = 1.38 => Cost New = 192,100

Phy/Ab.Phy/Func/Econ/Comb.%Good= 99/100/100/100/99.0,	Depr.Cost =	190,179
ECF (403 - LAKE MISSAUKEE AREA RES) 1.400 => TCV of Bldg: 1	=	266,251
60 % Completed => Est. True Cash Value 2017	=	159,750

2017 Est. T.C.V. 009-450-012-00 = 288,833

Est. TCV/Total Floor Area = 120.35

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
89,600	89,600	89,600	56,324	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
79,500	6,600	31,300	79,500	329	19,676
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
144,400	144,400	144,400	116,477	116,477	0

009-450-013-00	2017 Est. T.C.V.	PEJAKOVICH JOSEPH W & LINDA D
Property Class: 401		6960 W A ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2400/FF	55.00	249.00	0.9765	1.0000	2400	100		128,892
55 Actual Front Feet, 0.31 Total Acres								Total Est. Land Value = 128,892

Land Improvement Cost Estimates  
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.20	1.00	160	71	364
Total Estimated Land Improvements True Cash Value =					364

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 = 804 SF Floor Area = 804 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	62.23	-11.04	0.00	804	41,157

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  
WGEP (1 Story), Standard 30.26 208 6,294

(17) Garages  
Class:CD Exterior: Siding Foundation: 42 Inch (Unfinished)  
Base Cost 21.05 432 9,094  
Common Wall: 1 Wall -1225.00 1 -1,225  
Mechanical Doors 350.00 1 350

County Multiplier = 1.38 => Cost New = 87,995

Phy/Ab.Phy/Func/Econ/Comb.%Good= 73/100/100/100/73.0, Depr.Cost = 64,236

Separately Depreciated Items:

Unit-in-Place Cost Items:  
BOAT HOUSE (BY SQ FT 3.75 192 720  
County Multiplier = 1.38 => Cost New = 994  
Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0, Depr.Cost = 845

Total Depreciated Cost = 65,081  
ECF (403 - LAKE MISSAUKEE AREA RES) 1.400 => TCV of Bldg: 1 = 91,113

2017 Est. T.C.V. 009-450-013-00 = 220,369

Est. TCV/Total Floor Area = 274.09, Most recent sale 11/01/2000 for 175,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
103,200	103,200	103,200	87,279	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	7,000	0	0	785	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
110,200	110,200	110,200	88,064	88,064	0	



009-450-014-00                      2017 Est. T.C.V.                      KRONE JAMES & KRONE V & KRONE K  
 Property Class: 401                      6950 W A ST  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2400/FF	55.00	262.00	0.9765	1.0000	2400	100		128,892
55 Actual Front Feet, 0.33 Total Acres                      Total Est. Land Value =								128,892

Cost Est. for Res. Bldg: 1    Single Family    1S                      Cls D    Blt 1945

(11) Heating System: Space Heater  
 Ground Area = Size for Rates = 600 SF    Floor Area = 600 SF.  

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	55.30	-10.73	-1.89	600	25,608

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: Exterior 1 Story                      3050.00                      1                      3,050

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

County Multiplier = 1.38 =>                      Cost New =                      48,131

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0,    Depr.Cost =                      28,878  
 ECF (403 - LAKE MISSAUKEE AREA RES)    1.400 => TCV of Bldg: 1 =                      40,430

2017 Est. T.C.V. 009-450-014-00                      =                      169,322

Est. TCV/Total Floor Area = 282.20

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
78,700	78,700	78,700	48,915	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	6,000	0	440	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
84,700	84,700	84,700	49,355	49,355	0

009-450-015-00                      2017 Est. T.C.V.                      KRONE JAMES & KRONE V & KRONE K &  
Property Class: 401                                           6940 W A ST  
Map #:                      LAKE TOWNSHIP                      Lake City, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2400/FF	58.00	280.00	0.9636	1.0000	2400	100		134,130
58 Actual Front Feet, 0.37 Total Acres                      Total Est. Land Value =								134,130

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Patio Blocks	6.84	1.00	300	0	0
Shed: Wood Frame	9.59	1.00	80	94	721

Residential Local Cost Land Improvements

Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.5	95	1,425
Total Estimated Land Improvements True Cash Value =					2,146

Cost Est. for Res. Bldg: 1    Single Family 1S                      Cls D    Blt 1945

(11) Heating System: Space Heater

Ground Area = Size for Rates = 1108 SF    Floor Area = 1108 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	47.46	-9.21	-1.89	1108	40,287

Other Additions/Adjustments	Rate	Size	Cost
(13) Plumbing			
Average Fixture(s)	525.00	1	525
3 Fixture Bath	1650.00	1	1,650
(14) Water/Sewer			
Public Sewer	912.00	1	912
Well, 50 Feet	1575.00	1	1,575
(16) Porches			
CGEP (1 Story), Standard	36.23	128	4,637

County Multiplier = 1.38 =>                      Cost New =    68,429

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0,    Depr.Cost =    47,900  
ECF (403 - LAKE MISSAUKEE AREA RES)    1.400 => TCV of Bldg: 1 =    67,061

2017 Est. T.C.V. 009-450-015-00                      =    203,337

Est. TCV/Total Floor Area = 183.52

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
95,100	95,100	95,100	63,245	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	6,600	0	0	569	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
101,700	101,700	101,700	63,814	63,814	0	



009-450-018-00	2017 Est. T.C.V.	FOX ALLEN L & BONNIE G
Property Class: 401		W A ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res11.LAKE MISSAUKEE SUBS SOUTH SHORE  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> GROUP C 5K SITE					5000	100		5,000
55 Actual Front Feet, 0.13 Total Acres					Total Est. Land Value =			5,000

2017 Est. T.C.V. 009-450-018-00 = 5,000

Est. TCV/Total Floor Area = 4.51, Most recent sale 08/25/2016 for 15,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
0	0	0	990	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
2,500	0	0	0	2,500	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
2,500	2,500	2,500	998	2,500	0	

009-450-019-00	2017 Est. T.C.V.	BOOTH ANDREA J
Property Class: 402		W B ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res11.LAKE MISSAUKEE SUBS SOUTH SHORE

\* Factors \* LOT 19 & 25

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 8K					8000	100		8,000
GROUP A 200/FF	238.81	299.95	1.0000	1.0000	100	100	LOT 25	23,881
289 Actual Front Feet, 1.76 Total Acres							Total Est. Land Value =	31,881

2017 Est. T.C.V. 009-450-019-00 = 31,881

Est. TCV/Total Floor Area = 28.77

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
16,900	16,900	16,900	4,875	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-1,000	0	0	43	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
15,900	15,900	15,900	4,918	4,918	0	



009-450-020-00	2017 Est. T.C.V.	JONES WILLIAM L & EILEEN S TRUST
Property Class: 401		6951 W B ST
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

Land Value Estimates for Land Table Res11.LAKE MISSAUKEE SUBS SOUTH SHORE  
\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 8K					8000	100		8,000
<Site Value A> GROUP A 8K					8000	100		8,000
100 Actual Front Feet, 0.23 Total Acres Total Est. Land Value =								16,000

Land Improvement Cost Estimates  
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 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 1S Cls C+5 Blt 1995

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1879 SF Floor Area = 1879 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	64.81	-8.68	0.00	1587	89,078
1	Story Siding	Basement	63.85	0.00	0.00	100	6,385
1	Story Siding	Basement	63.85	0.00	0.00	192	12,259

Other Additions/Adjustments Rate Size Cost

(1) Exterior				
Brick Veneer	8.25		1024	8,448

(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
Softener, Auto	1150.00		1	1,150

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

Treated Wood,Standard	6.44		407	2,621
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County Multiplier = 1.38 => Cost New = 180,060

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0, Depr.Cost = 153,051

Separately Depreciated Items:

(17) Garages

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

Base Cost	15.47		768	11,881
County Multiplier = 1.38 =>			Cost New =	16,396
Phy/Ab.Phy/Func/Econ/Comb.%Good= 87/100/100/100/87.0,			Depr.Cost =	14,264

Total Depreciated Cost = 167,316

ECF (404 - MISSAUKEE LAKE BACK LOTS RES) 1.050 => TCV of Bldg: 1 = 175,681

2017 Est. T.C.V. 009-450-020-00 = 194,181  
 Est. TCV/Total Floor Area = 103.34, Most recent sale 08/04/2005 for 185,000  
 2016 Assessed MBOR S.E.V. Base for Cap C.P.I.

Parcel Number: 009-450-020-00

Page: 2

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	102,600	102,600	102,600	88,314	0.90	
2017	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-5,500	0	0	794	0
2017	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	97,100	97,100	97,100	89,108	89,108	89,108

009-450-022-00	2017 Est. T.C.V.	JONES WILLIAM L & EILEEN S TRUST
Property Class: 401		W B ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res11.LAKE MISSAUKEE SUBS SOUTH SHORE  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 8K					8000	100		8,000
<Site Value A> GROUP A 8K					8000	100	LOT 23	8,000
<Site Value C> GROUP C 5K SITE					5000	100		5,000
139 Actual Front Feet, 0.32 Total Acres Total Est. Land Value =								21,000

2017 Est. T.C.V. 009-450-022-00 = 21,000

Est. TCV/Total Floor Area = 11.18, Most recent sale 05/24/2013 for 25,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
12,500	12,500	12,500	12,228	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-2,000	0	0	-1,728	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
10,500	10,500	10,500	12,338	10,500	10,500	