

009-490-018-00	2017 Est. T.C.V.	LANG WILLIAM & HEIDI
Property Class: 401		7210 W LAKE 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	50.00	100.00	1.0000	1.0000	2400	100		120,000
50 Actual Front Feet, 0.12 Total Acres								Total Est. Land Value = 120,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.44	1.00	336	0	0
D/W/P: Asphalt Paving	1.61	1.00	600	0	0
D/W/P: Patio Blocks	8.13	1.00	200	0	0
Shed: Wood Frame	10.72	1.00	140	50	750

Residential Local Cost Land Improvements

Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 2500	2500.00	1.00	1.0	95	2,375
Total Estimated Land Improvements True Cash Value =					3,125

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

(11) Heating System: Forced Air w/ Ducts
 Ground Area = Size for Rates = 1118 SF Floor Area = 1118 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	65.88	-9.49	0.00	1118	63,044

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

(16) Deck/Balcony
 Treated Wood, Standard 6.28 507 3,184
 Roof Cover Only, Standard 25.65 35 898

(17) Garages
 Class:C Exterior: Siding Foundation: 18 Inch (Unfinished)
 Base Cost 18.95 480 9,096
 Mechanical Doors 350.00 2 700

County Multiplier = 1.38 => Cost New = 115,173

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 74,862
 ECF (403 - LAKE MISSAUKEE AREA RES) 1.400 => TCV of Bldg: 1 = 104,807

2017 Est. T.C.V. 009-490-018-00 = 227,932

Est. TCV/Total Floor Area = 203.87, Most recent sale 09/04/2015 for 224,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
103,700	103,700	103,700	103,700	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	10,300	0	0	933	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
114,000	114,000	114,000	104,633	104,633	0

009-490-019-00	2017 Est. T.C.V.	HASTINGS GLEN J & LINN G (TTEE)
Property Class: 401		7204 W LAKE 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	50.00	100.00	1.0000	1.0000	2400	100		120,000
50 Actual Front Feet, 0.12 Total Acres								Total Est. Land Value = 120,000

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.44	1.00	200	0	0
Shed: Wood Frame	11.53	1.00	96	71	786
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	2.0	95	1,900
Total Estimated Land Improvements True Cash Value =					2,686

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1078 SF Floor Area = 1858 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	66.31	-9.58	0.00	870	49,355
1	Story Siding	Slab	66.31	-11.61	0.00	208	11,378
1	Story Siding	Overhang	38.49	0.00	0.00	780	30,022

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: Wood Stove 1350.00 1 1,350

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

(17) Garages
Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)
Base Cost 16.58 780 12,932
Automatic Doors 375.00 2 750

County Multiplier = 1.38 => Cost New = 159,127

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 111,389
ECF (403 - LAKE MISSAUKEE AREA RES) 1.400 => TCV of Bldg: 1 = 155,944

2017 Est. T.C.V. 009-490-019-00 = 278,630

Est. TCV/Total Floor Area = 149.96

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
131,000	131,000	131,000	101,547	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	8,300	0	0	913	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
139,300	139,300	139,300	102,460	102,460	0

02:58 PM

009-490-020-00 2017 Est. T.C.V. DEZEEUW BRIAN & DALE
 Property Class: 401 7198 W LAKE 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	50.00	100.00	1.0000	1.0000	2400	100		120,000
50 Actual Front Feet, 0.12 Total Acres Total Est. Land Value =								120,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.20	1.00	670	0	0
Shed: Metal Prefab	7.63	1.00	160	50	611
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 =					1,561

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1104 SF Floor Area = 1104 SF.
 Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost
 1 Story Block Crawl Space 59.13 -8.54 0.00 1104 55,851

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

Average Fixture(s) 630.00 1 630

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(17) Garages

Class:CD Exterior: Block Foundation: 42 Inch (Unfinished)
 Base Cost 21.12 459 9,694
 Common Wall: 1 Wall -1425.00 1 -1,425
 Mechanical Doors 350.00 1 350

County Multiplier = 1.42 => Cost New = 103,043

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 61,826
 ECF (403 - LAKE MISSAUKEE AREA RES) 1.400 => TCV of Bldg: 1 = 86,556

2017 Est. T.C.V. 009-490-020-00 = 208,117
 Est. TCV/Total Floor Area = 188.51, Most recent sale 08/12/2015 for 205,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
96,900	96,900	96,900	96,900	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	7,200	0	872	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
104,100	104,100	104,100	97,772	97,772	0

009-490-021-00 2017 Est. T.C.V. WATROBA PAUL & ANDREA
 Property Class: 401 7190 W LAKE 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	50.00	100.00	1.0000	1.0000	2400	100		120,000
50 Actual Front Feet, 0.12 Total Acres Total Est. Land Value =								120,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.44	1.00	450	71	1,099
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 2500	2500.00	1.00	1.0	97	2,425
Total Estimated Land Improvements True Cash Value =					3,524

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

(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 Block	Slab	68.94	-11.78	0.00	1008	57,617

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

(13) Plumbing

Average Fixture(s)	760.00	1	760
--------------------	--------	---	-----

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Porches

CGEP (1 Story), Standard	33.42	192	6,417
--------------------------	-------	-----	-------

(17) Garages

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

Base Cost	19.99	462	9,235
Automatic Doors	375.00	1	375

County Multiplier = 1.42 => Cost New = 119,360

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 83,552

Separately Depreciated Items:

Unit-in-Place Cost Items:

BOAT HOUSE (BY SQ FT)	3.75	252	945
County Multiplier = 1.42 =>		Cost New =	1,342
Phy/Ab.Phy/Func/Econ/Comb.%Good= 67/100/100/100/67.0,		Depr.Cost =	899
ROOF STRUCT. (SQ FT)	3.97	54	214
County Multiplier = 1.42 =>		Cost New =	304
Phy/Ab.Phy/Func/Econ/Comb.%Good= 45/100/100/100/45.0,		Depr.Cost =	137

Total Depreciated Cost = 84,588

ECF (403 - LAKE MISSAUKEE AREA RES) 1.400 => TCV of Bldg: 1 = 118,423

2017 Est. T.C.V. 009-490-021-00 = 241,947
 Est. TCV/Total Floor Area = 240.03, Most recent sale 08/17/2015 for 245,000
 2016 Assessed MBOR S.E.V. Base for Cap C.P.I.

Parcel Number: 009-490-021-00

Page: 2

	113,100	113,100	113,100	113,100	0.90	
2017	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	7,900	0	0	1,017	0
2017	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	121,000	121,000	121,000	114,117	114,117	0

009-490-022-00 2017 Est. T.C.V. GRETENBERGER GEORGE R TRUST
 Property Class: 401 7174 W LAKE 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	50.00	100.00	1.0000	1.0000	2400	100		120,000
50 Actual Front Feet, 0.12 Total Acres Total Est. Land Value =								120,000

Land Improvement Cost Estimates
 Land Improvment Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	9.17	1.00	96	46	405
Shed: Wood Frame	10.02	1.00	64	71	455
Total Estimated Land Improvements True Cash Value =					860

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D+5 Blt 1948

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 758 SF Floor Area = 758 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	54.41	-9.53	0.69	758	34,542

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
 CGEP (1 Story), Standard 31.92 176 5,618

County Multiplier = 1.38 => Cost New = 66,664

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 39,998
 ECF (403 - LAKE MISSAUKEE AREA RES) 1.400 => TCV of Bldg: 1 = 55,997

2017 Est. T.C.V. 009-490-022-00 = 176,857

Est. TCV/Total Floor Area = 233.32

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
82,200	82,200	82,200	55,996	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	6,200	0	0	503	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
88,400	88,400	88,400	56,499	56,499	0	

009-490-023-00 2017 Est. T.C.V. KNIGHT SCOTT D & DIANE L
 Property Class: 401 7168 W LAKE 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	50.00	100.00	1.0000	1.0000	2400	100		120,000
50 Actual Front Feet, 0.12 Total Acres Total Est. Land Value =								120,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Ren. Conc.	3.78	1.00	1140	0	0
D/W/P: 4in Ren. Conc.	3.78	1.00	360	0	0
Shed: Wood Frame	9.24	1.00	160	50	739
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 =					3,114

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1372 SF Floor Area = 1372 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	56.03	0.00	0.00	964	54,013
1	Story Siding	Crawl Space	56.03	-8.06	0.00	408	19,572

Other Additions/Adjustments Rate Size Cost

(1) Exterior

Stone Veneer	10.00	8	80
Walk out Basement Door(s)	700.00	1	700

(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1415.00	1	1,415
Fireplace: Direct-Vented Gas	925.00	1	925

(16) Porches

WPP, Standard	8.45	360	3,042
CCP (1 Story), Standard	24.77	136	3,369

(16) Deck/Balcony

Treated Wood,Standard	6.91	180	1,244
Treated Wood,Standard	6.47	269	1,740

(17) Garages

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

Base Cost	18.22	836	15,232
Automatic Doors	375.00	2	750

County Multiplier = 1.38 => Cost New = 149,401

Phy/Ab.Phy/Func/Econ/Comb.%Good= 98/100/100/100/98.0, Depr.Cost = 146,413
 ECF (403 - LAKE MISSAUKEE AREA RES) 1.400 => TCV of Bldg: 1 = 204,978

2017 Est. T.C.V. 009-490-023-00 = 328,092
 Est. TCV/Total Floor Area = 239.13, Most recent sale 09/13/2013 for 140,000

Parcel Number: 009-490-023-00

Page: 2

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
122,200	122,200	122,200	114,139	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
41,300	500	0	41,300	1,027	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
164,000	164,000	164,000	156,466	156,466	156,466	

009-490-024-00 2017 Est. T.C.V. BOSSCHER RICHARD & BETH TRUST
 Property Class: 401 7158 W LAKE 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	60.00	100.00	0.9554	1.0000	2400	100		137,584
60 Actual Front Feet, 0.14 Total Acres Total Est. Land Value =								137,584

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	140	0	0
Shed: Wood Frame	12.61	1.00	64	71	573
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 =					1,048

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C-5 Blt 1959

(11) Heating System: Space Heater
 Ground Area = Size for Rates = 936 SF Floor Area = 936 SF.
 Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost
 1 Story Block Crawl Space 66.57 -9.45 0.00 936 53,464

Other Additions/Adjustments Rate Size Cost

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

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

(15) Built-Ins & Fireplaces
 Appliance Allowance 1915.00 1 1,915
 Fireplace: Interior 1 Story 3250.00 1 3,250

(16) Deck/Balcony
 Treated Wood,Standard 6.10 968 5,905

(17) Garages
 Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)
 Base Cost 23.04 392 9,032
 Mechanical Doors 350.00 1 350

County Multiplier = 1.42 => Cost New = 109,926

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 65,956

Separately Depreciated Items:

Unit-in-Place Cost Items:
 BOAT HOUSE (BY SQ FT 3.75 128 480
 County Multiplier = 1.42 => Cost New = 682
 Phy/Ab.Phy/Func/Econ/Comb.%Good= 67/100/100/100/67.0, Depr.Cost = 457

Total Depreciated Cost = 66,412
 ECF (403 - LAKE MISSAUKEE AREA RES) 1.400 => TCV of Bldg: 1 = 92,977

2017 Est. T.C.V. 009-490-024-00 = 231,609
 Est. TCV/Total Floor Area = 247.45, Most recent sale 08/17/1994 for 112,500
 2016 Assessed MBOR S.E.V. Base for Cap C.P.I.
 108,400 108,400 108,400 69,836 0.90
 2017 New Eq. Adjustment Loss Additions Tax Adjustment Losses

Parcel Number: 009-490-024-00

Page: 2

0	7,400	0	0	628	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
115,800	115,800	115,800	70,464	70,464	0

009-490-025-00	2017 Est. T.C.V.	KARAKASHIAN JAMES E & HEIDI A
Property Class: 401		7150 W LAKE 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	50.00	100.00	1.0000	1.0000	2400	100		120,000
50 Actual Front Feet, 0.12 Total Acres								Total Est. Land Value = 120,000

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	11.53	1.00	96	75	830
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 =					1,800

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C+5 Blt 1920

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 762 SF Floor Area = 1143 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Crawl Space	95.10	-11.04	3.01	762	66,347

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

(13) Plumbing

Average Fixture(s)	760.00	1	760
--------------------	--------	---	-----

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Deck/Balcony

Treated Wood,Standard	6.78	256	1,736
-----------------------	------	-----	-------

County Multiplier = 1.38 => Cost New = 106,771

Notes: COTTAGE

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 69,401

Separately Depreciated Items:

Unit-in-Place Cost Items:

BOAT HOUSE (BY SQ FT)	3.75	128	480
County Multiplier = 1.38 =>		Cost New =	662
Phy/Ab.Phy/Func/Econ/Comb.%Good= 73/100/100/100/73.0,		Depr.Cost =	484

Total Depreciated Cost = 69,884

ECF (403 - LAKE MISSAUKEE AREA RES) 1.400 => TCV of Bldg: 1 = 97,838

2017 Est. T.C.V. 009-490-025-00 = 219,638

Est. TCV/Total Floor Area = 192.16, Most recent sale 06/10/2011 for 209,900

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
101,000	101,000	101,000	95,585	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	8,800	0	0	860	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
109,800	109,800	109,800	96,445	96,445	0

009-490-026-00 2017 Est. T.C.V. MYS WILLIAM A & PATRICIA M
 Property Class: 401 7140 W LAKE 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	50.00	100.00	1.0000	1.0000	2400	100		120,000
50 Actual Front Feet, 0.12 Total Acres Total Est. Land Value =								120,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 10000	10000.00	1.00	1.0	95	9,500
Total Estimated Land Improvements True Cash Value =					9,500

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

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1440 SF Floor Area = 2760 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Basement	93.93	0.00	2.77	1440	139,248
1	Story Siding	Overhang	41.51	0.00	0.00	600	24,906

Other Additions/Adjustments Rate Size Cost

(9) Basement Finish

Basement Recreation Finish	13.50	960	12,960
Walk out Basement Door(s)	1025.00	1	1,025

(13) Plumbing

Average Fixture(s)	1120.00	1	1,120
--------------------	---------	---	-------

(14) Water/Sewer

Public Sewer	1487.00	1	1,487
Well, 100 Feet	3050.00	1	3,050

(15) Built-Ins & Fireplaces

Fireplace: Exterior 2 Story	5875.00	1	5,875
-----------------------------	---------	---	-------

(16) Porches

WCP (1 Story), Standard	22.39	280	6,269
CCP (1 Story), Standard	33.01	96	3,169

(16) Deck/Balcony

Treated Wood, Standard	7.29	360	2,624
------------------------	------	-----	-------

(17) Garages

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

Base Cost	22.25	900	20,025
Automatic Doors	425.00	2	850
Mechanical Doors	400.00	1	400

County Multiplier = 1.38 => Cost New = 307,752

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 276,977
 ECF (403 - LAKE MISSAUKEE AREA RES) 1.400 => TCV of Bldg: 1 = 387,767

2017 Est. T.C.V. 009-490-026-00 = 517,267

Est. TCV/Total Floor Area = 187.42, Most recent sale 12/01/1997 for 123,500

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
238,500	238,500	238,500	211,107	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	20,100	0	1,899	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT

Parcel Number: 009-490-026-00

Page: 2

258,600	258,600	258,600	213,006	213,006	213,006
---------	---------	---------	---------	---------	---------

009-490-027-00 2017 Est. T.C.V. ROUSSEAU MARK A ETAL
 Property Class: 401 7128 W LAKE 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	50.00	100.00	1.0000	1.0000	2400	100		120,000
50 Actual Front Feet, 0.12 Total Acres Total Est. Land Value =								120,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	11.23	1.00	64	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	0.3	95	285
Total Estimated Land Improvements True Cash Value =					285

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls CD Blt 1948

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 510 SF Floor Area = 765 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Crawl Space	89.80	-10.48	0.00	510	40,453

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

(13) Plumbing

Average Fixture(s)	630.00	1	630
--------------------	--------	---	-----

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1415.00	1	1,415
---------------------	---------	---	-------

(16) Porches

CGEP (1 Story), Standard	37.91	128	4,852
CGEP (1 Story), Standard	33.37	176	5,873

County Multiplier = 1.38 => Cost New = 77,037

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, Depr.Cost = 42,370
 ECF (403 - LAKE MISSAUKEE AREA RES) 1.400 => TCV of Bldg: 1 = 59,318

2017 Est. T.C.V. 009-490-027-00 = 179,603

Est. TCV/Total Floor Area = 234.78

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
82,500	82,500	82,500	58,799	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	7,300	0	0	529	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
89,800	89,800	89,800	59,328	59,328	0

009-490-028-00	2017 Est. T.C.V.	WINKLE GERALD I & BEVERLY L TRUST
Property Class: 401		7116 W LAKE 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 B 2200	110.00	100.00	0.8211	1.0000	2200	100		198,705
110 Actual Front Feet, 0.25 Total Acres Total Est. Land Value =								198,705

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 10000	10000.00	1.00	1.0	95	9,500
Total Estimated Land Improvements True Cash Value =					9,500

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C+10 Blt 1955

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 2188 SF Floor Area = 3282 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Crawl Space	84.94	-8.73	3.16	2188	173,662

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	2	4,800

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(17) Garages

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

Base Cost	21.09	676	14,257
Automatic Doors	375.00	1	375

County Multiplier = 1.38 => Cost New = 283,729
Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 184,424

Separately Depreciated Items:

(16) Porches

WGEP (1 Story), Standard	25.55	400	10,220
County Multiplier = 1.38 =>			Cost New = 14,104
Phy/Ab.Phy/Func/Econ/Comb.%Good= 93/100/100/100/93.0,			Depr.Cost = 13,116

(16) Deck/Balcony

Treated Wood,Standard	6.42	432	2,773
County Multiplier = 1.38 =>			Cost New = 3,827
Phy/Ab.Phy/Func/Econ/Comb.%Good= 84/100/100/100/84.0,			Depr.Cost = 3,215
Treated Wood,Standard	8.40	96	806
County Multiplier = 1.38 =>			Cost New = 1,113
Phy/Ab.Phy/Func/Econ/Comb.%Good= 84/100/100/100/84.0,			Depr.Cost = 935

(16) Breezeways

Parcel Number: 009-490-028-00

Page: 2

Frame Wall,Finished	27.75	316	8,769
County Multiplier = 1.38 =>		Cost New =	12,101
Phy/Ab.Phy/Func/Econ/Comb.%Good= 99/100/100/100/99.0,		Depr.Cost =	11,980

Unit-in-Place Cost Items:

BOAT HOUSE (BY SQ FT	3.75	580	2,175
County Multiplier = 1.38 =>		Cost New =	3,002
Phy/Ab.Phy/Func/Econ/Comb.%Good= 71/100/100/100/71.0,		Depr.Cost =	2,131

	Total Depreciated Cost =	215,801
ECF (403 - LAKE MISSAUKEE AREA RES)	1.400 => TCV of Bldg: 1 =	302,121

2017 Est. T.C.V. 009-490-028-00 = 510,326

Est. TCV/Total Floor Area = 155.49

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
228,600	228,600	228,600	208,031	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	26,600	0	0	1,872	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
255,200	255,200	255,200	209,903	209,903	209,903

009-490-030-00 2017 Est. T.C.V. VISSIA ALAN J & JUDITH C TRUST
 Property Class: 401 7110 W LAKE 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	50.00	100.00	1.0000	1.0000	2400	100		120,000
50 Actual Front Feet, 0.12 Total Acres Total Est. Land Value =								120,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

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

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

(11) Heating System: Space Heater

Ground Area = Size for Rates = 1032 SF Floor Area = 1032 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	48.15	-9.38	-1.89	1032	38,060

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
 CGEP (1 Story), Standard 36.13 129 4,661

County Multiplier = 1.38 => Cost New = 70,198

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 42,119
 ECF (403 - LAKE MISSAUKEE AREA RES) 1.400 => TCV of Bldg: 1 = 58,966

2017 Est. T.C.V. 009-490-030-00 = 179,441

Est. TCV/Total Floor Area = 173.88

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
83,500	83,500	83,500	53,162	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	6,200	0	0	478	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
89,700	89,700	89,700	53,640	53,640	0	

009-490-031-00 2017 Est. T.C.V. NEUMAIEER ALBERT F & MARILYN TRUST
 Property Class: 401 7100 W LAKE 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	50.00	100.00	1.0000	1.0000	2400	100		120,000
50 Actual Front Feet, 0.12 Total Acres Total Est. Land Value =								120,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Ren. Conc.	4.21	1.00	288	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.5	95	1,425
Total Estimated Land Improvements True Cash Value =					1,425

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C Blt 1948

(11) Heating System: Forced Air w/ Ducts
 Ground Area = Size for Rates = 1642 SF Floor Area = 2155 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Basement	78.92	0.00	0.00	240	18,941
1.5	Story Siding	Crawl Space	78.92	-8.57	0.00	786	55,295
1	Story Siding	Crawl Space	61.95	-8.57	0.00	616	32,882

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Porches

CCP (1 Story), Standard	34.76	64	2,225
-------------------------	-------	----	-------

(17) Garages

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

Base Cost	17.84	672	11,988
Common Wall: 1 Wall	-1300.00	1	-1,300
Automatic Doors	375.00	2	750

County Multiplier = 1.38 => Cost New = 182,806

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 109,684

Separately Depreciated Items:

Square footage # 3 is depreciated at 84 %Good...	Base Cost Was =	32,882
County Multiplier = 1.38 =>	Cost New =	45,377
Phy/Ab.+hy/Func/Econ/Comb.%Good= 24/100/100/100/24.0,	Depr.Cost =	10,891
ECF (403 - LAKE MISSAUKEE AREA RES) 1.400 => TCV of Bldg: 1 =		168,804

2017 Est. T.C.V. 009-490-031-00	=	290,229
Est. TCV/Total Floor Area = 134.68, Most recent sale 10/01/1999 for 200,000		
2016 Assessed	MBOR	S.E.V.
133,500	133,500	133,500
2017	New Eq. Adjustment	Loss
	Additions	Tax Adjustment
	Losses	

Parcel Number: 009-490-031-00

Page: 2

0	11,600	0	0	1,105	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
145,100	145,100	145,100	123,900	123,900	0

009-490-032-00 2017 Est. T.C.V. CHAMBERS JASON & HOLLY L
 Property Class: 401 7074 W LAKE 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	50.00	100.00	1.0000	1.0000	2400	100		120,000
50 Actual Front Feet, 0.12 Total Acres Total Est. Land Value =								120,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

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

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C-5 Blt 1952

(11) Heating System: Space Heater

Ground Area = Size for Rates = 850 SF Floor Area = 1062 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25	Siding	Slab	75.86	-11.61	0.00	850	54,613

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

Average Fixture(s)	760.00	1	760
--------------------	--------	---	-----

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Porches

CCP (1 Story), Standard	73.45	8	588
-------------------------	-------	---	-----

(16) Breezeways

Frame Wall,Unfinished	23.25	135	3,139
-----------------------	-------	-----	-------

(17) Garages

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

Base Cost	24.27	323	7,839
Common Wall: 1 Wall	-1225.00	1	-1,225
Automatic Doors	375.00	1	375

County Multiplier = 1.38 => Cost New = 104,521

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 62,713
 ECF (403 - LAKE MISSAUKEE AREA RES) 1.400 => TCV of Bldg: 1 = 87,798

2017 Est. T.C.V. 009-490-032-00 = 210,173

Est. TCV/Total Floor Area = 197.90, Most recent sale 08/01/1998 for 140,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
96,700	96,700	96,700	91,373	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	8,400	0	0	13,727	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
105,100	105,100	105,100	92,195	105,100	0

009-490-033-00 2017 Est. T.C.V. CASSELL RONALD D & BARBARA B, TTEES
 Property Class: 401 7070 W LAKE 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	50.00	100.00	1.0000	1.0000	2400	100		120,000
50 Actual Front Feet, 0.12 Total Acres Total Est. Land Value =								120,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Ren. Conc.	4.21	1.00	270	0	0
D/W/P: Patio Blocks	8.13	1.00	93	0	0
Shed: Wood Frame	12.75	1.00	60	94	719
Dock: Light posts	21.31	1.00	320	0	0

Residential Local Cost Land Improvements

Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 2500	2500.00	1.00	1.0	97	2,425
Total Estimated Land Improvements True Cash Value =					3,144

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C Blt 1964

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1473 SF Floor Area = 1954 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	62.96	-10.85	0.00	832	43,356
1.75	Story Siding	Crawl Space	91.36	-8.82	0.00	641	52,908

Other Additions/Adjustments Rate Size Cost

(1) Exterior
 Stone Veneer 10.25 91 933

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

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

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

(16) Porches
 CCP (1 Story), Standard 45.26 38 1,720
 CGEP (1 Story), Standard 29.72 264 7,846
 WPP, Standard 11.17 180 2,011

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

County Multiplier = 1.38 => Cost New = 165,972

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 116,180
 ECF (403 - LAKE MISSAUKEE AREA RES) 1.400 => TCV of Bldg: 1 = 162,652

2017 Est. T.C.V. 009-490-033-00 = 285,796

Est. TCV/Total Floor Area = 146.26, Most recent sale 11/01/1997 for 155,550

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
131,500	131,500	131,500	109,396	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	11,400	0	0	984	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
142,900	142,900	142,900	110,380	110,380	110,380	

009-490-034-00 2017 Est. T.C.V. WILLIAMSON RICH & KAREN
Property Class: 401 7062 W LAKE ST
Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS
 * Factors * W 2.5' OF WALKWAY

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 2200	102.50	100.00	0.8357	1.0000	2200	100		188,455
103 Actual Front Feet, 0.23 Total Acres Total Est. Land Value =								188,455

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	178	71	435
Shed: Wood Frame	10.24	1.00	168	75	1,290
Total Estimated Land Improvements True Cash Value =					1,725

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C+10 Blt 1950

(11) Heating System: Forced Air w/ Ducts
Ground Area = Size for Rates = 1008 SF Floor Area = 1260 SF.
Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost
1.25 Story Siding Slab 84.89 -12.96 0.00 1008 72,505

Other Additions/Adjustments Rate Size Cost

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

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

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

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

(16) Deck/Balcony
Treated Wood, Standard 6.62 310 2,052

(17) Garages
Class:C Exterior: Siding Foundation: 18 Inch (Unfinished)
Base Cost 20.60 400 8,240
Automatic Doors 375.00 1 375

County Multiplier = 1.38 => Cost New = 129,282

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 84,033
ECF (403 - LAKE MISSAUKEE AREA RES) 1.400 => TCV of Bldg: 1 = 117,646

2017 Est. T.C.V. 009-490-034-00 = 307,826
Est. TCV/Total Floor Area = 244.31, Most recent sale 06/05/2015 for 325,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
135,000	135,000	135,000	135,000	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	18,900	0	1,215	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
153,900	153,900	153,900	136,215	136,215	0

009-490-036-00	2017 Est. T.C.V.	NELSON PAUL R
Property Class: 401		7058 W LAKE ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS
 * Factors * E 7.5 FT OF 10' WALKWAY

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 2200	107.50	100.00	0.8258	1.0000	2200	100		195,309
108 Actual Front Feet, 0.25 Total Acres Total Est. Land Value =								195,309

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	768	71	1,625
Total Estimated Land Improvements True Cash Value =					1,625

Cost Est. for Res. Bldg: 1 Single Family 2S Cls D+10 Blt 1940

(11) Heating System: Forced Air w/ Ducts
 Ground Area = Size for Rates = 1216 SF Floor Area = 1991 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Siding	Slab	81.85	-9.90	1.44	775	56,877
1	Story Siding	Slab	51.22	-9.90	0.72	441	18,540

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: Exterior 1 Story	3050.00	1	3,050

(16) Porches

CCP (1 Story), Standard	50.46	24	1,211
-------------------------	-------	----	-------

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

Base Cost	13.60	844	11,478
-----------	-------	-----	--------

County Multiplier = 1.38 => Cost New = 135,107

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, Depr.Cost = 74,309

Separately Depreciated Items:

Unit-in-Place Cost Items:

BOAT HOUSE (BY SQ FT)	3.50	192	672
County Multiplier = 1.38 =>			927
Phy/Ab.Phy/Func/Econ/Comb.%Good= 71/100/100/100/71.0,			658

Total Depreciated Cost = 74,967
 ECF (403 - LAKE MISSAUKEE AREA RES) 1.400 => TCV of Bldg: 1 = 104,954

2017 Est. T.C.V. 009-490-036-00 = 301,888

Est. TCV/Total Floor Area = 151.63

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
132,200	132,200	132,200	132,200	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	18,700	0	0	1,189	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
150,900	150,900	150,900	133,389	133,389	0

009-490-038-00	2017 Est. T.C.V.	SCHAD JOYCE M
Property Class: 401		7024 W LAKE 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 B 2200	100.00	100.00	0.8409	1.0000	2200	100		184,997
100 Actual Front Feet, 0.23 Total Acres								Total Est. Land Value = 184,997

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Ren. Conc.	4.21	1.00	600	0	0
D/W/P: Asphalt Paving	1.61	1.00	240	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
GENERATOR	2000.00	1.00	1.0	95	1,900
Total Estimated Land Improvements True Cash Value =					4,275

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C-5 Blt 1947

(11) Heating System: Forced Air w/ Ducts
Ground Area = Size for Rates = 1758 SF Floor Area = 1758 SF.
Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost
1 Story Siding Slab 58.32 -9.92 0.00 1758 85,087

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

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

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

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

(16) Deck/Balcony
Treated Wood,Standard 6.10 960 5,856
Treated Wood,Standard 6.59 320 2,109

(17) Garages
Class:D Exterior: Siding Foundation: 42 Inch (Unfinished)
Base Cost 13.35 1140 15,219
Common Wall: 1 Wall -1175.00 1 -1,175
Automatic Doors 350.00 1 350
Class:C Exterior: Block Foundation: 18 Inch (Unfinished)
Base Cost 18.90 520 9,828
Mechanical Doors 350.00 1 350

County Multiplier = 1.38 => Cost New = 177,345

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 115,274

Separately Depreciated Items:

(9) Basement Finish
Basement Recreation Finish 11.45 320 3,664
County Multiplier = 1.38 => Cost New = 5,056
Phy/Ab.Phy/Func/Econ/Comb.%Good= 5/100/100/100/5.0, Depr.Cost = 253

Total Depreciated Cost = 115,527

Parcel Number: 009-490-038-00

Page: 2

ECF (403 - LAKE MISSAUKEE AREA RES) 1.400 => TCV of Bldg: 1 = 161,738

2017 Est. T.C.V. 009-490-038-00 = 351,010

Est. TCV/Total Floor Area = 199.66

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
157,900	157,900	157,900	124,211	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	17,600	0	0	1,117	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
175,500	175,500	175,500	125,328	125,328	125,328	

009-490-040-00 2017 Est. T.C.V. JOHNROE GREGORY & CRYSTAL
 Property Class: 401 7014 W LAKE 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	50.00	100.00	1.0000	1.0000	2400	100		120,000
50 Actual Front Feet, 0.12 Total Acres Total Est. Land Value =								120,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Ren. Conc.	4.21	1.00	400	0	0
Shed: Wood Frame	12.07	1.00	80	50	483
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 =					1,433

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

(11) Heating System: Forced Air w/ Ducts
 Ground Area = Size for Rates = 1880 SF Floor Area = 1880 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	63.85	-8.67	0.00	1142	63,016
1	Story Siding	Overhang	35.38	0.00	0.00	738	26,110

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) Porches
 CPP, Standard 13.07 143 1,869
 WPP, Standard 8.11 455 3,690

(16) Deck/Balcony
 Treated Wood,Standard 10.56 48 507
 Treated Wood,Standard 8.20 105 861

(17) Garages
 Class:C Exterior: Siding Foundation: 42 Inch (Finished)
 Base Cost 20.02 738 14,775
 Common Wall: 1 Wall -1300.00 1 -1,300
 Automatic Doors 375.00 1 375

County Multiplier = 1.38 => Cost New = 169,346

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 152,412
 ECF (403 - LAKE MISSAUKEE AREA RES) 1.400 => TCV of Bldg: 1 = 213,376

2017 Est. T.C.V. 009-490-040-00					=	334,809
Est. TCV/Total Floor Area = 178.09, Most recent sale 11/21/2011 for 190,000						
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
154,100	154,100	154,100	149,157	0.90		
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	13,300	0	0	1,342	0

Parcel Number: 009-490-040-00

Page: 2

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
167,400	167,400	167,400	150,499	150,499	0

009-490-041-00 2017 Est. T.C.V. PRUDEN EDWARD R TRUST
 Property Class: 401 1800 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	45.00	100.00	1.0267	1.0000	2400	100		110,883
45 Actual Front Feet, 0.10 Total Acres Total Est. Land Value =								110,883

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	250	94	989
Fencing: Wd, Split, 2 Rail	8.01	1.00	70	94	527
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 2500	2500.00	1.00	1.0	97	2,425
Total Estimated Land Improvements True Cash Value =					3,941

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C+10 Blt 1940

(11) Heating System: Electric Baseboard
 Ground Area = Size for Rates = 1300 SF Floor Area = 1300 SF.
 Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost
 1 Story Siding Crawl Space 70.60 -10.03 -0.30 1300 78,351

Other Additions/Adjustments Rate Size Cost

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

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

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

(16) Porches
 CCP (1 Story), Standard 23.90 169 4,039
 WPP, Standard 9.79 255 2,496
 WPP, Standard 10.49 210 2,203
 CCP (1 Story), Standard 34.34 66 2,266

(17) Garages
 Class:C Exterior: Siding Foundation: 42 Inch (Finished)
 Base Cost 22.78 568 12,939
 Automatic Doors 375.00 1 375

County Multiplier = 1.38 => Cost New = 157,813

Phy/Ab.Phy/Func/Econ/Comb.%Good= 71/100/100/100/71.0, Depr.Cost = 112,047
 ECF (403 - LAKE MISSAUKEE AREA RES) 1.400 => TCV of Bldg: 1 = 156,866

2017 Est. T.C.V. 009-490-041-00 = 271,690

Est. TCV/Total Floor Area = 208.99

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
127,600	127,600	127,600	89,788	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	8,200	0	0	808	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
135,800	135,800	135,800	90,596	90,596	90,596

009-490-042-00 2017 Est. T.C.V. BUCHANAN ROBERT B JR
Property Class: 401 1820 S GREEN RD
Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res11.LAKE MISSAUKEE SUBS SOUTH SHORE
* Factors * LOT 42 & N1/2 43

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> GROUP B 25K					25000	100		25,000
<Site Value B> GROUP B 25K					25000	50	N1/2 LOT 43	12,500
57 Actual Front Feet, 0.15 Total Acres Total Est. Land Value =								37,500

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.44	1.00	600	75	1,548
Total Estimated Land Improvements True Cash Value =					1,548

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1168 SF Floor Area = 1168 SF.
Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost
1 Story Siding Crawl Space 65.35 -9.38 0.00 1168 65,373

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

Average Fixture(s) 760.00 1 760

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Porches

CGEP (1 Story), Standard 42.74 112 4,787

(16) Deck/Balcony

Treated Wood, Standard 7.13 192 1,369

(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 = 126,677

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 82,340
ECF (409 - RURAL SUBS) 0.900 => TCV of Bldg: 1 = 74,106

2017 Est. T.C.V. 009-490-042-00 = 113,154

Est. TCV/Total Floor Area = 96.88, Most recent sale 08/26/2005 for 125,900

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
48,800	48,800	48,800	44,332	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	7,800	0	398	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
56,600	56,600	56,600	44,730	44,730	0	

009-490-044-00	2017 Est. T.C.V.	NIETLING ROSS A & BARBARA J
Property Class: 401		1840 S GREEN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res11.LAKE MISSAUKEE SUBS SOUTH SHORE
* Factors * 3 LOTS

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
150 Actual Front Feet, 0.13 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: 3.5 Concrete	3.44	1.00	830	0	0
Shed: Wood Frame	8.97	1.00	288	71	1,834
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.0	97	970
Total Estimated Land Improvements True Cash Value =					2,804

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

(11) Heating System: Forced Air w/ Ducts
Ground Area = Size for Rates = 912 SF Floor Area = 912 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	68.46	-12.04	0.00	912	51,455

Other Additions/Adjustments

	Rate	Size	Cost
(1) Exterior			
Brick Veneer	8.25	92	759
(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) Breezeways			
Frame Wall,Finished	27.75	96	2,664
(17) Garages			
Class:C Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	18.95	480	9,096
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 => Cost New = 97,788

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 58,673
ECF (409 - RURAL SUBS) 0.850 => TCV of Bldg: 1 = 49,872

2017 Est. T.C.V. 009-490-044-00	=	73,676			
Est. TCV/Total Floor Area = 80.79					
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
40,100	40,100	40,100	36,720	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-3,300	0	0	80	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
36,800	36,800	36,800	37,050	36,800	36,800

009-490-047-00	2017 Est. T.C.V.	ANDREWS ROGER N & KATHRYN S
Property Class: 401		1850 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
<Site Value A> GROUP A 8K					8000	50	S1/2 LOT 46	4,000
75 Actual Front Feet, 0.20 Total Acres Total Est. Land Value =								12,000

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.20	1.00	215	71	488
Total Estimated Land Improvements True Cash Value =					488

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1963

(11) Heating System: Wall/Floor Furnace

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	66.52	-11.78	-1.63	616	32,716

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

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

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

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

(16) Porches
CGEP (1 Story), Standard 47.37 77 3,647
WGEP (1 Story), Standard 27.21 280 7,619

(16) Deck/Balcony
Treated Wood w/Roof, Standard 27.15 55 1,493

(17) Garages
Class:CD Exterior: Siding Foundation: 18 Inch (Unfinished)
Base Cost 18.20 480 8,736
Mechanical Doors 350.00 1 350

County Multiplier = 1.38 => Cost New = 83,050

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 53,983
ECF (409 - RURAL SUBS) 0.900 => TCV of Bldg: 1 = 48,584

2017 Est. T.C.V. 009-490-047-00 = 61,072

Est. TCV/Total Floor Area = 99.14, Most recent sale 10/01/1995 for 34,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
31,900	31,900	31,900	28,986	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-1,400	0	260	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
30,500	30,500	30,500	29,246	29,246	29,246	

009-490-048-00 2017 Est. T.C.V. ANDERSEN CHRISTIAN J
 Property Class: 401 7025 W MISSAUKEE BLVD
 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
88 Actual Front Feet, 0.24 Total Acres Total Est. Land Value =								16,000

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	52	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.0	97	970
Total Estimated Land Improvements True Cash Value =					970

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

(11) Heating System: Wall/Floor Furnace

Ground Area = Size for Rates = 627 SF Floor Area = 627 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	74.60	-13.06	0.00	627	38,586

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
---------------------	---------	---	-------

(17) Garages

Class:C Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	23.53	529	12,447
Mechanical Doors	350.00	1	350
Class:C Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	18.79	491	9,226
Mechanical Doors	350.00	2	700

County Multiplier = 1.38 => Cost New = 93,627

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 60,858
 ECF (409 - RURAL SUBS) 0.900 => TCV of Bldg: 1 = 54,772

2017 Est. T.C.V. 009-490-048-00 = 71,742

Est. TCV/Total Floor Area = 114.42, Most recent sale 02/24/2010 for 22,500

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
35,600	35,600	35,600	26,147	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	300	0	235	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
35,900	35,900	35,900	26,382	26,382	0

009-490-050-00 2017 Est. T.C.V. ROY MARK D & SHEILA M
 Property Class: 401 7049 W MISSUAKEE BLVD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res11.LAKE MISSAUKEE SUBS SOUTH SHORE

* Factors * 3 LOTS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 8K					8000	100		8,000
<Site Value B> GROUP B 25K					25000	100	LOTS 51 & 50	25,000
123 Actual Front Feet, 0.34 Total Acres Total Est. Land Value =								33,000

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	10.75	1.00	80	71	611
Total Estimated Land Improvements True Cash Value =					611

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1963

(11) Heating System: Space Heater

Ground Area = Size for Rates = 520 SF Floor Area = 520 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	69.82	-12.27	-2.85	520	28,444

Other Additions/Adjustments Rate Size Cost

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

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

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

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

(17) Garages
Class:CD Exterior: Siding Foundation: 18 Inch (Unfinished)
Base Cost 14.43 816 11,775
Mechanical Doors 350.00 1 350

County Multiplier = 1.38 => Cost New = 71,062

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 46,190
ECF (409 - RURAL SUBS) 0.900 => TCV of Bldg: 1 = 41,571

2017 Est. T.C.V. 009-490-050-00 = 75,182

Est. TCV/Total Floor Area = 144.58, Most recent sale 03/01/1996 for 32,500

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
33,400	33,400	33,400	30,992	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	4,200	0	0	278	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
37,600	37,600	37,600	31,270	31,270	0

009-490-053-00 2017 Est. T.C.V. MEEKHOF STEPHEN C
 Property Class: 401 7058 W MISSAUKEE BLVD
 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, 0.28 Total Acres							Total Est. Land Value =	25,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Metal Prefab	8.33	1.00	90	71	532
Total Estimated Land Improvements True Cash Value =					532

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 832 SF Floor Area = 832 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	61.72	-9.20	0.00	832	43,697

Other Additions/Adjustments Rate Size Cost

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

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

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

(16) Porches
 CPP, Standard 30.25 20 605
 CPP, Standard 24.54 32 785

(17) Garages
 Class:CD Exterior: Siding Foundation: 42 Inch (Unfinished)
 Base Cost 18.51 572 10,588
 Automatic Doors 375.00 1 375

County Multiplier = 1.38 => Cost New = 83,759

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 54,443
 ECF (409 - RURAL SUBS) 0.900 => TCV of Bldg: 1 = 48,999

2017 Est. T.C.V. 009-490-053-00 = 74,531

Est. TCV/Total Floor Area = 89.58

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
32,100	32,100	32,100	29,187	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	5,200	0	0	262	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
37,300	37,300	37,300	29,449	29,449	0	

009-490-053-50	2017 Est. T.C.V.	BOWMAN VERVANE LIVING TRUST
Property Class: 401		7044 W MISSAUKEE BLVD
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, 0.28 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	160	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.0	95	950
Total Estimated Land Improvements True Cash Value =					950

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 806 SF Floor Area = 806 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	62.19	-9.28	0.00	806	42,645

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

CPP, Standard	33.05	16	529
---------------	-------	----	-----

(17) Garages

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

Base Cost	18.51	572	10,588
Automatic Doors	375.00	1	375

County Multiplier = 1.38 => Cost New = 85,880

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 55,822
 ECF (409 - RURAL SUBS) 0.900 => TCV of Bldg: 1 = 50,240

2017 Est. T.C.V. 009-490-053-50 = 76,190

Est. TCV/Total Floor Area = 94.53

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
32,900	32,900	32,900	27,830	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	5,200	0	250	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
38,100	38,100	38,100	28,080	28,080	28,080	

009-490-055-00 2017 Est. T.C.V. KLINE JEANNE M
 Property Class: 401 1855 S VIOLET AVE
 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
50 Actual Front Feet, 0.14 Total Acres Total Est. Land Value =								25,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	2.98	1.00	192	45	257
D/W/P: 3.5 Concrete	2.98	1.00	80	45	107
Shed: Wood Frame	10.02	1.00	64	45	289
Total Estimated Land Improvements True Cash Value =					654

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

(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 Siding	Slab	59.39	-11.34	-1.89	480	22,157

Other Additions/Adjustments Rate Size Cost

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

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

(15) Built-Ins & Fireplaces
 Appliance Allowance 1235.00 1 1,235
 Fireplace: Interior 1 Story 2600.00 1 2,600

County Multiplier = 1.38 => Cost New = 41,198

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 24,719
 ECF (409 - RURAL SUBS) 0.850 => TCV of Bldg: 1 = 21,011

2017 Est. T.C.V. 009-490-055-00 = 46,665

Est. TCV/Total Floor Area = 97.22, Most recent sale 06/21/2012 for 40,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
18,900	18,900	18,900	17,552	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	4,400	0	0	157	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
23,300	23,300	23,300	17,709	17,709	17,709	

009-490-056-00 2017 Est. T.C.V. NARVA BERNARD E
Property Class: 401 7055 W LAKE ST
Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res11.LAKE MISSAUKEE SUBS SOUTH SHORE
* Factors * LOTS 56 & 57

Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
<Site Value B> GROUP B 25K			25000	100	LOT 57		25,000
<Site Value B> GROUP B 25K			25000	100			25,000
90 Actual Front Feet, 0.25 Total Acres Total Est. Land Value =							50,000

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	430	0	0
Shed: Wood Frame	11.06	1.00	120	71	942
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.5	95	1,425
Total Estimated Land Improvements True Cash Value =					2,367

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C-5 Blt 1968

(11) Heating System: Forced Air w/ Ducts
Ground Area = Size for Rates = 1654 SF Floor Area = 1654 SF.
Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost
1 Story Siding Crawl Space 58.80 -8.12 0.00 1654 83,825

Other Additions/Adjustments Rate Size Cost

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

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

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

(16) Porches
CCP (1 Story), Standard 73.45 9 661

(17) Garages
Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)
Base Cost 17.28 720 12,442
Common Wall: 1/2 Wall -650.00 1 -650
Mechanical Doors 350.00 1 350

County Multiplier = 1.38 => Cost New = 140,814

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 98,570
ECF (409 - RURAL SUBS) 0.900 => TCV of Bldg: 1 = 88,713

2017 Est. T.C.V. 009-490-056-00 = 141,080

Est. TCV/Total Floor Area = 85.30							
2016 Assessed			MBOR	S.E.V.	Base for Cap	C.P.I.	
60,200			60,200	60,200	47,267	0.90	
2017 New Eq. Adjustment			Loss	Additions		Tax Adjustment	Losses
0			10,300	0	0	425	0
2017 Assessed			MBOR	S.E.V.	Capped	->Taxable<- PRE/MBT	
70,500			70,500	70,500	47,692	47,692	47,692

009-490-058-00 2017 Est. T.C.V. CASSELL RONALD D & BARBARA B, TTEES
 Property Class: 401 W LAKE 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
40 Actual Front Feet, 0.07 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	625	0	0
D/W/P: Patio Blocks	8.13	1.00	95	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 2500	2500.00	1.00	1.0	97	2,425
Total Estimated Land Improvements True Cash Value =					2,425

Cost Est. for Res. Bldg: 1 Single Family GRG Cls C Blt 1967

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

Other Additions/Adjustments Rate Size Cost

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

Base Cost	16.49	431	7,107
Automatic Doors	375.00	1	375

County Multiplier = 1.38 => Cost New = 10,325

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0, Depr.Cost = 8,777
 ECF (409 - RURAL SUBS) 0.950 => TCV of Bldg: 1 = 8,338

2017 Est. T.C.V. 009-490-058-00 = 35,763

Est. TCV/Total Floor Area = 0.00

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
12,600	12,600	12,600	4,940	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	5,300	0	44	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
17,900	17,900	17,900	4,984	4,984	4,984

009-490-058-50 2017 Est. T.C.V. WILLIAMSON RICH & KAREN
 Property Class: 401 7063 W LAKE 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
160 Actual Front Feet, 0.37 Total Acres Total Est. Land Value =								16,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Ren. Conc.	4.21	1.00	900	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 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 GRG Cls C 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:C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	14.55	1102	16,034
Automatic Doors	375.00	1	375
Storage area over garage	3.95	276	1,090

 County Multiplier = 1.38 => Cost New = 24,149

Phy/Ab.Phy/Func/Econ/Comb.%Good= 98/100/100/100/98.0, Depr.Cost = 23,666
 ECF (409 - RURAL SUBS) 0.950 => TCV of Bldg: 1 = 22,483

2017 Est. T.C.V. 009-490-058-50					=	39,433
Est. TCV/Total Floor Area =	0.00					
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
20,400	20,400	20,400	20,400	0.90		
2017	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-700	0	0	-700	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
19,700	19,700	19,700	20,583	19,700	0	

009-490-060-00 2017 Est. T.C.V. CASSELL RONALD D & BARBARA B, TTEES
 Property Class: 402 W MISSAUKEE BLVD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res11.LAKE MISSAUKEE SUBS SOUTH SHORE
 * Factors * LOTS 60 & 61

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> GROUP B 25K					25000	100		25,000
<Site Value B> GROUP B 25K					25000	100		25,000
100 Actual Front Feet, 0.14 Total Acres Total Est. Land Value =								50,000

2017 Est. T.C.V. 009-490-060-00 = 50,000

Est. TCV/Total Floor Area = 0.00

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
15,000	15,000	15,000	3,640	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	10,000	0	0	32	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
25,000	25,000	25,000	3,672	3,672	3,672	

009-490-062-00 2017 Est. T.C.V. HUXTABLE THOMAS E & DENISE M
 Property Class: 401 7077 MISSAUKEE PARK BLVD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res11.LAKE MISSAUKEE SUBS SOUTH SHORE

		* Factors *		3 LOTS		
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
150 Actual Front Feet, 0.41 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: 3.5 Concrete	2.98	1.00	360	0	0
D/W/P: Asphalt Paving	1.42	1.00	3970	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 GRG Cls D Blt 1964

(11) Heating System: No Heating/Cooling

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
Other Additions/Adjustments							
			Rate			Size	Cost

(14) Water/Sewer

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

(17) Garages

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

Base Cost	18.95	396	7,504
Mechanical Doors	325.00	1	325

County Multiplier = 1.38 => Cost New = 14,236

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, Depr.Cost = 7,830
 ECF (409 - RURAL SUBS) 0.850 => TCV of Bldg: 1 = 6,655

2017 Est. T.C.V. 009-490-062-00 = 30,882

Est. TCV/Total Floor Area = 0.00, Most recent sale 06/12/2009 for 5,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
17,600	17,600	17,600	9,964	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-2,200	0	0	89	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
15,400	15,400	15,400	10,053	10,053	0

009-490-065-00 2017 Est. T.C.V. HEEREN ERIC
 Property Class: 401 1935 S MAYFLOWER AVE
 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
64 Actual Front Feet, 0.18 Total Acres							Total Est. Land Value =	8,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.44	1.00	576	0	0
Fencing: Wd, Picket, 12-24	9.06	1.00	16	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.0	95	950
Total Estimated Land Improvements True Cash Value =					950

Cost Est. for Res. Bldg: 1 Single Family 1S C1s C+5 Blt 1972

(11) Heating System: Forced Air w/ Ducts
 Ground Area = Size for Rates = 720 SF Floor Area = 720 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	75.75	-11.20	0.00	720	46,476

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Deck/Balcony

Treated Wood, Standard	7.90	120	948
Pine w/Roof, Standard	20.80	100	2,080

(17) Garages

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

Base Cost	16.22	816	13,236
Common Wall: 1 Wall	-1300.00	1	-1,300
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 => Cost New = 102,088

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 61,253
 ECF (409 - RURAL SUBS) 0.850 => TCV of Bldg: 1 = 52,065

2017 Est. T.C.V. 009-490-065-00 = 61,015

Est. TCV/Total Floor Area = 84.74, Most recent sale 02/16/2007 for 0

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
32,800	32,800	32,800	29,488	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-2,300	0	0	265	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
30,500	30,500	30,500	29,753	29,753	29,753

009-490-066-00 2017 Est. T.C.V. HILL CAROL A
 Property Class: 401 1905 S MAYFLOWER AVE
 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 C> GROUP C 5K SITE					5000	100		5,000
75 Actual Front Feet, 0.21 Total Acres Total Est. Land Value =								30,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Asphalt Paving	1.51	1.00	560	50	423
Shed: Wood Frame	10.15	1.00	100	50	508
Total Estimated Land Improvements True Cash Value =					931

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1408 SF Floor Area = 1408 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	55.78	-9.63	0.00	1408	64,979

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

WCP (1 Story), Standard	48.73	28	1,364
WCP (1 Story), Standard	36.61	48	1,757

(17) Garages

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

Base Cost	19.98	484	9,670
Common Wall: 1 Wall	-1225.00	1	-1,225
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 => Cost New = 118,633

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 71,180
 ECF (409 - RURAL SUBS) 0.850 => TCV of Bldg: 1 = 60,503

2017 Est. T.C.V. 009-490-066-00						=	91,434
Est. TCV/Total Floor Area = 64.94, Most recent sale 06/18/2010 for 74,000							
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
42,300	42,300	42,300	34,993	0.90			
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,400	0	0	0	314	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
45,700	45,700	45,700	35,307	35,307	35,307		

009-490-068-00	2017 Est. T.C.V.	SCHAEDING ROBERT & LAURA
Property Class: 401		7117 W MISSAUKEE BLVD
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, 0.14 Total Acres							Total Est. Land Value =	8,000

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.20	1.00	630	0	0
Shed: Wood Frame	10.27	1.00	96	71	700
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 =					1,650

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

(11) Heating System: Forced Air w/ Ducts

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	64.97	-11.53	0.00	672	35,912

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

(13) Plumbing

Average Fixture(s)	630.00	1	630
--------------------	--------	---	-----

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Porches

CGEP (1 Story), Standard	39.32	120	4,718
--------------------------	-------	-----	-------

(16) Deck/Balcony

Treated Wood, Standard	7.32	140	1,025
------------------------	------	-----	-------

(16) Breezeways

Frame Wall, Finished	27.25	168	4,578
----------------------	-------	-----	-------

(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 = 86,932

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 52,159
ECF (409 - RURAL SUBS) 0.850 => TCV of Bldg: 1 = 44,335

2017 Est. T.C.V. 009-490-068-00 = 53,985

Est. TCV/Total Floor Area = 80.33, Most recent sale 03/19/2004 for 0

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
29,100	29,100	29,100	24,573	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-2,100	0	221	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
27,000	27,000	27,000	24,794	24,794	0	

009-490-069-00 2017 Est. T.C.V. NEUMAIEER ALBERT F & MARILYN TRUST
 Property Class: 402 W LAKE ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res11.LAKE MISSAUKEE SUBS SOUTH SHORE
 * Factors * PT OF 3 LOTS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> GROUP B 25K					25000	100		25,000
<Site Value B> GROUP B 25K					25000	100	LOTS 70 & 71	25,000
125 Actual Front Feet, 0.23 Total Acres Total Est. Land Value =								50,000

2017 Est. T.C.V. 009-490-069-00 = 50,000

Est. TCV/Total Floor Area = 74.40

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
15,000	15,000	15,000	6,995	0.90		
2017	New Eq.	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	10,000	0	0	62	0	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
25,000	25,000	25,000	7,057	7,057	0	

009-490-069-50	2017 Est. T.C.V.	VISSIA ALAN J & JUDITH C TRUST
Property Class: 401		7111 W LAKE 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
40 Actual Front Feet, 0.11 Total Acres							Total Est. Land Value =	25,000

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	10.66	1.00	40	71	303
Total Estimated Land Improvements True Cash Value =					303

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

(11) Heating System: Space Heater

Ground Area = Size for Rates = 572 SF Floor Area = 572 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	56.09	-10.86	-1.89	572	24,790

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

County Multiplier = 1.38 => Cost New = 41,245

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 24,747
ECF (409 - RURAL SUBS) 0.850 => TCV of Bldg: 1 = 21,035

2017 Est. T.C.V. 009-490-069-50 = 46,338

Est. TCV/Total Floor Area = 81.01, Most recent sale 09/05/2002 for 25,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
18,700	18,700	18,700	13,949	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	4,500	0	125	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
23,200	23,200	23,200	14,074	14,074	0

009-490-072-00	2017 Est. T.C.V.	WINDLE GERARD I & BEVERLY L TRUST
Property Class: 402		LAKE ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res11.LAKE MISSAUKEE SUBS SOUTH SHORE
 * Factors * E 1/2 LOTS 72&73

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> GROUP B 25K					25000	100		25,000
60 Actual Front Feet, 0.15 Total Acres							Total Est. Land Value =	25,000

2017 Est. T.C.V. 009-490-072-00 = 25,000
 Est. TCV/Total Floor Area = 43.71

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
7,500	7,500	7,500	2,976	0.90		
2017 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	5,000	0	0	26	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
12,500	12,500	12,500	3,002	3,002	3,002	

009-490-072-50	2017 Est. T.C.V.	WINDLE GERARD I & BEVERLY L TRUST
Property Class: 401		LAKE ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res11.LAKE MISSAUKEE SUBS SOUTH SHORE
 * Factors * W1/2 LOTS 72&73

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> GROUP B 25K					25000	100		25,000
60 Actual Front Feet, 0.14 Total Acres							Total Est. Land Value =	25,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.20	1.00	1080	50	1,728
					Total Estimated Land Improvements True Cash Value = 1,728

Cost Est. for Res. Bldg: 1 Single Family GRG Cls CD Blt 1987

(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 9.71 1200 11,652

County Multiplier = 1.38 => Cost New = 16,080

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0, Depr.Cost = 13,668
 ECF (409 - RURAL SUBS) 0.950 => TCV of Bldg: 1 = 12,984

2017 Est. T.C.V. 009-490-072-50 = 39,712
 Est. TCV/Total Floor Area = 0.00

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
14,500	14,500	14,500	11,188	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	5,400	0	0	100	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
19,900	19,900	19,900	11,288	11,288	11,288	

009-490-074-00 2017 Est. T.C.V. ZUKER RICHARD & JILL
 Property Class: 401 7123 W MISSAUKEE BLVD
 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, 0.14 Total Acres							Total Est. Land Value =	8,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Metal Prefab	7.49	1.00	100	56	419
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.0	100	1,000
Total Estimated Land Improvements True Cash Value =					1,419

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

(11) Heating System: Wall/Floor Furnace

Ground Area = Size for Rates = 732 SF Floor Area = 732 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	52.31	-10.21	-0.78	732	30,246

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

(13) Plumbing

Average Fixture(s)	525.00	1	525
--------------------	--------	---	-----

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1235.00	1	1,235
Fireplace: Direct-Vented Gas	725.00	1	725

(17) Garages

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

Base Cost	18.53	416	7,708
Mechanical Doors	325.00	1	325

County Multiplier = 1.38 => Cost New = 59,687

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 35,812
 ECF (409 - RURAL SUBS) 0.850 => TCV of Bldg: 1 = 30,441

2017 Est. T.C.V. 009-490-074-00 = 39,860

Est. TCV/Total Floor Area = 54.45, Most recent sale 12/30/2010 for 48,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
21,700	21,700	21,700	19,759	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-1,800	0	0	141	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
19,900	19,900	19,900	19,936	19,900	0	

009-490-075-00 2017 Est. T.C.V. ADAM DAVID W & COREY A
Property Class: 401 1916 S MAYFLOWER AVE
Map #: LAKE TOWNSHIP Lake City, MI 49651

Land Value Estimates for Land Table Res11.LAKE MISSAUKEE SUBS SOUTH SHORE
* Factors * LOTS 75 & 76

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, 0.28 Total Acres Total Est. Land Value =								16,000

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.20	1.00	108	71	245
Shed: Wood Frame	11.35	1.00	60	94	640
Total Estimated Land Improvements True Cash Value =					885

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

(11) Heating System: Wall/Floor Furnace

Ground Area = Size for Rates = 1004 SF Floor Area = 1004 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	59.28	-10.45	-1.63	1004	47,389

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

Average Fixture(s)	630.00	1	630
--------------------	--------	---	-----

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1415.00	1	1,415
---------------------	---------	---	-------

County Multiplier = 1.38 => Cost New = 71,807

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, Depr.Cost = 39,494
ECF (409 - RURAL SUBS) 0.850 => TCV of Bldg: 1 = 33,570

2017 Est. T.C.V. 009-490-075-00 = 50,455

Est. TCV/Total Floor Area = 50.25, Most recent sale 02/01/1999 for 43,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
28,100	28,100	28,100	25,977	0.90	
2017	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-2,900	0	0	-777	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
25,200	25,200	25,200	26,210	25,200	0

009-490-077-00 2017 Est. T.C.V. TACOMA RANDY L
 Property Class: 401 7112 RAILROAD 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
51 Actual Front Feet, 0.14 Total Acres					Total Est. Land Value =			8,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.20	1.00	720	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.0	95	950
Total Estimated Land Improvements True Cash Value =					950

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

(11) Heating System: Forced Air w/ Ducts

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	57.87	0.00	0.00	1140	65,972

Other Additions/Adjustments Rate Size Cost

(1) Exterior							
Brick Veneer		8.00		168		1,344	

(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Deck/Balcony

Treated Wood,Standard		6.45		274		1,767	
Treated Wood,Standard		6.47		270		1,747	

(16) Breezeways

Frame Wall,Finished		27.25		60		1,635	
---------------------	--	-------	--	----	--	-------	--

(17) Garages

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

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

County Multiplier = 1.38 => Cost New = 127,607

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 82,945
 ECF (409 - RURAL SUBS) 0.900 => TCV of Bldg: 1 = 74,650

2017 Est. T.C.V. 009-490-077-00 = 83,600

Est. TCV/Total Floor Area = 73.33

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
42,500	42,500	42,500	38,013	0.90		
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-700	0	0	342	0	0

Parcel Number: 009-490-077-00

Page: 2

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
41,800	41,800	41,800	38,355	38,355	38,355

009-490-078-00	2017 Est. T.C.V.	BORSUM ERVIN & BETTY TRUST
Property Class: 401		1931 S ROSE 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
79 Actual Front Feet, 0.22 Total Acres							Total Est. Land Value =	8,000

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.44	1.00	140	0	0
D/W/P: Asphalt Paving	1.61	1.00	320	0	0

Residential Local Cost Land Improvements

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

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1028 SF Floor Area = 1028 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	66.88	0.00	0.00	884	59,122
1	Story Siding	Crawl Space	66.88	-9.71	0.00	144	8,232

Other Additions/Adjustments Rate Size Cost

(9) Basement Finish
Basement Recreation Finish 11.45 884 10,122

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

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

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

(16) Porches
CPP, Standard 18.14 64 1,161

(16) Deck/Balcony
Treated Wood,Standard 8.82 80 706

(16) Breezeways
Frame Wall,Finished 27.75 140 3,885

(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 = 142,104

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 99,472
ECF (409 - RURAL SUBS) 0.900 => TCV of Bldg: 1 = 89,525

2017 Est. T.C.V. 009-490-078-00 = 98,000
Est. TCV/Total Floor Area = 95.33

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
49,700	49,700	49,700	40,675	0.90

Parcel Number: 009-490-078-00

Page: 2

2017	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-700	0	0	366	0
2017 Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	49,000	49,000	49,000	41,041	41,041	41,041

009-490-079-00 2017 Est. T.C.V. KIRCHEN PATRICIA L
 Property Class: 401 1915 S ROSE AVE
 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
55 Actual Front Feet, 0.15 Total Acres Total Est. Land Value =								8,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Metal Prefab	10.08	1.00	40	46	185
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 =					660

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

(11) Heating System: Forced Heat & Cool
 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 71.07 -10.49 1.92 768 48,000

Other Additions/Adjustments Rate Size Cost

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

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

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

(16) Deck/Balcony
 Treated Wood,Standard 7.09 196 1,390

(16) Breezeways
 Frame Wall,Finished 27.75 308 8,547

(17) Garages
 Class:C Exterior: Siding Foundation: 18 Inch (Unfinished)
 Base Cost 18.95 480 9,096
 Mechanical Doors 350.00 2 700

County Multiplier = 1.38 => Cost New = 107,840

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 70,096
 ECF (409 - RURAL SUBS) 0.900 => TCV of Bldg: 1 = 63,086

2017 Est. T.C.V. 009-490-079-00 = 71,746
 Est. TCV/Total Floor Area = 93.42

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
36,600	36,600	36,600	32,898	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-700	0	0	296	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
35,900	35,900	35,900	33,194	33,194	33,194

009-490-080-00 2017 Est. T.C.V. HATCHER PAUL & DAWN
 Property Class: 401 7161 W MISSAUKEE BLVD
 Map #: LAKE TOWNSHIP Lake City, MI 49651

Land Value Estimates for Land Table Res11.LAKE MISSAUKEE SUBS SOUTH SHORE
 * Factors * 2 LOTS

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, 0.28 Total Acres Total Est. Land Value =								16,000

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	1125	0	0
D/W/P: 4in Concrete	3.61	1.00	210	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.5	95	1,425
Total Estimated Land Improvements True Cash Value =					1,425

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

(11) Heating System: Forced Air w/ Ducts
 Ground Area = Size for Rates = 950 SF Floor Area = 950 SF.
 Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost
 1 Story Block Slab 69.84 -11.93 0.00 950 55,015

Other Additions/Adjustments Rate Size Cost

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

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

(15) Built-Ins & Fireplaces
 Appliance Allowance 1915.00 1 1,915
 Fireplace: Exterior 1 Story 3875.00 1 3,875
 Fireplace: Wood Stove 1350.00 1 1,350

(17) Garages
 Class:C Exterior: Block Foundation: 42 Inch (Unfinished)
 Base Cost 22.40 440 9,856
 Common Wall: 1 Wall -1500.00 1 -1,500
 Mechanical Doors 350.00 1 350

County Multiplier = 1.42 => Cost New = 107,185
 Notes: CONCRETE BLOCK

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 69,670
 ECF (409 - RURAL SUBS) 0.900 => TCV of Bldg: 1 = 62,703

2017 Est. T.C.V. 009-490-080-00						=	80,128
Est. TCV/Total Floor Area = 84.35, Most recent sale 10/07/2016 for 98,000							
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
41,600	41,600	41,600	38,009	0.90			
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses			
0	-1,500	0	2,091	0			
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
40,100	40,100	40,100	38,351	40,100	0		

009-490-082-00 2017 Est. T.C.V. P & A ENTERPRISES
 Property Class: 401 1875 S ROSE AVE
 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
48 Actual Front Feet, 0.13 Total Acres							Total Est. Land Value =	25,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Metal Prefab	7.63	1.00	90	46	316
Total Estimated Land Improvements True Cash Value =					316

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 1959

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 704 SF Floor Area = 704 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	52.84	-9.27	0.66	704	31,138

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) Deck/Balcony
 Treated Wood,Standard 7.84 90 706

(17) Garages
 Class:D Exterior: Siding Foundation: 18 Inch (Unfinished)
 Base Cost 17.17 496 8,516
 Mechanical Doors 325.00 2 650

County Multiplier = 1.38 => Cost New = 63,627

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 41,358

Separately Depreciated Items:

Square footage # 1 is depreciated at 62 %Good... Base Cost Was = 31,138
 County Multiplier = 1.38 => Cost New = 42,970
 Phy/Ab.Phy/Func/Econ/Comb.%Good= -3/100/100/100/-3.0, Depr.Cost = -1,289
 ECF (409 - RURAL SUBS) 0.900 => TCV of Bldg: 1 = 36,062

2017 Est. T.C.V. 009-490-082-00 = 61,378

Est. TCV/Total Floor Area = 87.18, Most recent sale 08/05/2011 for 30,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
25,600	25,600	25,600	21,508	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	5,100	0	193	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
30,700	30,700	30,700	21,701	21,701	0	

009-490-083-00	2017 Est. T.C.V.	P & A ENTERPRISES INC
Property Class: 401		1857 S ROSE AVE
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
48 Actual Front Feet, 0.13 Total Acres							Total Est. Land Value =	25,000

Land Improvement Cost Estimates
Land Improvment Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	10.66	1.00	20	61	130
Shed: Wood Frame	10.61	1.00	42	46	205
Total Estimated Land Improvements True Cash Value =					335

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 704 SF Floor Area = 704 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Mich Bsmnt.	52.84	-4.63	0.66	704	34,404

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

(17) Garages
Class:CD Exterior: Pole Foundation: 18 Inch (Unfinished)
Base Cost 9.71 1280 12,429
Mechanical Doors 350.00 2 700

County Multiplier = 1.38 => Cost New = 72,630

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 50,841
ECF (409 - RURAL SUBS) 0.900 => TCV of Bldg: 1 = 45,757

2017 Est. T.C.V. 009-490-083-00 = 71,092

Est. TCV/Total Floor Area = 100.98, Most recent sale 05/09/2005 for 73,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
30,400	30,400	30,400	27,682	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	5,100	0	0	249	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
35,500	35,500	35,500	27,931	27,931	0

009-490-084-00	2017 Est. T.C.V.	HASTINGS LINN G TRUST
Property Class: 401		7175 W LAKE 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
45 Actual Front Feet, 0.06 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	3.44	1.00	200	71	488
Shed: Metal Prefab	9.61	1.00	64	46	283
Total Estimated Land Improvements True Cash Value =					771

Cost Est. for Res. Bldg: 1 Single Family GRG Cls C Blt 2008

(11) Heating System: Forced Air w/ Ducts

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

Other Additions/Adjustments Rate Size Cost

(17) Garages

Class:C Exterior: Pole Foundation: 42 Inch (Unfinished)
Base Cost 10.91 1200 13,092
Mechanical Doors 350.00 1 350

County Multiplier = 1.38 => Cost New = 18,550

Phy/Ab.Phy/Func/Econ/Comb.%Good= 95/100/100/100/95.0, Depr.Cost = 17,622
ECF (409 - RURAL SUBS) 0.950 => TCV of Bldg: 1 = 16,741

2017 Est. T.C.V. 009-490-084-00 = 42,512

Est. TCV/Total Floor Area = 0.00, Most recent sale 03/01/2002 for 88,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
15,800	15,800	15,800	7,690	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	5,500	0	0	69	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
21,300	21,300	21,300	7,759	7,759	0	

009-490-085-00	2017 Est. T.C.V.	MCCURDY JOHN & DONNA
Property Class: 401		7175 LAKE 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 B> GROUP B 25K					25000	50	EAST 60' LOT 84	12,500
89 Actual Front Feet, 0.18 Total Acres								Total Est. Land Value = 37,500

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

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

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

(11) Heating System: Forced Air w/ Ducts

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Block	Crawl Space	53.04	-9.21	0.66	720	32,033

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

(13) Plumbing

Average Fixture(s)	525.00	1	525
--------------------	--------	---	-----

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Porches

CGEP (1 Story), Standard	26.52	288	7,638
--------------------------	-------	-----	-------

County Multiplier = 1.42 => Cost New = 66,694

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, Depr.Cost = 36,682
 ECF (409 - RURAL SUBS) 0.850 => TCV of Bldg: 1 = 31,179

2017 Est. T.C.V. 009-490-085-00 = 69,154

Est. TCV/Total Floor Area = 96.05, Most recent sale 08/31/2012 for 60,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
27,800	27,800	27,800	25,977	0.90	
2017 New Eq. Adjustment Loss Additions Tax Adjustment Losses					
0	6,800	0	0	233	0
2017 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT					
34,600	34,600	34,600	26,210	26,210	0

009-490-086-00 2017 Est. T.C.V. PIERCE DARRELL & DORIS
 Property Class: 401 7195 W MISSAUKEE BLVD
 Map #: LAKE TOWNSHIP Lake City, MI 49651

Land Value Estimates for Land Table Res11.LAKE MISSAUKEE SUBS SOUTH SHORE

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 8K					8000	100		8,000
50 Actual Front Feet, 0.07 Total Acres					Total Est. Land Value =			8,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	10.75	1.00	80	46	396
Total Estimated Land Improvements True Cash Value =					396

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

(11) Heating System: Forced Air w/ Ducts
 Ground Area = Size for Rates = 984 SF Floor Area = 984 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	59.53	0.00	0.00	984	58,578

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

County Multiplier = 1.38 => Cost New = 88,593

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 57,585

Separately Depreciated Items:

(16) Deck/Balcony
 Treated Wood,Standard 8.05 96 773
 County Multiplier = 1.38 => Cost New = 1,066
 Phy/Ab.Phy/Func/Econ/Comb.%Good= 98/100/100/100/98.0, Depr.Cost = 1,045
 Treated Wood,Standard 18.43 16 295
 County Multiplier = 1.38 => Cost New = 407
 Phy/Ab.Phy/Func/Econ/Comb.%Good= 98/100/100/100/98.0, Depr.Cost = 399

Total Depreciated Cost = 59,029
 ECF (409 - RURAL SUBS) 0.900 => TCV of Bldg: 1 = 53,126

2017 Est. T.C.V. 009-490-086-00 = 61,522
 Est. TCV/Total Floor Area = 62.52, Most recent sale 07/18/2006 for 15,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
31,600	31,600	31,600	28,384	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-800	0	255	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
30,800	30,800	30,800	28,639	28,639	0

009-490-086-50 2017 Est. T.C.V. PIERCE DARRELL & DORIS
 Property Class: 401 7205 W MISSAUKEE BLVD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res11.LAKE MISSAUKEE SUBS SOUTH SHORE

		* Factors *		W1/2 LOT		
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
<Site Value A> GROUP A 8K					8000 100	8,000
50 Actual Front Feet, 0.07 Total Acres					Total Est. Land Value =	8,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	10.66	1.00	28	71	212
Total Estimated Land Improvements True Cash Value =					212

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

(11) Heating System: Forced Air w/ Ducts

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	54.86	-9.61	0.66	616	28,281

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
 WCP (1 Story), Standard 26.99 96 2,591

County Multiplier = 1.38 => Cost New = 53,846

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 32,307
 ECF (409 - RURAL SUBS) 0.850 => TCV of Bldg: 1 = 27,461

2017 Est. T.C.V. 009-490-086-50 = 35,673

Est. TCV/Total Floor Area = 57.91

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
19,500	19,500	19,500	17,552	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-1,700	0	0	157	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
17,800	17,800	17,800	17,709	17,709	0

009-490-087-00 2017 Est. T.C.V. GEESEMAN ONALEE
 Property Class: 401 1916 S ROSE AVE
 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, 0.14 Total Acres					Total Est.		Land Value =	8,000

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 933 SF Floor Area = 933 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	49.25	-8.58	0.66	621	25,666
	Bi-Level Siding	Slab	61.71	-9.61	1.31	312	16,664

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

County Multiplier = 1.38 => Cost New = 65,449

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 39,269

Separately Depreciated Items:

Square footage # 2 is depreciated at 92 %Good... Base Cost Was = 16,664
 County Multiplier = 1.38 => Cost New = 22,996
 Phy/Ab.+hy/Func/Econ/Comb.%Good= 32/100/100/100/32.0, Depr.Cost = 7,359

(16) Porches
 WGEF (1 Story), Standard 97.29 16 1,557
 County Multiplier = 1.38 => Cost New = 2,148
 Phy/Ab.Phy/Func/Econ/Comb.%Good= 93/100/100/100/93.0, Depr.Cost = 1,998

ECF (409 - RURAL SUBS) 0.850 => TCV of Bldg: 1 = 41,332

2017 Est. T.C.V. 009-490-087-00 = 49,332

Est. TCV/Total Floor Area = 52.87

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
26,700	26,700	26,700	21,098	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-2,000	0	0	189	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
24,700	24,700	24,700	21,287	21,287	0

009-490-088-00 2017 Est. T.C.V. DVORAK MARK & KAREN
 Property Class: 402 W MISSAUKEE BLVD
 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, 0.14 Total Acres							Total Est. Land Value =	8,000

2017 Est. T.C.V. 009-490-088-00 = 8,000

Est. TCV/Total Floor Area = 8.57, Most recent sale 03/11/2016 for 7,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
5,000	5,000	5,000	1,815	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-1,000	0	0	2,185	0	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
4,000	4,000	4,000	1,831	4,000	0	

009-490-089-00	2017 Est. T.C.V.	HAVRILLA MARION G
Property Class: 402		S ROSE AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res11.LAKE MISSAUKEE SUBS SOUTH SHORE
 * Factors * LOTS 89 & 90

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
103 Actual Front Feet, 0.29 Total Acres Total Est. Land Value =								16,000

2017 Est. T.C.V. 009-490-089-00 = 16,000

Est. TCV/Total Floor Area = 17.15

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
10,000	10,000	10,000	3,087	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-2,000	0	27	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
8,000	8,000	8,000	3,114	3,114	0	

009-490-091-00 2017 Est. T.C.V. LOONEY SELWYN E
 Property Class: 401 7206 W RAILROAD ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res11.LAKE MISSAUKEE SUBS SOUTH SHORE
 * Factors * 2 LOTS

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
116 Actual Front Feet, 0.32 Total Acres Total Est. Land Value =								16,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	11.06	1.00	120	94	1,247
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 =					1,722

Cost Est. for Res. Bldg: 1 Single Family MANU-BOCA/STATE Cls C-5 Blt 1995

(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	62.73	0.00	0.00	1104	69,254

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

(13) Plumbing

Average Fixture(s)	760.00	1	760
3 Fixture Bath	2400.00	2	4,800
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
---------------------	---------	---	-------

(16) Deck/Balcony

Treated Wood,Standard	7.53	144	1,084
Treated Wood,Standard	8.82	80	706

(17) Garages

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

Base Cost	10.13	1280	12,966
Common Wall: 1 Wall	-768.75	1	-769
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 => Cost New = 133,209

Notes: MODULAR - BOCA

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 106,567
 ECF (409 - RURAL SUBS) 0.650 => TCV of Bldg: 1 = 69,269

2017 Est. T.C.V. 009-490-091-00 = 86,991

Est. TCV/Total Floor Area = 78.80, Most recent sale 01/25/2005 for 82,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
42,600	42,600	42,600	42,226	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	900	0	0	380	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
43,500	43,500	43,500	42,606	42,606	42,606

009-490-093-00 2017 Est. T.C.V. DUDDLES THOMAS
Property Class: 401 7211 W MISSAUKEE BLVD
Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res11.LAKE MISSAUKEE SUBS SOUTH SHORE
* Factors * HOUSE ON LOT LINE

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
150 Actual Front Feet, 0.41 Total Acres Total Est. Land Value =								16,000

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	313	89	891
Total Estimated Land Improvements True Cash Value =					891

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 = 1612 SF Floor Area = 1612 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	54.58	-9.31	0.00	260	11,770
1	Story Siding	Crawl Space	54.58	-7.73	0.00	1352	63,341

Other Additions/Adjustments Rate Size Cost

(1) Exterior
Brick Veneer 8.00 150 1,200

(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 6.54 252 1,648

(17) Garages
Class:CD Exterior: Siding Foundation: 42 Inch (Unfinished)
Base Cost 19.20 528 10,138
Common Wall: 1/2 Wall -625.00 1 -625
Automatic Doors 375.00 1 375

County Multiplier = 1.38 => Cost New = 131,710

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 92,197
ECF (409 - RURAL SUBS) 0.650 => TCV of Bldg: 1 = 59,928

2017 Est. T.C.V. 009-490-093-00 = 76,819

Est. TCV/Total Floor Area = 47.65

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
42,000	42,000	42,000	41,240	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-3,600	0	0	-2,840	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
38,400	38,400	38,400	41,611	38,400	38,400	

009-490-096-00 2017 Est. T.C.V. BERRY TIM
 Property Class: 401 1849 GOLDENROD AVE
 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
41 Actual Front Feet, 0.11 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	2.98	1.00	600	81	1,448
Total Estimated Land Improvements True Cash Value =					1,448

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

(11) Heating System: Forced Hot Water

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Pine Logs	Slab	63.51	-9.49	1.51	984	54,642

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
 Fireplace: Exterior 1 Story 3050.00 1 3,050

County Multiplier = 1.38 => Cost New = 86,648

Phy/Ab.Phy/Func/Econ/Comb.%Good= 62/100/100/100/62.0, Depr.Cost = 53,722

Separately Depreciated Items:

(16) Deck/Balcony
 Treated Wood,Standard 6.35 230 1,461
 County Multiplier = 1.38 => Cost New = 2,015
 Phy/Ab.Phy/Func/Econ/Comb.%Good= 81/100/100/100/81.0, Depr.Cost = 1,633

(17) Garages
 Class:D Exterior: Siding Foundation: 18 Inch (Unfinished)
 Base Cost 20.00 352 7,040
 County Multiplier = 1.38 => Cost New = 9,715
 Phy/Ab.Phy/Func/Econ/Comb.%Good= 81/100/100/100/81.0, Depr.Cost = 7,869

Total Depreciated Cost = 63,224
 ECF (409 - RURAL SUBS) 0.900 => TCV of Bldg: 1 = 56,901

2017 Est. T.C.V. 009-490-096-00 = 83,349
 Est. TCV/Total Floor Area = 84.70, Most recent sale 12/01/2007 for 115,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
36,500	36,500	36,500	31,486	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	5,200	0	0	283	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
41,700	41,700	41,700	31,769	31,769	0

009-490-097-00 2017 Est. T.C.V. BERRY TIM
 Property Class: 401 W LAKE 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
41 Actual Front Feet, 0.11 Total Acres							Total Est. Land Value =	25,000

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

(11) Heating System: Space Heater

Ground Area = Size for Rates = 378 SF Floor Area = 378 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Pine Logs	Slab	77.90	-11.86	-1.89	378	24,249

Other Additions/Adjustments	Rate	Size	Cost
County Multiplier = 1.38 =>		Cost New =	33,463

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, Depr.Cost = 18,405
 ECF (409 - RURAL SUBS) 0.850 => TCV of Bldg: 1 = 15,644

2017 Est. T.C.V. 009-490-097-00							=	40,644
Est. TCV/Total Floor Area = 107.52, Most recent sale 12/19/2007 for 0								
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.				
15,700	15,700	15,700	12,179	0.90				
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses				
0	4,600	0	109	0				
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT			
20,300	20,300	20,300	12,288	12,288	0			

009-500-001-00 2017 Est. T.C.V. MARTINUS JAMIE & KARA
 Property Class: 401 7074 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 B 1000/FF	80.00	150.00	0.9173	1.0000	1000	100		73,385
80 Actual Front Feet, 0.28 Total Acres Total Est. Land Value =								73,385

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	156	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 CD Blt 1974

(11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 858 SF Floor Area = 1287 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Basement	78.14	0.00	-0.32	858	66,770

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

(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Porches

WPP, Standard	11.14	165	1,838
WPP, Standard	10.37	194	2,012

(17) Basement Garages

Basement Garage: 1.5Car	1775.00	1	1,775
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 => Cost New = 111,144

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 66,687
 ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.350 => TCV of Bldg: 1 = 90,027

2017 Est. T.C.V. 009-500-001-00					=	164,362
Est. TCV/Total Floor Area = 127.71, Most recent sale 07/29/2016 for 156,000						
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
91,800	91,800	91,800	77,413	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-9,600	0	4,787	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
82,200	82,200	82,200	78,109	82,200	0	

009-500-002-00	2017 Est. T.C.V.	STROM CALVIN TRUST &
Property Class: 401		S ROBB TRL
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 1000/FF	70.00	168.00	0.9548	1.0000	1000	100		66,837
70 Actual Front Feet, 0.27 Total Acres							Total Est. Land Value =	66,837

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
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 GRG Cls C Blt 2004

(11) Heating System: No Heating/Cooling

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
Other Additions/Adjustments			Rate			Size	Cost

(17) Garages

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

Base Cost	16.54	784	12,967
Automatic Doors	375.00	1	375
Storage area over garage	3.95	392	1,548

County Multiplier = 1.38 => Cost New = 20,549

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0, Depr.Cost = 17,467
 ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.400 => TCV of Bldg: 1 = 24,454

2017 Est. T.C.V. 009-500-002-00 = 92,716

Est. TCV/Total Floor Area = 0.00

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
53,600	53,600	53,600	48,972	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-7,200	0	-2,572	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
46,400	46,400	46,400	49,412	46,400	0

009-500-003-00	2017 Est. T.C.V.	STROM CALVIN TRUST &
Property Class: 401		229 S ROBB TRL
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 1000/FF	65.00	165.00	0.9763	1.0000	1000	100		63,458
65 Actual Front Feet, 0.25 Total Acres								Total Est. Land Value = 63,458

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	234	71	572
Total Estimated Land Improvements True Cash Value =					572

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C+5 Blt 1962

(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	71.17	0.00	0.00	960	68,323

Other Additions/Adjustments Rate Size Cost

(1) Exterior

Brick Veneer	8.25	48	396
Walk out Basement Door(s)	775.00	1	775

(13) Plumbing

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

(14) Water/Sewer

Public Sewer	1162.00	1	1,162
Well, 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

WPP, Standard	8.78	364	3,196
---------------	------	-----	-------

County Multiplier = 1.38 => Cost New = 115,336

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 74,969

Separately Depreciated Items:

(9) Basement Finish

Basement Recreation Finish	11.45	960	10,992
County Multiplier = 1.38 =>			Cost New = 15,169
Phy/Ab.Phy/Func/Econ/Comb.%Good= 50/100/100/100/50.0,			Depr.Cost = 7,584

Total Depreciated Cost = 82,553

ECF (4520 NORTHSORE LAKE MISSAUKEE AREA)1.390 => TCV of Bldg: 1 = 114,749

2017 Est. T.C.V. 009-500-003-00 = 178,779

Est. TCV/Total Floor Area = 186.23

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
98,500	98,500	98,500	79,221	0.90		
2017 New Eq. Adjustment	Loss		Additions	Tax Adjustment	Losses	
0	-9,100	0	0	712	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
89,400	89,400	89,400	79,933	79,933	0	

009-500-004-00	2017 Est. T.C.V.	STROM HARRIET LE
Property Class: 401		217 S ROBB TRL
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 1000/FF	70.00	148.00	0.9548	1.0000	1000	100		66,837
70 Actual Front Feet, 0.24 Total Acres Total Est. Land Value =								66,837

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	168	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 1977

(11) Heating System: Forced Air w/ Ducts
Ground Area = Size for Rates = 1240 SF Floor Area = 1240 SF.
Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost
1 Story Siding Basement 61.46 0.00 0.00 1240 76,210

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

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

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

(15) Built-Ins & Fireplaces
Appliance Allowance 1915.00 1 1,915
Fireplace: Interior 1 Story 3250.00 1 3,250
Fireplace: 2nd on Same Stack 2650.00 1 2,650

(16) Deck/Balcony
Treated Wood,Standard 6.61 312 2,062
Treated Wood,Standard 8.61 88 758
Treated Wood,Standard 7.00 210 1,470

(17) Garages
Class:C Exterior: Siding Foundation: 18 Inch (Unfinished)
Base Cost 19.18 468 8,976
Mechanical Doors 350.00 1 350

County Multiplier = 1.38 => Cost New = 143,953

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 93,569

Separately Depreciated Items:

(9) Basement Finish
Basement Recreation Finish 11.45 720 8,244
County Multiplier = 1.38 => Cost New = 11,377
Phy/Ab.Phy/Func/Econ/Comb.%Good= 50/100/100/100/50.0, Depr.Cost = 5,688

Total Depreciated Cost = 99,258
ECF (4520 NORTSHORE LAKE MISSAUKEE AREA)1.390 => TCV of Bldg: 1 = 137,968

2017 Est. T.C.V. 009-500-004-00 = 205,280

Parcel Number: 009-500-004-00

Page: 2

Est. TCV/Total Floor Area = 165.55, Most recent sale 10/01/1997 for 177,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
112,000	112,000	112,000	103,989	0.90		
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-9,400	0	0	-1,389	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
102,600	102,600	102,600	104,924	102,600	102,600	

009-500-005-00	2017 Est. T.C.V.	STROM HARRIET LE
Property Class: 402		S ROBB TRL
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 1000/FF	60.00	132.00	1.0000	1.0000	1000	100		60,000
60 Actual Front Feet, 0.18 Total Acres							Total Est. Land Value =	60,000

2017 Est. T.C.V. 009-500-005-00 = 60,000

Est. TCV/Total Floor Area = 48.39

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
36,000	36,000	36,000	31,352	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-6,000	0	0	-1,352	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
30,000	30,000	30,000	31,634	30,000	30,000	

009-500-006-00 2017 Est. T.C.V. FAUGHT MICHAEL J
 Property Class: 401 101 ROBB TRL
 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	76.00	114.00	0.9426	0.9033	950	100		61,476
76 Actual Front Feet, 0.20 Total Acres Total Est. Land Value =								61,476

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	11.23	1.00	64	50	359
Shed: Wood Frame	7.98	1.00	289	50	1,153
Total Estimated Land Improvements True Cash Value =					1,513

Cost Est. for Res. Bldg: 1 Single Family LOG Cls CD Blt 1998

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 2016 SF Floor Area = 2520 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25	Story Pine Logs	Crawl Space	65.58	-7.28	0.00	1536	89,549
1.25	Story Pine Logs	Slab	64.61	-8.81	0.00	480	26,784

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Porches

WCP (1 Story), Standard	50.55	25	1,264
WCP (1 Story), Standard	21.66	180	3,899

(16) Deck/Balcony

Treated Wood, Standard	6.20	400	2,480
------------------------	------	-----	-------

County Multiplier = 1.38 => Cost New = 186,328

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 149,062
 ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.400 => TCV of Bldg: 1 = 208,687

2017 Est. T.C.V. 009-500-006-00 = 271,676

Est. TCV/Total Floor Area = 107.81, Most recent sale 07/13/2010 for 219,900

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
145,700	145,700	145,700	120,156	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-9,900	0	0	1,081	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
135,800	135,800	135,800	121,237	121,237	121,237	

Parcel Number: 009-500-007-00

Page: 2

	85,000	85,000	85,000	73,371	0.90	
2017	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	4,900	0	0	660	0
2017	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	89,900	89,900	89,900	74,031	74,031	74,031

009-500-008-00 2017 Est. T.C.V. TILLER JAMES & DEBRA ET AL
 Property Class: 401 7114 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
<Site Value E> GROUP E 10K					10000	100		10,000
		0.00	Total Acres		Total Est. Land Value =			10,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
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-5 Blt 1994

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 728 SF Floor Area = 1596 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Crawl Space	86.95	-10.11	2.72	728	57,920
1	Story Siding	Overhang	41.69	0.00	0.00	504	21,012

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
---------------------	---------	---	-------

(16) Deck/Balcony

Treated Wood,Standard	7.01	208	1,458
-----------------------	------	-----	-------

(17) Garages

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

Base Cost	21.14	672	14,206
Automatic Doors	375.00	1	375

County Multiplier = 1.38 => Cost New = 143,392

Phy/Ab.Phy/Func/Econ/Comb.%Good= 82/100/100/100/82.0, Depr.Cost = 117,582
 ECF (409 - RURAL SUBS) 0.950 => TCV of Bldg: 1 = 111,703

2017 Est. T.C.V. 009-500-008-00 = 123,128

Est. TCV/Total Floor Area = 77.15, Most recent sale 06/07/2012 for 80,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
58,200	58,200	58,200	47,417	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,400	0	426	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
61,600	61,600	61,600	47,843	47,843	0

009-510-001-00 2017 Est. T.C.V. BRADFORD IRVING K
 Property Class: 401 8434 CAMPFIRE CT
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table R510.NORTH COUNTY SUB
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value D> SITE\$4000					4000	100		4,000
122 Actual Front Feet, 0.54 Total Acres Total Est. Land Value =								4,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Ren. Conc.	4.21	1.00	1600	0	0
D/W/P: 3.5 Concrete	3.44	1.00	150	0	0
D/W/P: Crushed Rock	1.24	1.00	356	0	0

Residential Local Cost Land Improvements

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

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

(11) Heating System: Forced Air w/ Ducts
 Ground Area = Size for Rates = 888 SF Floor Area = 888 SF.
 Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost
 1 Story Siding Basement 68.82 0.00 0.00 888 61,112

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

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

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

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

(16) Deck/Balcony
 Treated Wood,Standard 6.43 424 2,726

(17) Garages
 Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)
 Base Cost 18.40 624 11,482
 Common Wall: 1 Wall -1300.00 1 -1,300
 Automatic Doors 375.00 1 375

County Multiplier = 1.38 => Cost New = 115,410

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 75,016
 ECF (415,510 CLAM RIVER AREA SUBS RES) 0.950 => TCV of Bldg: 1 = 71,265

2017 Est. T.C.V. 009-510-001-00 = 80,015

Est. TCV/Total Floor Area = 90.11

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
38,400	38,400	38,400	32,404	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	1,600	0	0	291	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
40,000	40,000	40,000	32,695	32,695	32,695

009-510-002-00 2017 Est. T.C.V. BRADFORD IRVING K JR & ALISA A
 Property Class: 402 CAMPFIRE COURT
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table R510.NORTH COUNTY SUB
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value D> SITE\$4000					4000	100		4,000
79 Actual Front Feet, 0.32 Total Acres Total Est. Land Value =								4,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	8.16	1.00	264	50	1,077
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 =					1,552

2017 Est. T.C.V. 009-510-002-00 = 5,552

Est. TCV/Total Floor Area = 6.25

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
3,300	3,300	3,300	3,078	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-500	0	-278	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
2,800	2,800	2,800	3,105	2,800	2,800	

009-510-003-00	2017 Est. T.C.V.	HILLMAN ANDREW J
Property Class: 401		8462 CAMPFIRE CT
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table R510.NORTH COUNTY SUB
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value D> SITE\$4000					4000	100		4,000
79 Actual Front Feet, 0.32 Total Acres Total Est. Land Value =								4,000

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Asphalt Paving	1.51	1.00	400	0	0
Shed: Wood Frame	10.27	1.00	96	50	493
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.0	95	950
Total Estimated Land Improvements True Cash Value =					1,443

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 2004

(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 Basement 58.08 0.00 0.00 1120 65,050

Other Additions/Adjustments Rate Size Cost

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

(14) Water/Sewer
Well, 100 Feet 2550.00 1 2,550
1000 Gal Septic 2895.00 1 2,895

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

(16) Porches
WCP (1 Story), Standard 25.37 120 3,044

(16) Deck/Balcony
Treated Wood,Standard 7.95 100 795

(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

County Multiplier = 1.38 => Cost New = 121,596

Phy/Ab.Phy/Func/Econ/Comb.%Good= 94/100/100/100/94.0, Depr.Cost = 114,300
ECF (415,510 CLAM RIVER AREA SUBS RES) 0.950 => TCV of Bldg: 1 = 108,585

2017 Est. T.C.V. 009-510-003-00 = 114,028

Est. TCV/Total Floor Area = 101.81, Most recent sale 01/01/1996 for 9,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
54,300	0	0	0	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
57,000	0	43,898	0	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
57,000	57,000	57,000	43,898	43,898	43,898

009-510-004-00 2017 Est. T.C.V. HUGHES JEFFREY
 Property Class: 401 8465 CAMPFIRE CT
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table R510.NORTH COUNTY SUB

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value D> SITE\$4000					4000	100		4,000
79 Actual Front Feet, 0.37 Total Acres							Total Est. Land Value =	4,000

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

(11) Heating System: Forced Heat & Cool

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	48.44	-8.06	2.84	1664	71,918

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

(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1235.00	1	1,235
---------------------	---------	---	-------

(16) Deck/Balcony

Treated Wood,Standard	7.60	100	760
Treated Wood,Standard	19.75	9	178
Treated Wood,Standard	17.66	16	283

County Multiplier = 1.38 => Cost New = 112,737

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 90,190
 ECF (415,510 CLAM RIVER AREA SUBS RES) 0.600 => TCV of Bldg: 1 = 54,114

2017 Est. T.C.V. 009-510-004-00 = 58,114

Est. TCV/Total Floor Area = 34.92, Most recent sale 01/12/2010 for 0

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
27,100	27,100	27,100	25,781	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,000	0	0	232	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
29,100	29,100	29,100	26,013	26,013	0	

009-510-005-00 2017 Est. T.C.V. LIZOTTE SHIRLEY A
 Property Class: 402 CAMPFIRE COURT
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table R510.NORTH COUNTY SUB
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value D> SITE\$4000					4000	100		4,000
79 Actual Front Feet, 0.40 Total Acres							Total Est. Land Value =	4,000

2017 Est. T.C.V. 009-510-005-00 = 4,000

Est. TCV/Total Floor Area = 2.40

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
2,500	2,500	2,500	2,500	0.90

2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-500	0	0	-500	0

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
2,000	2,000	2,000	2,522	2,000	2,000

009-510-006-00 2017 Est. T.C.V. LIZOTTE SHIRLEY A
 Property Class: 401 5068 S NORTH COUNTRY DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table R510.NORTH COUNTY SUB
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value D> SITE\$4000					4000	100		4,000
120 Actual Front Feet, 0.37 Total Acres Total Est. Land Value =								4,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.20	1.00	856	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.0	95	950
Total Estimated Land Improvements True Cash Value =					950

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1454 SF Floor Area = 1454 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	55.51	0.00	0.00	1110	61,616
1	Story Siding	Crawl Space	55.51	-7.93	0.00	56	2,664
1	Story Siding	Crawl Space	55.51	-7.93	0.00	288	13,703

Other Additions/Adjustments Rate Size Cost

(9) Basement Finish

Basement Recreation Finish	11.25	1000	11,250
Walk out Basement Door(s)	700.00	1	700

(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1415.00	1	1,415
---------------------	---------	---	-------

(16) Porches

CCP (1 Story), Standard	25.43	126	3,204
-------------------------	-------	-----	-------

(16) Deck/Balcony

Treated Wood,Standard	7.16	154	1,103
Treated Wood,Standard	9.35	60	561

(16) Breezeways

Frame Wall,Finished	27.25	192	5,232
---------------------	-------	-----	-------

(17) Garages

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

Base Cost	15.30	720	11,016
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 => Cost New = 168,621

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 118,035
 ECF (415,510 CLAM RIVER AREA SUBS RES) 0.950 => TCV of Bldg: 1 = 112,133

2017 Est. T.C.V. 009-510-006-00 = 117,083

Parcel Number: 009-510-006-00

Page: 2

Est. TCV/Total Floor Area = 80.52

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
55,700	55,700	55,700	48,098	0.90		
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	2,800	0	0	432	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
58,500	58,500	58,500	48,530	48,530	48,530	

009-510-007-00 2017 Est. T.C.V. LIZOTTE SHIRLEY A
 Property Class: 402 NORTH COUNTRY DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table R510.NORTH COUNTY SUB
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value D> SITE\$4000					4000	100		4,000
145 Actual Front Feet, 0.49 Total Acres Total Est. Land Value =								4,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	9.85	1.00	120	50	591
Total Estimated Land Improvements True Cash Value =					591

2017 Est. T.C.V. 009-510-007-00 = 4,591

Est. TCV/Total Floor Area = 3.16

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
2,800	2,800	2,800	2,800	0.90		
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-500	0	0	-500	0	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
2,300	2,300	2,300	2,825	2,300	2,300	

009-510-008-00 2017 Est. T.C.V. MERRITT SCOTT D
 Property Class: 401 5114 NORTH COUNTRY DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table R510.NORTH COUNTY SUB

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value D> SITE\$4000					4000	100		4,000
127 Actual Front Feet, 0.85 Total Acres							Total Est. Land Value =	4,000

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1392 SF Floor Area = 1440 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	63.48	0.00	0.00	744	47,229
1	Story Siding	Slab	63.48	-10.98	0.00	648	34,020
1	Story Siding	Overhang	36.88	0.00	0.00	48	1,770

Other Additions/Adjustments Rate Size Cost

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

(14) Water/Sewer
 Well, 50 Feet 1575.00 1 1,575
 1000 Gal Septic 3085.00 1 3,085

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

(16) Porches
 CCP (1 Story), Standard 27.17 120 3,260

(17) Garages
 Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)
 Base Cost 22.92 396 9,076
 Common Wall: 1 Wall -1300.00 1 -1,300
 Mechanical Doors 350.00 1 350

County Multiplier = 1.38 => Cost New = 140,403

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 91,262
 ECF (415,510 CLAM RIVER AREA SUBS RES) 0.950 => TCV of Bldg: 1 = 86,699

2017 Est. T.C.V. 009-510-008-00 = 90,699

Est. TCV/Total Floor Area = 62.99

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
43,300	43,300	43,300	38,519	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,000	0	0	346	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
45,300	45,300	45,300	38,865	38,865	38,865	

009-510-009-00 2017 Est. T.C.V. SPANN BRET & THERESA
 Property Class: 401 5128 NORTH COUNTRY DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table R510.NORTH COUNTY SUB

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value D> SITE\$4000					4000	100		4,000
108 Actual Front Feet, 0.52 Total Acres Total Est. Land Value =								4,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Ren. Conc.	3.39	1.00	814	0	0
D/W/P: Crushed Rock	1.20	1.00	72	0	0
Shed: Wood Frame	8.79	1.00	120	50	527
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 =					1,952

Cost Est. for Res. Bldg: 1 Single Family MANU-BOCA/STATE Cls D+10 Blt 2001

(11) Heating System: Forced Air w/ Ducts

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	50.28	-8.55	0.72	1344	57,053

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1235.00	1	1,235
---------------------	---------	---	-------

(16) Deck/Balcony

Treated Wood,Standard	8.87	61	541
Treated Wood,Standard	6.50	200	1,300

(17) Garages

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

Base Cost	16.30	678	11,051
Automatic Doors	350.00	1	350

County Multiplier = 1.38 => Cost New = 108,813

Notes: YEAR 2000 REDMAN S/N 11262619

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0, Depr.Cost = 92,491
 ECF (415,510 CLAM RIVER AREA SUBS RES) 0.600 => TCV of Bldg: 1 = 55,495

2017 Est. T.C.V. 009-510-009-00 = 61,447

Est. TCV/Total Floor Area = 45.72, Most recent sale 08/22/2014 for 30,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
28,700	28,700	28,700	28,700	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	2,000	0	0	258	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
30,700	30,700	30,700	28,958	28,958	28,958

009-510-010-00 2017 Est. T.C.V. BEEBE JODY & AMI
 Property Class: 401 5148 S NORTH COUNTRY DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table R510.NORTH COUNTY SUB

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value D> SITE\$4000					4000	100		4,000
115 Actual Front Feet, 0.45 Total Acres							Total Est. Land Value =	4,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Ren. Conc.	3.39	1.00	220	0	0
Shed: Wood Frame	9.06	1.00	100	50	453
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 =					928

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

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1168 SF Floor Area = 1168 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	46.94	-8.08	2.59	1168	48,414

Other Additions/Adjustments Rate Size Cost

(9) Basement Finish

Basement Recreation Finish	9.65	132	1,274
----------------------------	------	-----	-------

(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
---------------------	---------	---	-------

(16) Porches

CPP, Standard	28.93	20	579
---------------	-------	----	-----

(16) Deck/Balcony

Treated Wood,Standard	6.38	224	1,429
-----------------------	------	-----	-------

(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 = 96,036

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 76,829
 ECF (415,510 CLAM RIVER AREA SUBS RES) 0.950 => TCV of Bldg: 1 = 72,988

2017 Est. T.C.V. 009-510-010-00 = 77,916

Est. TCV/Total Floor Area = 66.71, Most recent sale 02/03/2012 for 69,300

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
37,300	37,300	37,300	32,914	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,700	0	296	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT

Parcel Number: 009-510-010-00

Page: 2

39,000	39,000	39,000	33,210	33,210	33,210
--------	--------	--------	--------	--------	--------

009-510-011-00 2017 Est. T.C.V. ANDERSON TOM G JR
 Property Class: 401 5168 NORTH COUNTRY DR
 Map #: LAKE TOWNSHIP Lake City, MI 49651

Land Value Estimates for Land Table R510.NORTH COUNTY SUB

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value E> GRP E SITE		\$3000			3000	100		3,000
110 Actual Front Feet, 0.40 Total Acres							Total Est. Land Value =	3,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Ren. Conc.	3.78	1.00	196	94	696
Total Estimated Land Improvements True Cash Value =					696

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

(11) Heating System: Forced Heat & Cool

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	60.49	-8.98	1.87	912	48,683

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

Average Fixture(s)	630.00	1	630
--------------------	--------	---	-----

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1415.00	1	1,415
---------------------	---------	---	-------

(16) Deck/Balcony

Treated Wood,Standard	8.05	96	773
Treated Wood,Standard	8.05	96	773

(17) Garages

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

Base Cost	24.80	308	7,638
Common Wall: 1 Wall	-1225.00	1	-1,225
Automatic Doors	375.00	1	375

County Multiplier = 1.38 => Cost New = 89,019

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 80,117
 ECF (415,510 CLAM RIVER AREA SUBS RES) 0.950 => TCV of Bldg: 1 = 76,111

2017 Est. T.C.V. 009-510-011-00 = 79,807

Est. TCV/Total Floor Area = 87.51, Most recent sale 10/04/2005 for 100,500

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
37,600	37,600	37,600	32,715	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,300	0	294	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
39,900	39,900	39,900	33,009	33,009	33,009

009-510-012-00 2017 Est. T.C.V. HANNA ELIZABETH
 Property Class: 401 5190 S NORTH COUNTRY DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table R510.NORTH COUNTY SUB
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value D> SITE\$4000					4000	100		4,000
110 Actual Front Feet, 0.40 Total Acres							Total Est. Land Value =	4,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Ren. Conc.	4.21	1.00	600	0	0
Shed: Wood Frame	9.69	1.00	200	50	969
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 =					1,919

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

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1232 SF Floor Area = 1232 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	64.76	0.00	1.92	1232	82,150

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

Average Fixture(s)	760.00	1	760
3 Fixture Bath	2400.00	1	2,400
Separate Shower	775.00	1	775

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
---------------------	---------	---	-------

(16) Deck/Balcony

Treated Wood,Standard	7.29	176	1,283
-----------------------	------	-----	-------

(17) Garages

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

Base Cost	19.20	576	11,059
Common Wall: 1.5 Wall	-1925.00	1	-1,925
Automatic Doors	375.00	1	375

County Multiplier = 1.38 => Cost New = 144,316

Notes: HUD MANUFACTURED - 2015-03442 AFFMAN 1998 FLEETWOOD INFLW55AB05345BJ1

Phy/Ab.Phy/Func/Econ/Comb.%Good= 82/100/100/100/82.0, Depr.Cost = 118,339
 ECF (415,510 CLAM RIVER AREA SUBS RES) 0.500 => TCV of Bldg: 1 = 59,170

2017 Est. T.C.V. 009-510-012-00 = 65,089

Est. TCV/Total Floor Area = 52.83, Most recent sale 09/17/2015 for 62,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
29,900	29,900	29,900	29,900	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	2,600	0	0	269	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
32,500	32,500	32,500	30,169	30,169	30,169

009-510-013-00	2017 Est. T.C.V.	BALL MICHAEL & BARBARA
Property Class: 401		5210 NORTH COUNTRY DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table R510.NORTH COUNTY SUB
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value D> SITE\$4000					4000	100		4,000
110 Actual Front Feet, 0.40 Total Acres							Total Est. Land Value =	4,000

Land Improvement Cost Estimates
Land Improvment Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Ren. Conc.	3.78	1.00	1000	94	3,553
Shed: Wood Frame	7.99	1.00	288	45	1,035
Total Estimated Land Improvements True Cash Value =					4,588

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1848 SF Floor Area = 1848 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	53.52	0.00	0.00	1560	83,491
1	Story Siding	Crawl Space	53.52	-7.45	0.00	288	13,268

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1415.00	1	1,415
---------------------	---------	---	-------

(16) Deck/Balcony

Treated Wood,Standard	8.05	96	773
-----------------------	------	----	-----

(17) Garages

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

Base Cost	16.49	728	12,005
Common Wall: 1 Wall	-1225.00	1	-1,225
Automatic Doors	375.00	1	375

County Multiplier = 1.38 => Cost New = 163,050

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 146,745

Separately Depreciated Items:

Square footage # 2 is depreciated at 99 %Good... Base Cost Was = 13,268
 County Multiplier = 1.38 => Cost New = 18,310
 Phy/Ab.+hy/Func/Econ/Comb.%Good= 9/100/100/100/9.0, Depr.Cost = 1,648

(17) Carports

Aluminum	7.50	216	1,620
County Multiplier = 1.38 =>		Cost New =	2,236
Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0,		Depr.Cost =	1,677

Unit-in-Place Cost Items:

ROOF STRUCT. (SQ FT)	3.97	140	556
County Multiplier = 1.38 =>		Cost New =	767
Phy/Ab.Phy/Func/Econ/Comb.%Good= 45/100/100/100/45.0,		Depr.Cost =	345

Parcel Number: 009-510-013-00

Page: 2

	Total Depreciated Cost =	150,414
ECF (415,510 CLAM RIVER AREA SUBS RES)	0.950 => TCV of Bldg: 1 =	142,894

2017 Est. T.C.V. 009-510-013-00 = 151,482

Est. TCV/Total Floor Area = 81.97, Most recent sale 09/01/2000 for 6,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
72,000	72,000	72,000	59,221	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,700	0	0	532	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
75,700	75,700	75,700	59,753	59,753	59,753	

009-510-014-00 2017 Est. T.C.V. INGLERIGHT DOUGLAS A & CHARITY L
 Property Class: 401 NORTH COUNTRY DR
 Map #: LAKE TOWNSHIP Lake City, MI 49651

Land Value Estimates for Land Table R510.NORTH COUNTY SUB
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value D> SITE\$4000					4000	100		4,000
110 Actual Front Feet, 0.40 Total Acres							Total Est. Land Value =	4,000

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 2005

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1728 SF Floor Area = 1728 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	61.53	0.00	1.92	1728	109,642

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

(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
---------------------	---------	---	-------

(16) Porches

CCP (1 Story), Standard	54.99	24	1,320
-------------------------	-------	----	-------

(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

County Multiplier = 1.38 => Cost New = 181,581

Phy/Ab.Phy/Func/Econ/Comb.%Good= 95/100/100/100/95.0, Depr.Cost = 172,502
 ECF (415,510 CLAM RIVER AREA SUBS RES) 0.950 => TCV of Bldg: 1 = 163,877

2017 Est. T.C.V. 009-510-014-00 = 167,877

Est. TCV/Total Floor Area = 97.15, Most recent sale 08/20/2004 for 6,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
79,600	79,600	79,600	64,190	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	4,300	0	0	577	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
83,900	83,900	83,900	64,767	64,767	0	

009-510-015-00	2017 Est. T.C.V.	JASPERSE THOMAS J & JANICE D
Property Class: 401		5250 NORTH COUNTRY DR
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

Land Value Estimates for Land Table R510.NORTH COUNTY SUB

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value E> GRP E SITE		\$3000			3000	100		3,000
162 Actual Front Feet, 0.45 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	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	94	940
Total Estimated Land Improvements True Cash Value =					1,848

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 2005

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1296 SF Floor Area = 1296 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	64.21	0.00	1.92	1296	85,704

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

(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
---------------------	---------	---	-------

(16) Porches

CCP (1 Story), Standard	46.52	36	1,675
-------------------------	-------	----	-------

(16) Deck/Balcony

Treated Wood, Standard	8.30	100	830
------------------------	------	-----	-----

(17) Garages

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

Base Cost	22.65	576	13,046
Common Wall: 1 Wall	-1300.00	1	-1,300
Automatic Doors	375.00	1	375

County Multiplier = 1.38 => Cost New = 153,443

Phy/Ab.Phy/Func/Econ/Comb.%Good= 95/100/100/100/95.0, Depr.Cost = 145,771
 ECF (415,510 CLAM RIVER AREA SUBS RES) 0.950 => TCV of Bldg: 1 = 138,482

2017 Est. T.C.V. 009-510-015-00 = 143,330

Est. TCV/Total Floor Area = 110.59, Most recent sale 10/04/2013 for 143,500

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
67,500	67,500	67,500	57,677	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	4,200	0	0	519	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
71,700	71,700	71,700	58,196	58,196	58,196

009-510-017-00	2017 Est. T.C.V.	POTESTA PAUL & SHARON
Property Class: 401		8435 W WHISPERING PINE CIR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table R510.NORTH COUNTY SUB

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value E> GRP E SITE\$3000					3000	100	LOT 16	3,000
<Site Value E> GRP E SITE\$3000					3000	100	LOT 17	3,000
220 Actual Front Feet, 0.79 Total Acres Total Est. Land Value =								6,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

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

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C-5 Blt 1996

(11) Heating System: Forced Heat & Cool

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	60.24	0.00	1.82	1400	86,884

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

(9) Basement Finish

Basement Recreation Finish	11.45	1100	12,595
----------------------------	-------	------	--------

(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
---------------------	---------	---	-------

(16) Porches

WCP (1 Story), Standard	23.55	160	3,768
CCP (1 Story), Standard	50.30	30	1,509

(17) Garages

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

Base Cost	19.67	768	15,107
Common Wall: 1 Wall	-1300.00	1	-1,300
Automatic Doors	375.00	1	375

County Multiplier = 1.38 => Cost New = 179,121

Phy/Ab.Phy/Func/Econ/Comb.%Good= 83/100/100/100/83.0, Depr.Cost = 148,670

ECF (415,510 CLAM RIVER AREA SUBS RES) 0.950 => TCV of Bldg: 1 = 141,237

2017 Est. T.C.V. 009-510-017-00 = 148,177

Est. TCV/Total Floor Area = 105.84

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
69,900	69,900	69,900	59,817	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	4,200	0	0	538	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
74,100	74,100	74,100	60,355	60,355	60,355

02:58 PM

009-510-018-00	2017 Est. T.C.V.	KEESLER THOMAS & ASHLEY
Property Class: 401		8405 W WHISPERING PINE CIR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table R510.NORTH COUNTY SUB

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value E> GRP E SITE		\$3000			3000	100		3,000
105 Actual Front Feet, 0.38 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	9.78	1.00	195	50	953
Total Estimated Land Improvements True Cash Value =					953

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

(11) Heating System: Forced Air w/ Ducts

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	62.31	-8.96	0.00	1144	61,032

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

(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
---------------------	---------	---	-------

(16) Deck/Balcony

Treated Wood,Standard	7.13	192	1,369
-----------------------	------	-----	-------

(17) Garages

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

Base Cost	22.80	400	9,120
Common Wall: 1 Wall	-1300.00	1	-1,300
Automatic Doors	375.00	1	375

County Multiplier = 1.38 => Cost New = 112,410

Phy/Ab.Phy/Func/Econ/Comb.%Good= 87/100/100/100/87.0, Depr.Cost = 97,797
 ECF (415,510 CLAM RIVER AREA SUBS RES) 0.950 => TCV of Bldg: 1 = 92,907

2017 Est. T.C.V. 009-510-018-00 = 96,860

Est. TCV/Total Floor Area = 84.67, Most recent sale 04/15/2013 for 75,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
45,700	45,700	45,700	39,028	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	2,700	0	0	351	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
48,400	48,400	48,400	39,379	39,379	39,379

009-510-019-00 2017 Est. T.C.V. KRAAI BRADLEY
 Property Class: 401 8395 W WHISPERING PINE CIR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table R510.NORTH COUNTY SUB
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value E> GRP E SITE		\$3000			3000	100		3,000
110 Actual Front Feet, 0.41 Total Acres							Total Est. Land Value =	3,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Ren. Conc.	3.39	1.00	850	0	0
Shed: Wood Frame	8.79	1.00	120	50	527
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 =					1,952

Cost Est. for Res. Bldg: 1 Single Family MANU-BOCA/STATE Cls D+10 Blt 1999

(11) Heating System: Forced Air w/ Ducts

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	50.99	-8.72	0.72	1248	53,652

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) Deck/Balcony

Treated Wood,Standard	6.56	192	1,260
-----------------------	------	-----	-------

(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
Mechanical Doors	325.00	1	325

County Multiplier = 1.38 => Cost New = 98,163

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 88,346
 ECF (415,510 CLAM RIVER AREA SUBS RES) 0.600 => TCV of Bldg: 1 = 53,008

2017 Est. T.C.V. 009-510-019-00 = 57,960

Est. TCV/Total Floor Area = 46.44, Most recent sale 10/01/1999 for 5,500

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
26,600	26,600	26,600	24,151	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	2,400	0	217	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
29,000	29,000	29,000	24,368	24,368	24,368	

009-510-020-00 2017 Est. T.C.V. ROOT DEAN
 Property Class: 402 W WHISPERING PINE CIR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table R510.NORTH COUNTY SUB

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value E> GRP E SITE		\$3000			3000	100		3,000
100 Actual Front Feet, 0.37 Total Acres Total Est. Land Value =								3,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Ren. Conc.	3.78	1.00	336	0	0
D/W/P: 3.5 Concrete	3.20	1.00	40	0	0
D/W/P: 3.5 Concrete	3.20	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 MANU-BOCA/STATE Cls CD Blt 2013

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1848 SF Floor Area = 1848 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	53.52	-7.45	0.00	1848	85,137

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

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

(14) Water/Sewer

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

(16) Deck/Balcony

Treated Wood,Standard	7.10	160	1,136
Treated Wood,Standard	8.05	96	773

(17) Garages

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

Base Cost	15.84	784	12,419
Mechanical Doors	350.00	2	700

County Multiplier = 1.38 => Cost New = 147,991

Phy/Ab.Phy/Func/Econ/Comb.%Good= 99/100/100/100/99.0, Depr.Cost = 146,511
 ECF (415,510 CLAM RIVER AREA SUBS RES) 0.600 => TCV of Bldg: 1 = 87,907

2017 Est. T.C.V. 009-510-020-00 = 92,332

Est. TCV/Total Floor Area = 49.96, Most recent sale 06/20/2013 for 6,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
42,200	42,200	42,200	42,200	0.90

2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	4,000	0	0	379	0

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
46,200	46,200	46,200	42,579	42,579	0

009-510-021-00 2017 Est. T.C.V. ROOT DEAN
 Property Class: 402 W WHISPERING PINE CIR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table R510.NORTH COUNTY SUB

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value E> GRP E SITE		\$3000			3000	100		3,000
100 Actual Front Feet, 0.37 Total Acres							Total Est. Land Value =	3,000

2017 Est. T.C.V. 009-510-021-00 = 3,000

Est. TCV/Total Floor Area = 1.62

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	0	0	0	0

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
1,500	1,500	1,500	1,513	1,500	0

009-510-022-00 2017 Est. T.C.V. ENGLISH MITCHELL O & NICOLE K
 Property Class: 402 W WHISPERING PINE CIR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table R510.NORTH COUNTY SUB

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value E> GRP E SITE		\$3000			3000	100		3,000
100 Actual Front Feet, 0.37 Total Acres							Total Est. Land Value =	3,000

2017 Est. T.C.V. 009-510-022-00 = 3,000

Est. TCV/Total Floor Area = 1.62, Most recent sale 10/10/2014 for 3,700

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	0	0	0	0

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
1,500	1,500	1,500	1,513	1,500	1,500

009-510-023-00 2017 Est. T.C.V. WALENJUS JONATHAN E & SARA L
 Property Class: 402 W WHISPERING PINE CIR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table R510.NORTH COUNTY SUB
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value E> GRP E SITE		\$3000			3000	100		3,000
100 Actual Front Feet, 0.38 Total Acres							Total Est. Land Value =	3,000

2017 Est. T.C.V. 009-510-023-00 = 3,000

Est. TCV/Total Floor Area = 1.62, Most recent sale 07/25/2014 for 4,000

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	0	0	0	0

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
1,500	1,500	1,500	1,513	1,500	1,500

009-510-024-00 2017 Est. T.C.V. BOSSCHER SARA & WALENJUS
 Property Class: 401 8295 W WHISPERING PINE CIR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table R510.NORTH COUNTY SUB
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value E> GRP E SITE		\$3000			3000	100		3,000
100 Actual Front Feet, 0.42 Total Acres							Total Est. Land Value =	3,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

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

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1330 SF Floor Area = 1330 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	57.57	0.00	0.00	1330	76,568

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
---------------------	---------	---	-------

(16) Porches

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

(16) Deck/Balcony

Treated Wood, Standard	8.82	80	706
------------------------	------	----	-----

(17) Garages

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

Base Cost	20.84	483	10,066
Common Wall: 1 Wall	-1300.00	1	-1,300
Automatic Doors	375.00	1	375

County Multiplier = 1.38 => Cost New = 136,716

Phy/Ab.Phy/Func/Econ/Comb.%Good= 83/100/100/100/83.0, Depr.Cost = 113,474
 ECF (415,510 CLAM RIVER AREA SUBS RES) 0.950 => TCV of Bldg: 1 = 107,800

2017 Est. T.C.V. 009-510-024-00 = 111,740

Est. TCV/Total Floor Area = 84.02, Most recent sale 04/01/2000 for 5,500

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
56,900	56,900	56,900	46,900	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-1,000	0	0	422	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
55,900	55,900	55,900	47,322	47,322	47,322

009-510-025-00 2017 Est. T.C.V. SKIERA JAMES H & CHRISTY
 Property Class: 402 W WHISPERING PINE CIR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table R510.NORTH COUNTY SUB
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value E> GRP E SITE		\$3000			3000	100		3,000
100 Actual Front Feet, 0.56 Total Acres							Total Est. Land Value =	3,000

2017 Est. T.C.V. 009-510-025-00 = 3,000

Est. TCV/Total Floor Area = 2.26

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	0	0	0	0	0

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
1,500	1,500	1,500	1,513	1,500	1,500

009-510-026-00 2017 Est. T.C.V. SKIERA JAMES M
 Property Class: 401 8269 W WHISPERING PINE CIR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table R510.NORTH COUNTY SUB
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value D> SITE\$4000					4000	100		4,000
137 Actual Front Feet, 0.49 Total Acres Total Est. Land Value =								4,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.44	1.00	75	0	0
D/W/P: 4in Ren. Conc.	4.21	1.00	1245	0	0
Shed: Wood Frame	10.37	1.00	160	50	830
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	2.5	95	2,375
Total Estimated Land Improvements True Cash Value =					3,205

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

(11) Heating System: Forced Air w/ Ducts
 Ground Area = Size for Rates = 1776 SF Floor Area = 1776 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	61.28	0.00	0.00	1248	76,477
1	Story Siding	Slab	61.28	-10.42	0.00	528	26,854
Other Additions/Adjustments							
			Rate			Size	Cost
(1) Exterior							
Brick Veneer			8.25			208	1,716
(13) Plumbing							
Average Fixture(s)			760.00			1	760
3 Fixture Bath			2400.00			1	2,400
(14) Water/Sewer							
Well, 100 Feet			2700.00			1	2,700
1000 Gal Septic			3085.00			1	3,085
(15) Built-Ins & Fireplaces							
Appliance Allowance			1915.00			1	1,915
(16) Deck/Balcony							
Treated Wood,Standard			6.59			320	2,109
(17) Garages							
Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)							
Base Cost			17.19			728	12,514
Common Wall: 1 Wall			-1300.00			1	-1,300
Automatic Doors			375.00			1	375

County Multiplier = 1.38 => Cost New = 178,856

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 116,256
 ECF (415,510 CLAM RIVER AREA SUBS RES) 0.950 => TCV of Bldg: 1 = 110,443

2017 Est. T.C.V. 009-510-026-00 = 117,648

Est. TCV/Total Floor Area = 66.24

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
58,400	58,400	58,400	50,952	0.90	
2017 New Eq. Adjustment Loss Additions Tax Adjustment Losses					
0	400	0	0	458	0
2017 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT					
58,800	58,800	58,800	51,410	51,410	51,410

009-510-027-00 2017 Est. T.C.V. SKIERA JAMES M
 Property Class: 402 W WHISPERING PINE CIR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table R510.NORTH COUNTY SUB
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value D> SITE\$4000					4000	100		4,000
110 Actual Front Feet, 0.57 Total Acres							Total Est. Land Value =	4,000

2017 Est. T.C.V. 009-510-027-00 = 4,000

Est. TCV/Total Floor Area = 2.25

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
2,500	2,500	2,500	2,500	0.90

2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-500	0	0	-500	0

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
2,000	2,000	2,000	2,522	2,000	2,000

009-510-028-00 2017 Est. T.C.V. SKIERA JAMES M & CHRISTY
 Property Class: 402 W WHISPERING PINE CIR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table R510.NORTH COUNTY SUB
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value E> GRP E SITE		\$3000			3000	100		3,000
100 Actual Front Feet, 0.48 Total Acres							Total Est. Land Value =	3,000

2017 Est. T.C.V. 009-510-028-00 = 3,000

Est. TCV/Total Floor Area = 1.69, Most recent sale 06/01/1996 for 5,000

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	0	0	0	0

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
1,500	1,500	1,500	1,513	1,500	1,500

009-510-029-00 2017 Est. T.C.V. SKIERA JAMES M & CHRISTY
 Property Class: 402 W WHISPERING PINE CIR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table R510.NORTH COUNTY SUB
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value E> GRP E SITE		\$3000			3000	100		3,000
90 Actual Front Feet, 0.35 Total Acres							Total Est. Land Value =	3,000

2017 Est. T.C.V. 009-510-029-00 = 3,000

Est. TCV/Total Floor Area = 1.69

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	0	0	0	0	0

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
1,500	1,500	1,500	1,513	1,500	1,500

009-510-030-00	2017 Est. T.C.V.	DUSHANE DAVIS L
Property Class: 401		8210 FRIENDLY COURT
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table R510.NORTH COUNTY SUB

* Factors * IRREGULAR

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value D> SITE\$4000					4000	100		4,000
90 Actual Front Feet, 0.60 Total Acres							Total Est. Land Value =	4,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Asphalt Paving	1.51	1.00	768	81	939
Total Estimated Land Improvements True Cash Value =					939

Cost Est. for Res. Bldg: 1 Single Family 1S CIs CD Blt 1991

(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	Basement	58.08	0.00	0.00	1120	65,050

Other Additions/Adjustments

	Rate	Size	Cost
Walk out Basement Door(s)	700.00	1	700

(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1415.00	1	1,415
---------------------	---------	---	-------

(16) Deck/Balcony

Treated Wood,Standard	12.51	32	400
Treated Wood,Standard	6.86	186	1,276

(17) Garages

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

Base Cost	15.84	784	12,419
Common Wall: 1 Wall	-1225.00	1	-1,225
Automatic Doors	375.00	1	375

County Multiplier = 1.38 => Cost New = 122,074

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0, Depr.Cost = 91,556

ECF (415,510 CLAM RIVER AREA SUBS RES) 0.950 => TCV of Bldg: 1 = 86,978

2017 Est. T.C.V. 009-510-030-00 = 91,917

Est. TCV/Total Floor Area = 82.07, Most recent sale 06/21/2010 for 75,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
46,600	46,600	46,600	40,392	0.90

2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-600	0	0	363	0

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
46,000	46,000	46,000	40,755	40,755	40,755

009-510-031-00 2017 Est. T.C.V. FEISTER MICHAEL L & CATHY
 Property Class: 401 FRIENDLY COURT
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table R510.NORTH COUNTY SUB
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> GROUP C	5000				5000	100		5,000
132 Actual Front Feet, 0.44 Total Acres Total Est. Land Value =								5,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	7.81	1.00	192	94	1,409
Total Estimated Land Improvements True Cash Value =					1,409

2017 Est. T.C.V. 009-510-031-00	=	6,409			
Est. TCV/Total Floor Area = 5.72, Most recent sale 10/01/2002 for 158,000					
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
5,700	5,700	5,700	4,769	0.90	
2017	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-2,500	0	0	-1,569	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
3,200	3,200	3,200	4,811	3,200	3,200

009-510-032-00 2017 Est. T.C.V. FEISTER MICHAEL L & CATHY
 Property Class: 401 8242 FRIENDLY COURT
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table R510.NORTH COUNTY SUB

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> GROUP C	5000				5000	100		5,000
110 Actual Front Feet, 0.41 Total Acres							Total Est. Land Value =	5,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Ren. Conc.	4.21	1.00	1936	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.5	95	1,425
Total Estimated Land Improvements True Cash Value =					1,425

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1565 SF Floor Area = 1565 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Brick	Basement	69.93	0.00	0.00	1565	109,440

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

(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Porches

CGEP (1 Story), Standard	29.52	270	7,970
CCP (1 Story), Standard	51.56	28	1,444

(16) Breezeways

Frame Wall,Finished	27.75	125	3,469
---------------------	-------	-----	-------

(17) Garages

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

Base Cost	22.80	400	9,120
Automatic Doors	375.00	1	375

County Multiplier = 1.38 => Cost New = 204,659

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 133,028
 ECF (415,510 CLAM RIVER AREA SUBS RES) 0.950 => TCV of Bldg: 1 = 126,377

2017 Est. T.C.V. 009-510-032-00 = 132,802

Est. TCV/Total Floor Area = 84.86

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
69,700	69,700	69,700	54,620	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-3,300	0	491	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
66,400	66,400	66,400	55,111	55,111	55,111	

009-510-033-00	2017 Est. T.C.V.	FEISTER MICHAEL L & CATHY
Property Class: 402		FRIENDLY COURT
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table R510.NORTH COUNTY SUB

	* Factors *	E 25' OF LOT 33	
Description	Frontage	Depth	Value
<Site Value E> GRP E SITE	3000	3000	3,000
25 Actual Front Feet, 0.11 Total Acres	Total Est. Land Value =		3,000

2017 Est. T.C.V. 009-510-033-00 = 3,000

Est. TCV/Total Floor Area = 1.92

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
1,500	1,500	1,500	1,215	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	10	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
1,500	1,500	1,500	1,225	1,225	1,225

009-510-033-50 2017 Est. T.C.V. HINKSTON JEFFERY E & TONJA S
 Property Class: 401 8278 W WHISPERING PINE CIR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table R510.NORTH COUNTY SUB
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> GROUP C	5000				5000	100		5,000
105 Actual Front Feet, 0.45 Total Acres Total Est. Land Value =								5,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Ren. Conc.	4.21	1.00	416	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+10 Blt 1995

(11) Heating System: Forced Air w/ Ducts
 Ground Area = Size for Rates = 1216 SF Floor Area = 1824 SF.
 Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost
 1.5 Story Siding Basement 90.89 0.00 0.00 1216 110,522

Other Additions/Adjustments Rate Size Cost

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

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

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

(16) Porches
 WCP (1 Story), Standard 26.40 120 3,168

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

(16) Breezeways
 Frame Wall,Finished 27.75 72 1,998

(17) Garages
 Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)
 Base Cost 15.24 936 14,265
 Mechanical Doors 350.00 2 700
 Storage area over garage 3.95 936 3,697

County Multiplier = 1.38 => Cost New = 204,094

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 163,275
 ECF (415,510 CLAM RIVER AREA SUBS RES) 0.950 => TCV of Bldg: 1 = 155,112

2017 Est. T.C.V. 009-510-033-50 = 161,062
 Est. TCV/Total Floor Area = 88.30

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
80,200	80,200	80,200	70,711	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	300	0	0	636	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT

Parcel Number: 009-510-033-50

Page: 2

80,500	80,500	80,500	71,347	71,347	71,347
--------	--------	--------	--------	--------	--------

009-510-034-00 2017 Est. T.C.V. HINKSTON JEFFERY E & TONJA S
 Property Class: 402 W WHISPERING PINE CIR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table R510.NORTH COUNTY SUB

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> GROUP C	5000				5000	100		5,000
135 Actual Front Feet, 0.58 Total Acres							Total Est. Land Value =	5,000

2017 Est. T.C.V. 009-510-034-00 = 5,000

Est. TCV/Total Floor Area = 2.74, Most recent sale 04/01/2000 for 176,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
5,000	5,000	5,000	4,513	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-2,500	0	-2,013	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
2,500	2,500	2,500	4,553	2,500	2,500	

009-510-035-00 2017 Est. T.C.V. MACKIE WILLIAM W
 Property Class: 401 8290 W WHISPERING PINE CIR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table R510.NORTH COUNTY SUB
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> GROUP C	5000				5000	100		5,000
134 Actual Front Feet, 0.47 Total Acres Total Est. Land Value =								5,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.44	1.00	254	0	0
D/W/P: Asphalt Paving	1.61	1.00	1200	0	0
Shed: Wood Frame	11.06	1.00	120	71	942
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.0	95	950
Total Estimated Land Improvements True Cash Value =					1,892

Cost Est. for Res. Bldg: 1 Single Family BI Cls C Blt 1978

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1250 SF Floor Area = 1298 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	64.61	0.00	0.00	600	38,766
1	Story Siding	Crawl Space	64.61	-9.21	0.00	650	36,010
1	Story Siding	Overhang	37.53	0.00	0.00	48	1,801

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
---------------------	---------	---	-------

(16) Porches

CCP (1 Story), Standard	46.52	36	1,675
-------------------------	-------	----	-------

(17) Garages

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

Base Cost	19.63	550	10,797
Common Wall: 1 Wall	-1300.00	1	-1,300
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 => Cost New = 136,563

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 81,938
 ECF (415,510 CLAM RIVER AREA SUBS RES) 0.850 => TCV of Bldg: 1 = 69,647

2017 Est. T.C.V. 009-510-035-00 = 76,539

Est. TCV/Total Floor Area = 58.97, Most recent sale 03/25/2016 for 77,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
45,600	45,600	45,600	40,320	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-7,300	0	0	-2,020	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
38,300	38,300	38,300	40,682	38,300	38,300

009-510-036-00 2017 Est. T.C.V. MARTIN SUSAN
 Property Class: 401 8304 W WHISPERING PINE CIR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table R510.NORTH COUNTY SUB

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> GROUP C	5000				5000	100		5,000
96 Actual Front Feet, 0.35 Total Acres Total Est. Land Value =								5,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Concrete	3.35	1.00	66	0	0
Shed: Wood Frame	11.35	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	97	485
Total Estimated Land Improvements True Cash Value =					485

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 2004

(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	Basement	58.08	0.00	0.00	1120	65,050

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

(9) Basement Finish			
Basement Recreation Finish	11.25	560	6,300

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

(14) Water/Sewer			
Well, 100 Feet	2550.00	1	2,550
1000 Gal Septic	2895.00	1	2,895

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

(16) Porches			
WCP (1 Story), Standard	25.37	120	3,044
WPP, Standard	9.02	288	2,598

(16) Deck/Balcony			
Treated Wood, Standard	7.46	128	955

(17) Garages			
Class:CD Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	15.84	784	12,419
Mechanical Doors	350.00	2	700

County Multiplier = 1.38 => Cost New = 140,560

Phy/Ab.Phy/Func/Econ/Comb.%Good= 88/100/100/100/88.0, Depr.Cost = 123,693
 ECF (415,510 CLAM RIVER AREA SUBS RES) 0.950 => TCV of Bldg: 1 = 117,508

2017 Est. T.C.V. 009-510-036-00 = 122,993

Est. TCV/Total Floor Area = 109.82, Most recent sale 03/31/2015 for 116,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
61,800	61,800	61,800	61,800	0.90		
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-300	0	0	-300	0	

Parcel Number: 009-510-036-00

Page: 2

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
61,500	61,500	61,500	62,356	61,500	61,500

009-510-037-00 2017 Est. T.C.V. TIGHE JUSTIN & JESSICA
 Property Class: 401 8320 W WHISPERING PINE CIR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table R510.NORTH COUNTY SUB
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> GROUP C	5000				5000	100		5,000
100 Actual Front Feet, 0.47 Total Acres Total Est. Land Value =								5,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.44	1.00	200	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 BI Cls C+5 Blt 1977

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1172 SF Floor Area = 1222 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	68.58	0.00	0.00	600	41,148
1	Story Siding	Basement	68.58	0.00	0.00	572	39,228
1	Story Siding	Overhang	37.93	0.00	0.00	50	1,897

Other Additions/Adjustments Rate Size Cost

(9) Basement Finish

Basement Living Finish	17.25	600	10,350
Walk out Basement Door(s)	775.00	1	775

(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Porches

CCP (1 Story), Standard	54.99	24	1,320
-------------------------	-------	----	-------

(17) Garages

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

Base Cost	20.00	528	10,560
Common Wall: 1 Wall	-1300.00	1	-1,300
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 => Cost New = 163,202

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 106,081
 ECF (415,510 CLAM RIVER AREA SUBS RES) 0.950 => TCV of Bldg: 1 = 100,777

2017 Est. T.C.V. 009-510-037-00 = 106,252

Est. TCV/Total Floor Area = 86.95, Most recent sale 06/16/2006 for 136,250

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
53,100	53,100	53,100	46,840	0.90
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	421	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<- PRE/MBT

Parcel Number: 009-510-037-00

Page: 2

53,100	53,100	53,100	47,261	47,261	47,261
--------	--------	--------	--------	--------	--------

009-510-038-00	2017 Est. T.C.V.	MCGINESS WILLIAM P
Property Class: 401		8348 W WHISPERING PINE CIR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table R510.NORTH COUNTY SUB

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value D> SITE\$4000					4000	100		4,000
96 Actual Front Feet, 0.35 Total Acres Total Est. Land Value =								4,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.44	1.00	80	0	0
D/W/P: 4in Ren. Conc.	4.21	1.00	825	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 1S Cls C Blt 1977

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1716 SF Floor Area = 1716 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	61.58	0.00	0.00	1324	81,532
1	Story Siding	Basement	61.58	0.00	0.00	392	24,139

Other Additions/Adjustments

Rate Size Cost

(1) Exterior							
Brick Veneer	8.25		200				1,650

(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(17) Garages

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

Base Cost	19.63		550				10,797
Common Wall: 1 Wall	-1300.00		1				-1,300
Mechanical Doors	350.00		1				350

County Multiplier = 1.38 => Cost New = 178,507

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 124,955

ECF (415,510 CLAM RIVER AREA SUBS RES) 0.950 => TCV of Bldg: 1 = 118,707

2017 Est. T.C.V. 009-510-038-00 = 125,745

Est. TCV/Total Floor Area = 73.28

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
59,800	59,800	59,800	52,582	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,100	0	0	473	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
62,900	62,900	62,900	53,055	53,055	53,055	

009-510-039-00	2017 Est. T.C.V.	WIERS MICHAEL C
Property Class: 401		8358 W WHISPERING PINE CIR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table R510.NORTH COUNTY SUB
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value D> SITE\$4000					4000	100		4,000
100 Actual Front Feet, 0.33 Total Acres							Total Est. Land Value =	4,000

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Ren. Conc.	4.21	1.00	1116	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.5	95	1,425
Total Estimated Land Improvements True Cash Value =					1,425

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1166 SF Floor Area = 1210 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	65.37	0.00	0.00	572	37,392
1	Story Siding	Crawl Space	65.37	-9.39	0.00	594	33,252
1	Story Siding	Overhang	37.96	0.00	0.00	44	1,670

Other Additions/Adjustments Rate Size Cost

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

(14) Water/Sewer
Well, 50 Feet 1575.00 1 1,575
1000 Gal Septic 3085.00 1 3,085

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

(16) Porches
CPP, Standard 31.49 20 630

(16) Deck/Balcony
Treated Wood,Standard 8.40 96 806
Treated Wood,Standard 7.13 192 1,369

(17) Garages
Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)
Base Cost 14.65 1008 14,767
Mechanical Doors 350.00 1 350

County Multiplier = 1.38 => Cost New = 134,648

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 87,522
ECF (415,510 CLAM RIVER AREA SUBS RES) 0.950 => TCV of Bldg: 1 = 83,145

2017 Est. T.C.V. 009-510-039-00 = 88,570

Est. TCV/Total Floor Area = 73.20, Most recent sale 09/16/2011 for 0

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
43,500	43,500	43,500	37,806	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	800	0	0	340	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
44,300	44,300	44,300	38,146	38,146	38,146

009-510-040-00	2017 Est. T.C.V.	CUNDIFF JOSHUA A & ASHLERY E
Property Class: 401		8383 W BLUE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table R510.NORTH COUNTY SUB

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value D> SITE\$4000					4000	100		4,000
100 Actual Front Feet, 0.38 Total Acres							Total Est. Land Value =	4,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

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

Cost Est. for Res. Bldg: 1 Single Family MANU-BOCA/STATE Cls C-5 Blt 1998

(11) Heating System: Forced Air w/ Ducts

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	63.40	0.00	0.00	1040	65,936

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

(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
---------------------	---------	---	-------

(16) Porches

WCP (1 Story), Standard	21.75	196	4,263
-------------------------	-------	-----	-------

(17) Basement Garages

Basement Garage: 1 Car	1550.00	1	1,550
------------------------	---------	---	-------

County Multiplier = 1.38 => Cost New = 115,070

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0, Depr.Cost = 97,809

Separately Depreciated Items:

(9) Basement Finish

Basement Recreation Finish	11.45	520	5,954
County Multiplier = 1.38 =>			Cost New = 8,217
Phy/Ab.Phy/Func/Econ/Comb.%Good= 50/100/100/100/50.0,			Depr.Cost = 4,108

Total Depreciated Cost = 101,918

ECF (415,510 CLAM RIVER AREA SUBS RES) 0.600 => TCV of Bldg: 1 = 61,151

2017 Est. T.C.V. 009-510-040-00 = 66,121

Est. TCV/Total Floor Area = 63.58, Most recent sale 07/28/2011 for 84,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
30,600	30,600	30,600	30,600	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	2,500	0	275	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
33,100	33,100	33,100	30,875	30,875	30,875	

009-510-042-00 2017 Est. T.C.V. PEDLAR TODD J & EMILY S
 Property Class: 402 W WHISPERING PINE CIR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table R510.NORTH COUNTY SUB
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value D> SITE\$4000					4000	100		4,000
105 Actual Front Feet, 0.34 Total Acres							Total Est. Land Value =	4,000

2017 Est. T.C.V. 009-510-042-00 = 4,000

Est. TCV/Total Floor Area = 3.85, Most recent sale 05/09/2006 for 7,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
2,500	2,500	2,500	2,500	0.90

2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-500	0	0	-500	0

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
2,000	2,000	2,000	2,522	2,000	2,000

009-510-043-00 2017 Est. T.C.V. PEDLAR TODD J & EMILY S
 Property Class: 401 8398 W WHISPERING PINE CIR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table R510.NORTH COUNTY SUB
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value D> SITE\$4000					4000	100		4,000
116 Actual Front Feet, 0.35 Total Acres Total Est. Land Value =								4,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.44	1.00	152	71	371
Total Estimated Land Improvements True Cash Value =					371

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1080 SF Floor Area = 1464 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
Bi-Level	Siding	Bi-Lev. 40%	85.47	-7.20	0.00	960	75,139
1	Story Siding	Overhang	38.48	0.00	0.00	120	4,618

Other Additions/Adjustments Rate Size Cost

(1) Exterior
 Brick Veneer 8.25 160 1,320

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

(14) Water/Sewer
 Well, 50 Feet 1575.00 1 1,575
 1000 Gal Septic 3085.00 1 3,085

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

(16) Porches
 CCP (1 Story), Standard 38.96 48 1,870

(16) Deck/Balcony
 Treated Wood,Standard 6.41 436 2,795

(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

County Multiplier = 1.38 => Cost New = 144,604

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 101,223
 ECF (415,510 CLAM RIVER AREA SUBS RES) 0.950 => TCV of Bldg: 1 = 96,162

2017 Est. T.C.V. 009-510-043-00 = 100,533

Est. TCV/Total Floor Area = 68.67, Most recent sale 03/01/2003 for 91,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
47,900	47,900	47,900	41,576	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	2,400	0	0	374	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
50,300	50,300	50,300	41,950	41,950	41,950

009-510-044-00	2017 Est. T.C.V.	CRITTEDEN THOMAS
Property Class: 401		8376 W WHISPERING PINE CIR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table R510.NORTH COUNTY SUB
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value D> SITE\$4000					4000	100	LOT 44	4,000
<Site Value D> SITE\$4000					4000	100	LOT 41	4,000
105 Actual Front Feet, 0.69 Total Acres Total Est. Land Value =								8,000

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Ren. Conc.	4.21	1.00	840	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 2500	2500.00	1.00	1.0	95	2,375
Total Estimated Land Improvements True Cash Value =					2,375

Cost Est. for Res. Bldg: 1 Single Family BI Cls C Blt 1978

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 970 SF Floor Area = 1869 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
Bi-Level	Siding	Bi-Lev. 80%	87.23	0.00	0.00	970	84,613
1	Story Siding	Overhang	39.23	0.00	0.00	82	3,217
1	Story Siding	Overhang	39.23	0.00	0.00	41	1,608

Other Additions/Adjustments

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

(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Porches

CPP, Standard	13.71	126	1,727
---------------	-------	-----	-------

(16) Deck/Balcony

Treated Wood,Standard	6.10	816	4,978
Treated Wood,Standard	14.72	24	353

(17) Garages

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

Base Cost	19.20	576	11,059
Common Wall: 1/2 Wall	-650.00	1	-650
Automatic Doors	375.00	2	750

County Multiplier = 1.38 => Cost New = 164,932

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 107,206
ECF (415,510 CLAM RIVER AREA SUBS RES) 0.950 => TCV of Bldg: 1 = 101,845

2017 Est. T.C.V. 009-510-044-00	=	112,220
Est. TCV/Total Floor Area = 60.04, Most recent sale 09/08/2015 for 106,000		
2016 Assessed	MBOR	S.E.V.
54,100	54,100	54,100
2017	New Eq. Adjustment	Loss
	Additions	Tax Adjustment
		Losses

Parcel Number: 009-510-044-00

Page: 2

0	2,000	0	0	486	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
56,100	56,100	56,100	54,586	54,586	0

009-510-045-00 2017 Est. T.C.V. ROYAL JENNIFER L
 Property Class: 401 5085 NORTH COUNTRY DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table R510.NORTH COUNTY SUB
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value D> SITE\$4000					4000	100		4,000
110 Actual Front Feet, 0.39 Total Acres Total Est. Land Value =								4,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Asphalt Paving	1.51	1.00	792	0	0
Shed: Wood Frame	7.77	1.00	320	50	1,243

Residential Local Cost Land Improvements

Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.0	95	950
Total Estimated Land Improvements True Cash Value =					2,193

Cost Est. for Res. Bldg: 1 Single Family TRI Cls CD Blt 1977

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1196 SF Floor Area = 1842 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
Tri-Level	Siding	Crawl Space	68.43	-4.18	0.00	1196	76,843
1	Story Siding	Overhang	32.58	0.00	0.00	48	1,564

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

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	1725.00	1	1,725

(16) Porches

CGEP (1 Story), Standard	102.51	16	1,640
CCP (1 Story), Standard	29.05	96	2,789

(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
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 => Cost New = 140,295

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 91,192
 ECF (415,510 CLAM RIVER AREA SUBS RES) 0.950 => TCV of Bldg: 1 = 86,632

2017 Est. T.C.V. 009-510-045-00 = 92,825

Est. TCV/Total Floor Area = 50.39, Most recent sale 08/12/2011 for 88,500

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
44,300	44,300	44,300	39,233	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,100	0	353	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
46,400	46,400	46,400	39,586	39,586	39,586

009-510-046-00 2017 Est. T.C.V. BURNS GERALD P SR
 Property Class: 401 8375 W WHISPERING PINE CIR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table R510.NORTH COUNTY SUB
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value D> SITE\$4000					4000	100		4,000
100 Actual Front Feet, 0.36 Total Acres Total Est. Land Value =								4,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.44	1.00	1300	71	3,175
Total Estimated Land Improvements True Cash Value =					3,175

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 = 1104 SF Floor Area = 1104 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	66.03	0.00	0.00	1104	72,897

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
---------------------	---------	---	-------

(16) Porches

CCP (1 Story), Standard	31.51	84	2,647
CPP, Standard	15.73	96	1,510

(16) Deck/Balcony

Treated Wood,Standard	7.39	160	1,182
-----------------------	------	-----	-------

(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

County Multiplier = 1.38 => Cost New = 133,764

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 93,635
 ECF (415,510 CLAM RIVER AREA SUBS RES) 0.950 => TCV of Bldg: 1 = 88,953

2017 Est. T.C.V. 009-510-046-00 = 96,128

Est. TCV/Total Floor Area = 87.07

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
45,900	45,900	45,900	40,659	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	2,200	0	365	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
48,100	48,100	48,100	41,024	41,024	41,024	

009-510-047-00 2017 Est. T.C.V. BURNS GERALD P SR
 Property Class: 402 8375 W WHISPERING PINE CIR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table R510.NORTH COUNTY SUB

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value D> SITE\$4000					4000	100		4,000
100 Actual Front Feet, 0.37 Total Acres							Total Est. Land Value =	4,000

2017 Est. T.C.V. 009-510-047-00 = 4,000

Est. TCV/Total Floor Area = 3.62

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
2,500	2,500	2,500	2,500	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	
2,000	2,000	2,000	2,522	2,000		0

009-510-048-00 2017 Est. T.C.V. EILAR THOMAS E
 Property Class: 401 8333 W WHISPERING PINE CIR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table R510.NORTH COUNTY SUB
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value D> SITE\$4000					4000	100		4,000
156 Actual Front Feet, 0.62 Total Acres Total Est. Land Value =								4,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.44	1.00	150	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	0.5	95	475
Total Estimated Land Improvements True Cash Value =					475

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

(11) Heating System: Forced Air w/ Ducts

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	64.63	0.00	0.00	1248	80,658

Other Additions/Adjustments Rate Size Cost

(9) Basement Finish

Basement Recreation Finish	11.45	530	6,069
----------------------------	-------	-----	-------

(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
---------------------	---------	---	-------

(16) Deck/Balcony

Treated Wood,Standard	7.53	144	1,084
-----------------------	------	-----	-------

(17) Garages

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

Base Cost	21.75	440	9,570
Common Wall: 1 Wall	-1300.00	1	-1,300
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 => Cost New = 146,509

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 95,231
 ECF (415,510 CLAM RIVER AREA SUBS RES) 0.950 => TCV of Bldg: 1 = 90,469

2017 Est. T.C.V. 009-510-048-00 = 94,944

Est. TCV/Total Floor Area = 76.08

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
47,900	47,900	47,900	41,576	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-400	0	0	374	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
47,500	47,500	47,500	41,950	41,950	41,950

009-510-049-00 2017 Est. T.C.V. EILAR THOMAS E & MARY E
 Property Class: 401 W WHISPERING PINE CIR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table R510.NORTH COUNTY SUB
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value D> SITE\$4000					4000	100		4,000
110 Actual Front Feet, 0.48 Total Acres Total Est. Land Value =								4,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	11.06	1.00	120	94	1,247
Total Estimated Land Improvements True Cash Value =					1,247

Cost Est. for Res. Bldg: 1 Single Family GRG Cls C Blt 1999

(11) Heating System: No Heating/Cooling

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

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

Other Additions/Adjustments	Rate	Size	Cost

(17) Garages

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

Base Cost	17.84	672	11,988
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 => Cost New = 17,027

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0, Depr.Cost = 14,473
 ECF (415,510 CLAM RIVER AREA SUBS RES) 0.950 => TCV of Bldg: 1 = 13,749

2017 Est. T.C.V. 009-510-049-00								=	18,996
Est. TCV/Total Floor Area = 0.00, Most recent sale 09/01/1995 for 4,500									
2016 Assessed	MBOR	S.E.V.	Base for Cap		C.P.I.				
10,000	10,000	10,000	8,696		0.90				
2017 New Eq. Adjustment	Loss	Additions		Tax Adjustment		Losses			
0	-500	0		78		0			
2017 Assessed	MBOR	S.E.V.	Capped		->Taxable<-		PRE/MBT		
9,500	9,500	9,500	8,774		8,774		0		

009-510-050-00 2017 Est. T.C.V. BERNIER SARAH N
 Property Class: 401 8293 W WHISPERING PINE CIR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table R510.NORTH COUNTY SUB
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value D> SITE\$4000					4000	100		4,000
79 Actual Front Feet, 0.35 Total Acres Total Est. Land Value =								4,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

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

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

(11) Heating System: Forced Air w/ Ducts

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	59.23	0.00	0.00	1008	59,704

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

(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
 WCP (1 Story), Standard 28.26 96 2,713

(17) Garages
 Class:CD Exterior: Siding Foundation: 42 Inch (Unfinished)
 Base Cost 19.20 528 10,138
 Common Wall: 1 Wall -1225.00 1 -1,225
 Automatic Doors 375.00 1 375

County Multiplier = 1.38 => Cost New = 107,943

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 86,354
 ECF (415,510 CLAM RIVER AREA SUBS RES) 0.950 => TCV of Bldg: 1 = 82,037

2017 Est. T.C.V. 009-510-050-00 = 86,977
 Est. TCV/Total Floor Area = 86.29, Most recent sale 09/12/2008 for 108,500

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
44,400	44,400	44,400	38,723	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-900	0	348	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
43,500	43,500	43,500	39,071	39,071	39,071	

009-510-051-00 2017 Est. T.C.V. STARK PHILLIP J & SANDRA J
 Property Class: 401 8273 W WHISPERING PINE CIR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table R510.NORTH COUNTY SUB

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value D> SITE\$4000					4000	100		4,000
229 Actual Front Feet, 0.50 Total Acres Total Est. Land Value =								4,000

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

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

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

(11) Heating System: Forced Air w/ Ducts

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	65.31	0.00	0.00	1172	76,543

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

(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
---------------------	---------	---	-------

(16) Porches

WCP (1 Story), Standard	30.27	88	2,664
-------------------------	-------	----	-------

(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 = 138,278

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 110,622
 ECF (415,510 CLAM RIVER AREA SUBS RES) 0.950 => TCV of Bldg: 1 = 105,091

2017 Est. T.C.V. 009-510-051-00 = 110,031

Est. TCV/Total Floor Area = 93.88, Most recent sale 10/01/2008 for 126,900

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
56,700	56,700	56,700	50,136	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-1,700	0	451	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
55,000	55,000	55,000	50,587	50,587	50,587

009-510-052-00 2017 Est. T.C.V. SIMMONS WESLEY W & ANGELA R
 Property Class: 401 8276 W WHISPERING PINE CIR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table R510.NORTH COUNTY SUB

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value E> GRP E SITE		\$3000			3000	100		3,000
142 Actual Front Feet, 0.37 Total Acres Total Est. Land Value =								3,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Ren. Conc.	3.78	1.00	1100	0	0
Fencing: Wire Mesh, #9	1.87	1.00	600	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	2.0	95	1,900
Total Estimated Land Improvements True Cash Value =					1,900

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1996

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1330 SF Floor Area = 1330 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	56.33	0.00	1.87	1330	77,406

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

(9) Basement Finish			
Basement Recreation Finish	11.25	1330	14,963

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

(14) Water/Sewer			
Well, 100 Feet	2550.00	1	2,550
1000 Gal Septic	2895.00	1	2,895

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

(16) Porches			
WCP (1 Story), Standard	35.00	52	1,820

(16) Deck/Balcony			
Treated Wood, Standard	6.69	216	1,445

(17) Garages			
Class:CD Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	19.59	506	9,913
Common Wall: 1.5 Wall	-1850.00	1	-1,850

County Multiplier = 1.38 => Cost New = 156,162

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 124,930
 ECF (415,510 CLAM RIVER AREA SUBS RES) 0.950 => TCV of Bldg: 1 = 118,683

2017 Est. T.C.V. 009-510-052-00 = 123,583

Est. TCV/Total Floor Area = 92.92, Most recent sale 07/01/2001 for 125,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
61,700	61,700	61,700	56,557	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	100	0	509	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
61,800	61,800	61,800	57,066	57,066	57,066	

02:58 PM

009-510-053-00 2017 Est. T.C.V. STAHL AARON I
 Property Class: 401 8308 W WHISPERING PINE CIR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table R510.NORTH COUNTY SUB
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value E> GRP E SITE		\$3000			3000	100		3,000
166 Actual Front Feet, 0.62 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	24	0	0
D/W/P: 4in Ren. Conc.	4.21	1.00	840	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.0	95	950
Total Estimated Land Improvements True Cash Value =					950

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 1990

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1128 SF Floor Area = 1128 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	65.77	0.00	0.00	1128	74,189

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

Average Fixture(s)	760.00	1	760
--------------------	--------	---	-----

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
---------------------	---------	---	-------

(17) Garages

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

Base Cost	23.28	384	8,940
Common Wall: 1 Wall	-1300.00	1	-1,300
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 => Cost New = 123,528

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 98,822
 ECF (415,510 CLAM RIVER AREA SUBS RES) 0.950 => TCV of Bldg: 1 = 93,881

2017 Est. T.C.V. 009-510-053-00 = 97,831

Est. TCV/Total Floor Area = 86.73, Most recent sale 07/21/2008 for 90,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
46,100	46,100	46,100	41,066	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	2,800	0	0	369	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
48,900	48,900	48,900	41,435	41,435	41,435

009-510-054-00 2017 Est. T.C.V. ENGLISH MITCHELL O & NICOLE K
 Property Class: 401 8330 W WHISPERING PINE CIR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table R510.NORTH COUNTY SUB

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value E> GRP E SITE		\$3000			3000	100		3,000
110 Actual Front Feet, 0.38 Total Acres							Total Est. Land Value =	3,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Ren. Conc.	4.21	1.00	2960	0	0
Shed: Wood Frame	11.06	1.00	120	50	663

Residential Local Cost Land Improvements

Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 5000	5000.00	1.00	1.0	95	4,750
Total Estimated Land Improvements True Cash Value =					5,413

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1709 SF Floor Area = 1709 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	61.60	0.00	0.00	1042	64,187
1	Story Siding	Crawl Space	61.60	-8.48	0.00	667	35,431

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
---------------------	---------	---	-------

(16) Porches

WCP (1 Story), Standard	29.53	95	2,805
-------------------------	-------	----	-------

(16) Deck/Balcony

Treated Wood, Standard	8.30	100	830
------------------------	------	-----	-----

(17) Garages

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

Base Cost	14.55	1365	19,861
Common Wall: 1 Wall	-1300.00	1	-1,300
Automatic Doors	375.00	2	750

County Multiplier = 1.38 => Cost New = 182,573

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0, Depr.Cost = 155,187
 ECF (415,510 CLAM RIVER AREA SUBS RES) 0.950 => TCV of Bldg: 1 = 147,428

2017 Est. T.C.V. 009-510-054-00 = 155,841

Est. TCV/Total Floor Area = 91.19, Most recent sale 09/26/2008 for 111,500

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
73,500	73,500	73,500	66,958	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	4,400	0	602	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
77,900	77,900	77,900	67,560	67,560	67,560

009-510-055-00	2017 Est. T.C.V.	BUTTIS ROBERT J & REBECCA S
Property Class: 401		8350 W WHISPERING PINE CIR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table R510.NORTH COUNTY SUB

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value E> GRP E SITE		\$3000			3000	100		3,000
110 Actual Front Feet, 0.38 Total Acres							Total Est. Land Value =	3,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Ren. Conc.	4.21	1.00	1600	0	0
Fencing: Wire Mesh, #9	1.90	1.00	250	0	0

Residential Local Cost Land Improvements

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

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 1996

(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	Basement	61.75	0.00	0.00	1196	73,853
1	Story Siding	Slab	61.75	-10.55	0.00	484	24,781

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

(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
---------------------	---------	---	-------

(16) Porches

WCP (1 Story), Standard	26.40	120	3,168
-------------------------	-------	-----	-------

(17) Garages

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

Base Cost	15.47	768	11,881
Automatic Doors	375.00	1	375

County Multiplier = 1.38 => Cost New = 170,834

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0, Depr.Cost = 145,209
 ECF (415,510 CLAM RIVER AREA SUBS RES) 0.950 => TCV of Bldg: 1 = 137,948

2017 Est. T.C.V. 009-510-055-00 = 143,323

Est. TCV/Total Floor Area = 85.31, Most recent sale 02/01/1997 for 79,677

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
67,600	0	0	0	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
71,700	0	67,600	0	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
71,700	71,700	71,700	67,600	67,600	67,600	

009-510-056-00 2017 Est. T.C.V. SCHOLTEN DRUSCILLA
 Property Class: 402 W WHISPERING PINE CIR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table R510.NORTH COUNTY SUB
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value E> GRP E SITE		\$3000			3000	100		3,000
110 Actual Front Feet, 0.38 Total Acres							Total Est. Land Value =	3,000

2017 Est. T.C.V. 009-510-056-00 = 3,000

Est. TCV/Total Floor Area = 1.79, Most recent sale 10/19/2015 for 2,000

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	0	0	0	0

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
1,500	1,500	1,500	1,513	1,500	0

009-510-057-00 2017 Est. T.C.V. HUNDT ROBERT H & CHERYL L
 Property Class: 401 8396 W WHISPERING PINE CIR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table R510.NORTH COUNTY SUB
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value E> GRP E SITE		\$3000			3000	100		3,000
110 Actual Front Feet, 0.38 Total Acres							Total Est. Land Value =	3,000

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 C Blt 2006

(11) Heating System: Forced Air w/ Ducts

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	66.29	-9.58	0.00	1080	61,247

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

Average Fixture(s)	760.00	1	760
--------------------	--------	---	-----

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
---------------------	---------	---	-------

(16) Porches

WCP (1 Story), Standard	21.07	216	4,551
-------------------------	-------	-----	-------

(16) Deck/Balcony

Treated Wood, Standard	8.30	100	830
------------------------	------	-----	-----

(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 = 117,607

Phy/Ab.Phy/Func/Econ/Comb.%Good= 92/100/100/100/92.0, Depr.Cost = 108,198
 ECF (415,510 CLAM RIVER AREA SUBS RES) 0.950 => TCV of Bldg: 1 = 102,788

2017 Est. T.C.V. 009-510-057-00 = 106,263

Est. TCV/Total Floor Area = 98.39, Most recent sale 06/06/2014 for 92,900

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
50,100	50,100	50,100	46,138	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	3,000	0	415	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
53,100	53,100	53,100	46,553	46,553	46,553	

009-510-058-00 2017 Est. T.C.V. MAJOR THOMAS E & BEVERLY
 Property Class: 401 8414 W WHISPERING PINE CIR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table R510.NORTH COUNTY SUB
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value E> GRP E SITE		\$3000			3000	100		3,000
120 Actual Front Feet, 0.41 Total Acres							Total Est. Land Value =	3,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

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

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1728 SF Floor Area = 1728 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	54.07	-7.59	0.00	1728	80,317

Other Additions/Adjustments Rate Size Cost

(13) Plumbing
 3 Fixture Bath 1975.00 1 1,975

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

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

(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 = 135,522

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0, Depr.Cost = 115,194
 ECF (415,510 CLAM RIVER AREA SUBS RES) 0.950 => TCV of Bldg: 1 = 109,434

2017 Est. T.C.V. 009-510-058-00						=	114,809
Est. TCV/Total Floor Area = 66.44, Most recent sale 04/01/1996 for 71,500							
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
54,100	54,100	54,100	46,366	0.90			
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,300		0	0	417	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
57,400	57,400	57,400	46,783	46,783	46,783		

009-510-059-00 2017 Est. T.C.V. ROOT DEAN
 Property Class: 401 5201 S NORTH COUNTRY DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table R510.NORTH COUNTY SUB

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value E> GRP E SITE		\$3000			3000	100		3,000
156 Actual Front Feet, 0.54 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: Crushed Rock	1.22	1.00	200	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 MANU-BOCA/STATE Cls CD Blt 1995

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1620 SF Floor Area = 1620 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	54.55	-7.72	0.00	1620	75,865

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

(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Deck/Balcony

Treated Wood,Standard	6.75	200	1,350
-----------------------	------	-----	-------

(17) Garages

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

Base Cost	18.32	585	10,717
Mechanical Doors	350.00	2	700

County Multiplier = 1.38 => Cost New = 137,733

Notes: 1995 REDMAN

Phy/Ab.Phy/Func/Econ/Comb.%Good= 81/100/100/100/81.0, Depr.Cost = 111,564
 ECF (415,510 CLAM RIVER AREA SUBS RES) 0.600 => TCV of Bldg: 1 = 66,938

2017 Est. T.C.V. 009-510-059-00 = 70,413

Est. TCV/Total Floor Area = 43.46, Most recent sale 12/13/2013 for 33,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
32,200	32,200	32,200	32,200	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	3,000	0	289	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
35,200	35,200	35,200	32,489	32,489	0	

009-510-060-00	2017 Est. T.C.V.	NORTH COUNTRY SUBDIVISION PRIVATE
Property Class: 700		NORTH COUNTRY DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value I> RIVER SITE					35000	100		35,000
		0.00	Total Acres				Total Est. Land Value =	35,000

2017 Est. T.C.V. 009-510-060-00 = 0

Est. TCV/Total Floor Area = 0.00, Most recent sale 12/05/2008 for 0

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

009-510-061-00 2017 Est. T.C.V. NORTH COUNTRY SUBDIVISION PRIVATE
 Property Class: 700 NORTH COUNTRY DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value I> RIVER SITE					35000	100		35,000
<Site Value I> RIVER SITE					35000	100		35,000
<Site Value I> RIVER SITE					35000	100		35,000
0.00 Total Acres Total Est. Land Value =								105,000

2017 Est. T.C.V. 009-510-061-00 = 0

Est. TCV/Total Floor Area = 0.00, Most recent sale 12/05/2008 for 0

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

009-520-001-00 2017 Est. T.C.V. ROBERTS JOANN
 Property Class: 401 6507 W NORTHSHORE DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1800	68.00	129.00	0.9631	1.0000	1800	100		117,889
68 Actual Front Feet, 0.20 Total Acres Total Est. Land Value =								117,889

Land Improvement Cost Estimates
 Land Improvment Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	8.66	1.00	198	50	857
Shed: Metal Prefab	8.33	1.00	90	50	375
Total Estimated Land Improvements True Cash Value =					1,232

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

(11) Heating System: Space Heater

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	61.18	-10.84	-2.85	864	41,031

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: Wood Stove 1125.00 1 1,125

(16) Porches
 CPP, Standard 29.55 21 621

(16) Deck/Balcony
 Treated Wood,Standard 6.77 198 1,340

County Multiplier = 1.38 => Cost New = 68,638

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 41,183
 ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.350 => TCV of Bldg: 1 = 55,596

2017 Est. T.C.V. 009-520-001-00 = 174,717

Est. TCV/Total Floor Area = 202.22, Most recent sale 11/09/2015 for 205,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
88,100	88,100	88,100	88,100	0.90

2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-700	0	0	-700	0

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
87,400	87,400	87,400	88,892	87,400	0

009-520-002-00 2017 Est. T.C.V. JAZWINSKI JEFFREY & STEPHANIE
 Property Class: 401 6521 W NORTHSHORE DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1800	66.00	142.00	0.9718	1.0000	1800	100		115,451
66 Actual Front Feet, 0.22 Total Acres Total Est. Land Value =								115,451

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Ren. Conc.	4.21	1.00	288	0	0
Shed: Wood Frame	10.65	1.00	144	50	767
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.0	95	950
Total Estimated Land Improvements True Cash Value =					1,717

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C-5 Blt 1972

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 885 SF Floor Area = 885 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	65.43	-11.50	0.00	885	47,728

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

(13) Plumbing

Average Fixture(s)	760.00	1	760
--------------------	--------	---	-----

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Deck/Balcony

Treated Wood,Standard	6.65	300	1,995
Treated Wood,Standard	7.41	156	1,156

(17) Garages

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

Base Cost	18.33	630	11,548
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 => Cost New = 101,001

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 65,650
 ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.390 => TCV of Bldg: 1 = 91,254

2017 Est. T.C.V. 009-520-002-00 = 208,422
 Est. TCV/Total Floor Area = 235.51, Most recent sale 06/01/2001 for 225,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
102,600	102,600	102,600	97,420	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	1,600	0	876	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
104,200	104,200	104,200	98,296	98,296	0	

009-520-003-00	2017 Est. T.C.V.	COLON ROSS H & MARIJO
Property Class: 401		6533 W NORTHSHORE DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1800	66.00	157.00	0.9718	1.0000	1800	100		115,451
66 Actual Front Feet, 0.24 Total Acres								Total Est. Land Value = 115,451

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	10.27	1.00	96	74	730
Total Estimated Land Improvements True Cash Value =					730

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

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 992 SF Floor Area = 992 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	59.43	-8.78	1.87	768	40,335
1	Story Siding	Crawl Space	59.43	-8.78	1.87	224	11,764

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
CPP, Standard 11.17 192 2,145

(17) Garages
Class:CD Exterior: Siding Foundation: 42 Inch (Finished)
Base Cost 21.75 576 12,528
Automatic Doors 375.00 1 375

County Multiplier = 1.38 => Cost New = 105,180

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 68,367

Separately Depreciated Items:

Square footage # 2 is depreciated at 87 %Good... Base Cost Was = 11,764
County Multiplier = 1.38 => Cost New = 16,235
Phy/Ab.+hy/Func/Econ/Comb.%Good= 22/100/100/100/22.0, Depr.Cost = 3,572

(16) Deck/Balcony
Treated Wood,Standard 5.90 608 3,587
County Multiplier = 1.38 => Cost New = 4,950
Phy/Ab.Phy/Func/Econ/Comb.%Good= 98/100/100/100/98.0, Depr.Cost = 4,851
Treated Wood,Standard 6.43 280 1,800
County Multiplier = 1.38 => Cost New = 2,485
Phy/Ab.Phy/Func/Econ/Comb.%Good= 98/100/100/100/98.0, Depr.Cost = 2,435

Total Depreciated Cost = 79,225
ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.390 => TCV of Bldg: 1 = 110,123

2017 Est. T.C.V. 009-520-003-00 = 226,304

Parcel Number: 009-520-003-00

Page: 2

Est. TCV/Total Floor Area = 228.13

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
111,500	111,500	111,500	89,042	0.90		
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	1,700	0	0	801	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
113,200	113,200	113,200	89,843	89,843	89,843	

009-520-004-00	2017 Est. T.C.V.	COLLINS LARRY N & LOU D TRUSTS
Property Class: 401		6537 W NORTHSHORE DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1800	88.00	175.00	0.8915	1.0000	1800	100		141,207
88 Actual Front Feet, 0.35 Total Acres								Total Est. Land Value = 141,207

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	768	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.5	95	1,425
Total Estimated Land Improvements True Cash Value =					1,425

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1610 SF Floor Area = 1610 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	62.09	-10.65	0.00	1610	82,818

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

(1) Exterior			
Brick Veneer	8.25	932	7,689

(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	6.81	248	1,689

(17) Garages			
Class:C Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	15.95	720	11,484
Automatic Doors	375.00	1	375

County Multiplier = 1.38 => Cost New = 161,277

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0, Depr.Cost = 120,958

Separately Depreciated Items:

(16) Deck/Balcony			
Treated Wood,Standard	6.85	240	1,644
County Multiplier = 1.38 =>		Cost New =	2,269
Phy/Ab.Phy/Func/Econ/Comb.%Good= 97/100/100/100/97.0,		Depr.Cost =	2,201

Total Depreciated Cost = 123,158
ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.400 => TCV of Bldg: 1 = 172,422

2017 Est. T.C.V. 009-520-004-00 = 315,054
Est. TCV/Total Floor Area = 195.69

Parcel Number: 009-520-004-00

Page: 2

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
155,200	155,200	155,200	107,870	0.90		
2017 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,300	0	0	970	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
157,500	157,500	157,500	108,840	108,840	108,840	

009-520-005-00 2017 Est. T.C.V. BRUMELS BRUCE C & DORIS E
 Property Class: 401 6563 W NORTHSHORE DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1800	103.00	191.00	0.8503	1.0000	1800	100		157,654
103 Actual Front Feet, 0.45 Total Acres Total Est. Land Value =								157,654

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Asphalt Paving	1.51	1.00	1260	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 2500	2500.00	1.00	1.0	95	2,375
Total Estimated Land Improvements True Cash Value =					2,375

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

(11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 1918 SF Floor Area = 1918 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	53.28	-7.37	-0.21	1342	61,329
1	Story Siding	Slab	53.28	-8.92	-0.21	576	25,430

Other Additions/Adjustments Rate Size Cost

(1) Exterior

Brick Veneer	8.00	304	2,432
--------------	------	-----	-------

(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Porches

CPP, Standard	30.25	20	605
CPP, Standard	22.01	40	880
CPP, Standard	9.36	336	3,145

(17) Garages

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

Base Cost	13.01	1012	13,166
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 => Cost New = 163,369

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 114,358
 ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.390 => TCV of Bldg: 1 = 158,958

2017 Est. T.C.V. 009-520-005-00 = 318,987

Est. TCV/Total Floor Area = 166.31, Most recent sale 03/01/1998 for 180,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
158,800	158,800	158,800	140,322	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	700	0	0	1,262	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
159,500	159,500	159,500	141,584	141,584	141,584	

009-520-006-00	2017 Est. T.C.V.	HOLDSHIP MARK R LIVING TRUST
Property Class: 401		6601 W NORTHSHORE DR
Map #: 20901556 \$169,900	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1800	111.00	219.70	0.8315	1.0000	1800	100		166,128
111 Actual Front Feet, 0.56 Total Acres								Total Est. Land Value = 166,128

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Ren. Conc.	4.21	1.00	1200	0	0
D/W/P: Patio Blocks	8.13	1.00	300	0	0
Fencing: Vnyl, 2 Rail	8.74	1.00	100	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 2500	2500.00	1.00	1.0	95	2,375
Total Estimated Land Improvements True Cash Value =					2,375

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C Blt 1962

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1772 SF Floor Area = 2066 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25	Story Siding	Crawl Space	70.50	-8.40	0.00	1176	73,030
1	Story Siding	Crawl Space	61.31	-8.40	0.00	288	15,238
1	Story Siding	Slab	61.31	-10.42	0.00	308	15,674

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

(13) Plumbing

Average Fixture(s)	760.00	1	760
3 Fixture Bath	2400.00	1	2,400
2 Fixture Bath	1600.00	2	3,200

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
Fireplace: Interior 1 Story	3250.00	1	3,250
Fireplace: Exterior 1 Story	3875.00	1	3,875

(16) Porches

WPP, Standard	11.17	180	2,011
---------------	-------	-----	-------

(16) Deck/Balcony

Treated Wood,Standard	6.13	621	3,807
-----------------------	------	-----	-------

(17) Garages

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

Base Cost	20.83	484	10,082
Automatic Doors	375.00	1	375

County Multiplier = 1.38 => Cost New = 192,479

Phy/Ab.Phy/Func/Econ/Comb.%Good= 74/100/100/100/74.0, Depr.Cost = 142,435

ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.400 => TCV of Bldg: 1 = 199,409

2017 Est. T.C.V. 009-520-006-00 = 367,912

Est. TCV/Total Floor Area = 178.08, Most recent sale 11/13/2009 for 282,900

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
170,900	170,900	170,900	151,735	0.90
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses

Parcel Number: 009-520-006-00

Page: 2

0	13,100	0	0	1,365	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
184,000	184,000	184,000	153,100	153,100	0

009-520-007-00 2017 Est. T.C.V. RAINBOLT JIM K & JOANNE M TRUST
 Property Class: 401 6601 W NORTHSORE DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1800	90.70	260.75	0.8834	1.0000	1800	100		144,226
91 Actual Front Feet, 0.54 Total Acres Total Est. Land Value =								144,226

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Ren. Conc.	5.31	1.00	1400	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 2500	2500.00	1.00	1.0	95	2,375
Total Estimated Land Improvements True Cash Value =					2,375

Cost Est. for Res. Bldg: 1 Single Family 1.75S Cls BC Blt 2013

(11) Heating System: Forced Air w/ Ducts
 Ground Area = Size for Rates = 1533 SF Floor Area = 2683 SF.
 Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost
 1.75 Story Siding Crawl Space 106.50 -10.93 0.00 1533 146,509

Other Additions/Adjustments Rate Size Cost

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

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

(15) Built-Ins & Fireplaces
 Fireplace: Prefab 2 Story 4275.00 1 4,275

(16) Porches
 CCP (1 Story), Standard 40.69 52 2,116
 WSEP (1 Story), Standard 33.08 145 4,797

(16) Deck/Balcony
 Treated Wood,Standard 7.14 456 3,256

(17) Garages
 Class:BC Exterior: Siding Foundation: 42 Inch (Finished)
 Base Cost 25.93 649 16,829
 Common Wall: 1 Wall -1425.00 1 -1,425
 Automatic Doors 425.00 1 425
 Class:BC Exterior: Siding Foundation: 42 Inch (Unfinished)
 Base Cost 17.55 1305 22,903
 Automatic Doors 425.00 2 850

County Multiplier = 1.38 => Cost New = 289,407

Phy/Ab.Phy/Func/Econ/Comb.%Good= 96/100/100/100/96.0, Depr.Cost = 277,831
 ECF (4520 NORTHSORE LAKE MISSAUKEE AREA)1.400 => TCV of Bldg: 1 = 388,963

2017 Est. T.C.V. 009-520-007-00 = 535,564

Est. TCV/Total Floor Area = 199.61, Most recent sale 06/07/2010 for 185,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
256,000	256,000	256,000	231,210	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	11,800	0	2,080	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT

Parcel Number: 009-520-007-00

Page: 2

267,800	267,800	267,800	233,290	233,290	0
---------	---------	---------	---------	---------	---

009-520-008-00 2017 Est. T.C.V. VAN BEEK PAUL M & CRYSTAL J
 Property Class: 401 6621 W NORTHSHORE DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1800	102.00	276.00	0.8528	1.0000	1800	100		156,581
102 Actual Front Feet, 0.65 Total Acres Total Est. Land Value =								156,581

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

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

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C+5 Blt 1963

(11) Heating System: Electric Wall Heat

Ground Area = Size for Rates = 1460 SF Floor Area = 1460 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	66.19	-9.28	-2.76	1460	79,059

Other Additions/Adjustments Rate Size Cost

(1) Exterior

Brick Veneer	8.25	508	4,191
--------------	------	-----	-------

(13) Plumbing

Average Fixture(s)	760.00	1	760
--------------------	--------	---	-----

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Porches

CPP, Standard	32.23	19	612
WGEP (1 Story), Standard	40.34	119	4,800

(16) Deck/Balcony

Treated Wood, Standard	6.33	485	3,070
------------------------	------	-----	-------

(17) Garages

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

Base Cost	18.89	484	9,143
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 => Cost New = 151,645

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 106,151
 ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.390 => TCV of Bldg: 1 = 147,551

2017 Est. T.C.V. 009-520-008-00 = 305,072

Est. TCV/Total Floor Area = 191.83

MCL 211.27(2) nonconsideration value = 25,000, Adjusted Value = 280,072

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
139,500	139,500	139,500	121,776	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	500	0	1,095	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
140,000	140,000	140,000	122,871	122,871	0	

009-520-009-00	2017 Est. T.C.V.	HIRSCHMAN JAMES & LAURA
Property Class: 401		6639 W NORTH SHORE DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1800	101.00	252.00	0.8554	1.0000	1800	100		155,504
101 Actual Front Feet, 0.58 Total Acres Total Est. Land Value =								155,504

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	10.15	1.00	100	45	457
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 2500	2500.00	1.00	1.0	97	2,425
Total Estimated Land Improvements True Cash Value =					2,882

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

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 2026 SF Floor Area = 2026 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	52.85	-7.27	1.87	800	37,960
1	Story Siding	Crawl Space	52.85	-7.27	1.87	720	34,164
1	Story Siding	Slab	52.85	-8.80	1.87	506	23,236

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

(13) Plumbing

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

(14) Water/Sewer

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
Fireplace: Wood Stove	1125.00	1	1,125

(16) Porches

CPP, Standard	35.85	9	323
CPP, Standard	22.01	40	880
CPP, Standard	15.00	98	1,470
CPP, Standard	30.25	20	605

(17) Garages

Class:CD Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	15.16	864	13,098
Automatic Doors	375.00	1	375
Class:CD Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	15.34	840	12,886
Automatic Doors	375.00	1	375

County Multiplier = 1.38 => Cost New = 191,636

Phy/Ab.Phy/Func/Econ/Comb.%Good= 67/100/100/100/67.0, Depr.Cost = 128,396
ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.390 => TCV of Bldg: 1 = 178,470

2017 Est. T.C.V. 009-520-009-00 = 336,856

Est. TCV/Total Floor Area = 166.27, Most recent sale 09/30/2014 for 340,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
167,300	167,300	167,300	153,559	0.90

Parcel Number: 009-520-009-00

Page: 2

2017	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	1,100	0	0	1,382	0
2017 Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	168,400	168,400	168,400	154,941	154,941	0

009-520-010-00 2017 Est. T.C.V. WELER GEOFFREY R & TERRI L
 Property Class: 401 6659 W NORTHSHORE DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1800	100.00	194.00	0.8579	1.0000	1800	100		154,425
100 Actual Front Feet, 0.45 Total Acres Total Est. Land Value =								154,425

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	924	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+10 Blt 2014

(11) Heating System: Forced Air w/ Ducts
 Ground Area = Size for Rates = 2305 SF Floor Area = 2905 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25	Story Siding	Crawl Space	75.00	-8.61	0.00	2305	153,029
1	Story Siding	Overhang	34.53	0.00	0.00	24	829

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

(13) Plumbing

Average Fixture(s)	760.00	1	760
3 Fixture Bath	2400.00	2	4,800
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, 100 Feet	2700.00	1	2,700

(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
---------------------	---------	---	-------

(16) Porches

WCP (1 Story), Standard	20.98	219	4,595
WSEP (1 Story), Standard	25.88	194	5,021

(16) Deck/Balcony

Treated Wood, Standard	6.32	491	3,103
------------------------	------	-----	-------

(17) Garages

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

Base Cost	17.35	1290	22,382
Common Wall: 1 Wall	-1300.00	1	-1,300
Automatic Doors	375.00	2	750

County Multiplier = 1.38 => Cost New = 278,925

Phy/Ab.Phy/Func/Econ/Comb.%Good= 97/100/100/100/97.0, Depr.Cost = 270,557
 ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.400 => TCV of Bldg: 1 = 378,780

2017 Est. T.C.V. 009-520-010-00 = 535,705

Est. TCV/Total Floor Area = 184.41

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
263,600	263,600	263,600	235,807	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	4,300	0	2,122	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT

Parcel Number: 009-520-010-00

Page: 2

267,900	267,900	267,900	237,929	237,929	0
---------	---------	---------	---------	---------	---

009-520-011-00 2017 Est. T.C.V. FEDEWA ANTHONY L
 Property Class: 401 6677 W NORTHSHORE DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1800	88.00	135.00	0.8915	1.0000	1800	100		141,207
89 Actual Front Feet, 0.27 Total Acres Total Est. Land Value =								141,207

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Ren. Conc.	5.31	1.00	264	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 BC Blt 2015

(11) Heating System: Forced Heat & Cool
 Ground Area = Size for Rates = 1995 SF Floor Area = 2845 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Crawl Space	89.30	-10.17	2.77	1700	139,230
1	Story Siding	Overhang	39.38	0.00	0.00	295	11,617

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

(13) Plumbing

Average Fixture(s)	1120.00	1	1,120
3 Fixture Bath	3525.00	2	7,050
2 Fixture Bath	2350.00	1	2,350

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	2610.00	1	2,610
---------------------	---------	---	-------

(16) Porches

CCP (1 Story), Standard	26.72	158	4,222
WPP, Standard	20.24	54	1,093
WGEP (1 Story), Standard	48.46	148	7,172
WPP, Standard	16.42	101	1,658

(17) Garages
 Class:BC Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	27.08	589	15,950
Common Wall: 2 Wall	-2850.00	1	-2,850
Automatic Doors	425.00	1	425

County Multiplier = 1.38 => Cost New = 268,734

Phy/Ab.Phy/Func/Econ/Comb.%Good= 98/100/100/100/98.0, Depr.Cost = 263,359
 ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.400 => TCV of Bldg: 1 = 368,702

2017 Est. T.C.V. 009-520-011-00 = 511,334

Est. TCV/Total Floor Area = 179.73					
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
244,400	244,400	244,400	234,164	0.90	
2017 New Eq. Adjustment Loss Additions Tax Adjustment Losses					
0	11,300	0	0	2,107	0
2017 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT					
255,700	255,700	255,700	236,271	236,271	0

009-520-012-00	2017 Est. T.C.V.	WMAM LLC
Property Class: 401		6695 W NORTHSHORE DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1800	89.00	112.00	0.8884	1.0000	1800	100		142,328
89 Actual Front Feet, 0.23 Total Acres Total Est. Land Value =								142,328

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	198	66	418
Total Estimated Land Improvements True Cash Value =					418

Cost Est. for Res. Bldg: 1 Single Family MANU-NATIONAL Cls CD Blt 2014

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1425 SF Floor Area = 1425 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	55.68	-7.98	0.00	1425	67,973

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

(16) Deck/Balcony

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

County Multiplier = 1.38 => Cost New = 100,503

Notes: HUD

Phy/Ab.Phy/Func/Econ/Comb.%Good= 95/100/100/100/95.0, Depr.Cost = 95,477
ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.100 => TCV of Bldg: 1 = 105,025

2017 Est. T.C.V. 009-520-012-00 = 247,771

Est. TCV/Total Floor Area = 173.87

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
126,600	126,600	126,600	100,781	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-2,700	0	907	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
123,900	123,900	123,900	101,688	101,688	0	

009-520-013-00 2017 Est. T.C.V. SIDEBOTTOM-KOPKA MARY &
 Property Class: 401 6870 W NORTHSHORE DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1800	65.00	150.00	0.9763	1.0000	1800	100		114,224
65 Actual Front Feet, 0.22 Total Acres Total Est. Land Value =								114,224

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Concrete	3.35	1.00	591	0	0
Shed: Metal Prefab	7.98	1.00	120	50	479
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 =					1,419

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

(11) Heating System: Forced Air w/ Ducts

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	57.83	-8.46	0.00	1144	56,479

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

(13) Plumbing

Average Fixture(s)	630.00	1	630
--------------------	--------	---	-----

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1415.00	1	1,415
---------------------	---------	---	-------

(16) Porches

CPP, Standard	13.09	128	1,676
CGEP (1 Story), Standard	36.57	140	5,120
WPP, Standard	17.78	53	942

(17) Garages

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

Base Cost	17.83	616	10,983
Automatic Doors	375.00	1	375

County Multiplier = 1.38 => Cost New = 110,704

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 71,958
 ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.390 => TCV of Bldg: 1 = 100,021

2017 Est. T.C.V. 009-520-013-00 = 215,664

Est. TCV/Total Floor Area = 188.52, Most recent sale 05/01/2002 for 191,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
87,500	87,500	87,500	83,256	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
20,600	-300	20,600	749	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
107,800	107,800	107,800	104,605	104,605	104,605	

009-520-014-00	2017 Est. T.C.V.	NIELSEN DAVID & CAROL TRUST
Property Class: 401		6852 W NORTHSHORE DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1800	64.00	194.00	0.9808	1.0000	1800	100		112,991
64 Actual Front Feet, 0.28 Total Acres Total Est. Land Value =								112,991

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

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

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 2106 SF Floor Area = 2106 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	52.59	-7.20	0.00	2106	95,591

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: Direct-Vented Gas	925.00	1	925

(16) Porches

WCP (1 Story), Standard	28.87	90	2,598
-------------------------	-------	----	-------

(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
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 => Cost New = 158,696

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 103,153

Separately Depreciated Items:

(16) Deck/Balcony

Treated Wood,Standard	6.54	252	1,648
County Multiplier = 1.38 =>			Cost New = 2,274
Phy/Ab.Phy/Func/Econ/Comb.%Good= 46/100/100/100/46.0,			Depr.Cost = 1,046

Total Depreciated Cost = 104,199

ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.390 => TCV of Bldg: 1 = 144,836

2017 Est. T.C.V. 009-520-014-00 = 260,177

Est. TCV/Total Floor Area = 123.54, Most recent sale 06/15/2015 for 240,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
127,700	127,700	127,700	127,700	0.90
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses

Parcel Number: 009-520-014-00

Page: 2

0	2,400	0	0	1,149	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
130,100	130,100	130,100	128,849	128,849	0

009-520-015-00 2017 Est. T.C.V. PETTIT FAMILY LIVING TRUST
 Property Class: 401 6840 W NORTHSHORE DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1800	64.00	228.00	0.9808	1.0000	1800	100		112,991
64 Actual Front Feet, 0.34 Total Acres Total Est. Land Value =								112,991

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

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

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

(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	Crawl Space	58.72	-8.64	0.00	1056	52,884

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

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

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

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

(16) Porches
 WCP (1 Story), Standard 25.37 120 3,044
 WPP, Standard 15.19 80 1,215

(17) Garages
 Class:CD Exterior: Siding Foundation: 18 Inch (Unfinished)
 Base Cost 16.80 576 9,677
 Mechanical Doors 350.00 1 350

County Multiplier = 1.38 => Cost New = 104,453

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 67,895
 ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.390 => TCV of Bldg: 1 = 94,374

2017 Est. T.C.V. 009-520-015-00 = 209,715

Est. TCV/Total Floor Area = 198.59

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
103,400	103,400	103,400	74,446	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	1,500	0	670	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
104,900	104,900	104,900	75,116	75,116	0	

02:58 PM

009-520-016-00 2017 Est. T.C.V. WELSH CHRISTOPHER J & BECKY L
 Property Class: 401 6829 W NORTHSHORE DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 1000/FF	80.00	200.00	0.9173	1.0000	1000	100		73,385
80 Actual Front Feet, 0.37 Total Acres Total Est. Land Value =								73,385

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	532	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.5	94	1,410
Total Estimated Land Improvements True Cash Value =					1,410

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1963

(11) Heating System: Electric Baseboard

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	57.07	-8.29	-0.21	752	36,525
1	Story Siding	Slab	57.07	-9.95	-0.21	480	22,517

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

CPP, Standard	15.73	84	1,321
---------------	-------	----	-------

(17) Garages

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

Base Cost	19.75	400	7,900
Automatic Doors	375.00	1	375

County Multiplier = 1.38 => Cost New = 107,237

Notes: COTTAGE STYLE

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, Depr.Cost = 58,980
 ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.350 => TCV of Bldg: 1 = 79,623

2017 Est. T.C.V. 009-520-016-00 = 154,418

Est. TCV/Total Floor Area = 125.34, Most recent sale 07/29/2010 for 166,250

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
84,900	84,900	84,900	84,900	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-7,700	0	-7,700	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
77,200	77,200	77,200	85,664	77,200	0	

009-520-017-00 2017 Est. T.C.V. MARLOW JAMES R & CHERYL L
 Property Class: 401 6811 W NORTHSHORE DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 1000/FF	60.00	240.00	1.0000	1.0000	1000	100		60,000
60 Actual Front Feet, 0.33 Total Acres Total Est. Land Value =								60,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	8.79	1.00	120	45	475
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 =					2,975

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 696 SF Floor Area = 696 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	53.00	-9.30	0.66	696	30,875

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

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

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

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

(16) Porches
 CCP (1 Story), Standard 23.18 144 3,338
 CPP, Standard 31.64 16 506

County Multiplier = 1.38 => Cost New = 57,982

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 34,789
 ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.350 => TCV of Bldg: 1 = 46,965

2017 Est. T.C.V. 009-520-017-00 = 109,940

Est. TCV/Total Floor Area = 157.96

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
60,800	60,800	60,800	56,471	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-5,800	0	-1,471	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
55,000	55,000	55,000	56,979	55,000	0

009-520-018-00 2017 Est. T.C.V. HALL DAVID H & MARILYN M
 Property Class: 401 6797 W NORTHSHORE DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 1000/FF	60.00	241.00	1.0000	1.0000	1000	100		60,000
60 Actual Front Feet, 0.33 Total Acres Total Est. Land Value =								60,000

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	94	2,350
Total Estimated Land Improvements True Cash Value =					2,350

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C-5 Blt 2004

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1872 SF Floor Area = 1872 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	62.13	-7.86	1.82	1872	105,000

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	18.20	360	6,552
-------------------------	-------	-----	-------

(16) Deck/Balcony

Treated Wood, Standard	10.56	48	507
------------------------	-------	----	-----

(17) Garages

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

Base Cost	17.28	720	12,442
Automatic Doors	375.00	1	375

County Multiplier = 1.38 => Cost New = 183,109

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 164,798
 ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.400 => TCV of Bldg: 1 = 230,718

2017 Est. T.C.V. 009-520-018-00 = 293,068

Est. TCV/Total Floor Area = 156.55, Most recent sale 07/01/1996 for 90,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
147,600	147,600	147,600	129,622	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-1,100	0	1,166	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
146,500	146,500	146,500	130,788	130,788	130,788	

009-520-019-00 2017 Est. T.C.V. SCHULTZ ROLAND E LIVING TRUST
 Property Class: 401 6783 W NORTHSHORE DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 1000/FF	60.00	214.00	1.0000	1.0000	1000	100		60,000
60 Actual Front Feet, 0.29 Total Acres Total Est. Land Value =								60,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	8.75	1.00	192	46	773
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 2500	2500.00	1.00	1.0	94	2,350
Total Estimated Land Improvements True Cash Value =					3,123

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1320 SF Floor Area = 1320 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	56.39	-8.14	0.00	1040	50,180
1	Story Siding	Crawl Space	56.39	-8.14	0.00	280	13,510

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

(13) Plumbing

Average Fixture(s)	630.00	1	630
--------------------	--------	---	-----

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1415.00	1	1,415
---------------------	---------	---	-------

(16) Porches

CCP (1 Story), Standard	30.25	84	2,541
WPP, Standard	23.72	32	759

(17) Garages

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

Base Cost	19.20	528	10,138
Automatic Doors	375.00	1	375

County Multiplier = 1.38 => Cost New = 113,364

Phy/Ab.Phy/Func/Econ/Comb.%Good= 71/100/100/100/71.0, Depr.Cost = 80,488

Separately Depreciated Items:

Square footage # 2 is depreciated at 85 %Good...	Base Cost Was =	13,510
County Multiplier = 1.38 =>	Cost New =	18,644
Phy/Ab.+hy/Func/Econ/Comb.%Good= 14/100/100/100/14.0,	Depr.Cost =	2,610
ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.400 => TCV of Bldg: 1 =		116,338

2017 Est. T.C.V. 009-520-019-00 = 179,461

Est. TCV/Total Floor Area = 135.96

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
93,200	93,200	93,200	63,715	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-3,500	0	573	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
89,700	89,700	89,700	64,288	64,288	64,288

02:58 PM

009-520-020-00 2017 Est. T.C.V. PEDLAR TODD J & EMILY S
 Property Class: 401 W NORTHSORE DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 1000/FF	60.00	197.00	1.0000	1.0000	1000	100		60,000
60 Actual Front Feet, 0.27 Total Acres Total Est. Land Value =								60,000

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 2017

(11) Heating System: No Heating/Cooling

Ground Area = Size for Rates = 1796 SF Floor Area = 2404 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Crawl Space	77.94	-8.37	-5.92	1216	77,398
1	Story Siding	Crawl Space	61.16	-8.37	-3.95	320	15,629
1	Story Siding	Crawl Space	61.16	-8.37	-3.95	117	5,714
1	Story Siding	Crawl Space	61.16	-8.37	-3.95	143	6,984

Other Additions/Adjustments Rate Size Cost

(13) Plumbing
 3 Fixture Bath 2400.00 -1 -2,400

(17) Garages

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

Base Cost	25.41	320	8,131
Common Wall: 1 Wall	-1300.00	1	-1,300

County Multiplier = 1.38 => Cost New = 152,016

Phy/Ab.Phy/Func/Econ/Comb.%Good= 99/100/100/100/99.0, Depr.Cost = 150,496
 ECF (4520 NORTHSORE LAKE MISSAUKEE AREA)1.400 => TCV of Bldg: 1 = 210,695
 60 % Completed => Est. True Cash Value 2017 = 126,417

2017 Est. T.C.V. 009-520-020-00 = 186,417

Est. TCV/Total Floor Area = 77.54, Most recent sale 09/15/2016 for 75,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
36,000	36,000	36,000	18,130	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
63,200	-6,000	0	63,200	11,870	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
93,200	93,200	93,200	81,493	93,200	0	

009-520-021-00 2017 Est. T.C.V. THOMAS CHARLES L
 Property Class: 401 6755 W NORTHSHORE DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 1000/FF	66.00	153.00	0.9718	1.0000	1000	100		64,140
66 Actual Front Feet, 0.23 Total Acres Total Est. Land Value =								64,140

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.20	1.00	84	0	0
D/W/P: Asphalt Paving	1.51	1.00	675	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.5	95	1,425
Total Estimated Land Improvements True Cash Value =					1,425

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1963

(11) Heating System: Forced Air w/ Ducts
 Ground Area = Size for Rates = 1380 SF Floor Area = 1380 SF.
 Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost
 1 Story Siding Crawl Space 55.97 -8.05 0.00 1380 66,130

Other Additions/Adjustments Rate Size Cost

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

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

(15) Built-Ins & Fireplaces
 Appliance Allowance 1415.00 1 1,415
 Fireplace: Interior 1 Story 1450.00 1 1,450
 Fireplace: Exterior 1 Story 1725.00 1 1,725

(16) Porches
 CCP (1 Story), Standard 19.48 280 5,454
 CPP, Standard 9.36 336 3,145

(16) Deck/Balcony
 Treated Wood,Standard 7.59 120 911

(17) Garages
 Class:CD Exterior: Siding Foundation: 18 Inch (Unfinished)
 Base Cost 16.55 596 9,864
 Mechanical Doors 350.00 1 350
 Class:CD Exterior: Siding Foundation: 42 Inch (Unfinished)
 Base Cost 16.02 768 12,303
 Automatic Doors 375.00 2 750

County Multiplier = 1.38 => Cost New = 149,112

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 89,467
 ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.350 => TCV of Bldg: 1 = 120,780

2017 Est. T.C.V. 009-520-021-00 = 186,345
 Est. TCV/Total Floor Area = 135.03
 2016 Assessed MBOR S.E.V. Base for Cap C.P.I.
 99,300 99,300 99,300 70,435 0.90
 2017 New Eq. Adjustment Loss Additions Tax Adjustment Losses

Parcel Number: 009-520-021-00

Page: 2

0	-6,100	0	0	633	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
93,200	93,200	93,200	71,068	71,068	71,068

009-520-022-00 2017 Est. T.C.V. HALE JOSEPH S & SALLY J TRUST
 Property Class: 401 6741 W NORTHSHORE DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 1000/FF	60.00	112.00	1.0000	1.0000	1000	100		60,000
60 Actual Front Feet, 0.15 Total Acres Total Est. Land Value =								60,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Ren. Conc.	3.78	1.00	468	0	0
D/W/P: Patio Blocks	7.45	1.00	144	0	0
Shed: Wood Frame	10.15	1.00	100	50	508
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 2500	2500.00	1.00	1.0	94	2,350
Total Estimated Land Improvements True Cash Value =					2,858

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

(11) Heating System: Forced Air w/ Ducts
 Ground Area = Size for Rates = 1223 SF Floor Area = 1223 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	57.14	-8.31	0.00	1223	59,719

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

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

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

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

(16) Porches
 WCP (1 Story), Standard 21.47 184 3,950
 WSEP (1 Story), Standard 40.48 60 2,429

(16) Deck/Balcony
 Treated Wood, Standard 6.47 270 1,747

(17) Garages
 Class:CD Exterior: Siding Foundation: 42 Inch (Unfinished)
 Base Cost 16.57 721 11,947
 Automatic Doors 375.00 1 375

County Multiplier = 1.38 => Cost New = 121,802

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 79,171
 ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.390 => TCV of Bldg: 1 = 110,048

2017 Est. T.C.V. 009-520-022-00 = 172,906
 Est. TCV/Total Floor Area = 141.38

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
87,500	87,500	87,500	51,738	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-1,000	0	465	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
86,500	86,500	86,500	52,203	52,203	52,203

009-520-023-00 2017 Est. T.C.V. THOMSEN ALLEN C & BETTY J
 Property Class: 401 6731 W NORTHSHORE DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 1000/FF	62.00	102.00	0.9902	1.0000	1000	100		61,393
62 Actual Front Feet, 0.14 Total Acres Total Est. Land Value =								61,393

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.20	1.00	100	71	227
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 =					1,167

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

(11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 1110 SF Floor Area = 1110 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	58.18	-8.53	-0.21	1110	54,878

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

(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Porches

CCP (1 Story), Standard	21.17	210	4,446
WGEP (1 Story), Standard	40.21	112	4,504

(16) Deck/Balcony

Pine w/Roof, Standard	15.85	192	3,043
--	-------	-----	-------

County Multiplier = 1.38 => Cost New = 104,522

Phy/Ab.Phy/Func/Econ/Comb.%Good= 71/100/100/100/71.0, Depr.Cost = 74,211
 ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.400 => TCV of Bldg: 1 = 103,895

2017 Est. T.C.V. 009-520-023-00 = 166,455
 Est. TCV/Total Floor Area = 149.96

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
84,100	84,100	84,100	60,416	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-900	0	543	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
83,200	83,200	83,200	60,959	60,959	60,959

009-520-024-00 2017 Est. T.C.V. T J'S TRUCKING INC
 Property Class: 401 6721 W NORTHSHORE DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 1000/FF	61.50	87.80	0.9926	1.0000	1000	100		61,046
62 Actual Front Feet, 0.12 Total Acres Total Est. Land Value =								61,046

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	196	0	0
D/W/P: Asphalt Paving	1.61	1.00	690	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 1968

(11) Heating System: Electric Baseboard
 Ground Area = Size for Rates = 1124 SF Floor Area = 1124 SF.
 Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost
 1 Story Siding Crawl Space 65.81 -9.48 -0.27 1124 63,011

Other Additions/Adjustments Rate Size Cost

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

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

(15) Built-Ins & Fireplaces
 Appliance Allowance 1915.00 1 1,915
 Fireplace: Interior 1 Story 3250.00 1 3,250

(16) Porches
 WPP, Standard 7.44 553 4,114

County Multiplier = 1.38 => Cost New = 109,452

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 71,144
 ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.390 => TCV of Bldg: 1 = 98,890

2017 Est. T.C.V. 009-520-024-00					=	162,436
Est. TCV/Total Floor Area = 144.52, Most recent sale 06/10/2016 for 200,000						
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
87,000	87,000	87,000	78,478	0.90		
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-5,800	0	0	0	2,722	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
81,200	81,200	81,200	79,184	81,200	0	

009-520-025-00 2017 Est. T.C.V. T J'S TRUCKING INC
 Property Class: 402 W NORTSHORE DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GRADE D 950/FF	60.00	105.00	1.0000	0.8813	950	100		50,234
60 Actual Front Feet, 0.14 Total Acres							Total Est. Land Value =	50,234

2017 Est. T.C.V. 009-520-025-00 = 50,234
 Est. TCV/Total Floor Area = 44.69

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
23,800	23,800	23,800	23,800	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	1,300	0	0	1,300	0	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
25,100	25,100	25,100	24,014	25,100	0	

009-520-029-00	2017 Est. T.C.V.	FECHTER CHRISTINE ANNE
Property Class: 401		6616 W NORTHSHORE DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value E> GROUP E 10K					10000	100		10,000
97 Actual Front Feet, 0.55 Total Acres							Total Est. Land Value =	10,000

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Concrete	3.61	1.00	748	0	0
Shed: Wood Frame	12.34	1.00	72	50	444
Shed: Wood Frame	11.53	1.00	96	50	554
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 =					1,948

Cost Est. for Res. Bldg: 1 Single Family GRG Cls C+10 Blt 2009

(11) Heating System: Wall/Floor Furnace
Ground Area = Size for Rates = 0 SF Floor Area = 0 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
Other Additions/Adjustments			Rate			Size	Cost

(14) Water/Sewer

Public Sewer	1162.00		1	1,162
Well, 50 Feet	1575.00		1	1,575
1000 Gal Septic	3085.00		1	3,085

(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00		1	1,915
---------------------	---------	--	---	-------

(16) Porches

CCP (1 Story), Standard	19.58		317	6,207
-------------------------	-------	--	-----	-------

(17) Garages

Class:C Exterior: Pole Foundation: 42 Inch (Finished)				
Base Cost	13.71		1632	22,375
Automatic Doors	375.00		1	375

County Multiplier = 1.38 => Cost New = 50,637

Notes: INTERIOR WITH RECREATION FINISH IN PART OF GARAGE

Phy/Ab.Phy/Func/Econ/Comb.%Good= 95/100/100/100/95.0, Depr.Cost = 48,105
ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.400 => TCV of Bldg: 1 = 67,347

2017 Est. T.C.V. 009-520-029-00 = 79,295
Est. TCV/Total Floor Area = 0.00

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
19,200	19,200	19,200	6,261	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
20,100	300	0	20,100	56	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
39,600	39,600	39,600	26,417	26,417	0

009-520-030-00 2017 Est. T.C.V. BEIG M SALEEM & IRENE L
 Property Class: 401 W NORTSHORE DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value E> GROUP E 10K					10000	100		10,000
<Site Value E> GROUP E 10K					10000	100		10,000
172 Actual Front Feet, 0.73 Total Acres Total Est. Land Value =								20,000

2017 Est. T.C.V. 009-520-030-00 = 20,000

Est. TCV/Total Floor Area = 0.00, Most recent sale 08/31/2015 for 20,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
10,000	10,000	10,000	10,000	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
10,000	10,000	10,000	10,090	10,000	0

009-530-001-00 2017 Est. T.C.V. KREISER ROBERT F & ROSEMARY S (LE)
 Property Class: 401 8020 W RIDGEVIEW DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 2200	77.86	336.00	0.8952	1.0000	2200	100		153,333
68 Actual Front Feet, 0.64 Total Acres Total Est. Land Value =								153,333

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	13.42	1.00	32	46	198
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 =					1,148

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C+5 Blt 1987

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1128 SF Floor Area = 1128 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	69.06	0.00	0.00	1128	77,900

Other Additions/Adjustments Rate Size Cost

(9) Basement Finish

Basement Recreation Finish	11.45	1100	12,595
Walk out Basement Door(s)	775.00	1	775

(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Porches

WCP (1 Story), Standard	21.31	208	4,432
-------------------------	-------	-----	-------

(16) Deck/Balcony

Treated Wood,Standard	6.76	264	1,785
-----------------------	------	-----	-------

(17) Garages

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

Base Cost	15.83	864	13,677
Common Wall: 1 Wall	-1300.00	1	-1,300
Mechanical Doors	350.00	2	700

County Multiplier = 1.38 => Cost New = 170,259

Phy/Ab.Phy/Func/Econ/Comb.%Good= 77/100/100/100/77.0, Depr.Cost = 131,099

Separately Depreciated Items:

(16) Deck/Balcony

Treated Wood,Standard	7.29	176	1,283
County Multiplier = 1.38 =>		Cost New =	1,771
Phy/Ab.Phy/Func/Econ/Comb.%Good= 94/100/100/100/94.0,		Depr.Cost =	1,664

Parcel Number: 009-530-001-00 Page: 2

				Total Depreciated Cost =		132,764
ECF (403 - LAKE MISSAUKEE AREA RES)	1.400 =>	TCV of Bldg: 1 =				185,869
<hr/>						
2017 Est. T.C.V. 009-530-001-00				=		340,350
Est. TCV/Total Floor Area = 301.73						
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
146,500	146,500	146,500	121,379	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	23,700	0	0	1,092	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
170,200	170,200	170,200	122,471	122,471	122,471	

009-530-002-00	2017 Est. T.C.V.	PORTER JOHN R & KATHLEEN C
Property Class: 401		8040 W RIDGEVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 2200	80.00	278.00	0.8891	1.0000	2200	100		156,489
80 Actual Front Feet, 0.51 Total Acres								Total Est. Land Value = 156,489

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	2532	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 5000	5000.00	1.00	1.0	97	4,850
Total Estimated Land Improvements True Cash Value =					4,850

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C+10 Blt 1976

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1753 SF Floor Area = 1753 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Brick	Basement	75.53	0.00	2.11	1753	136,103

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

(9) Basement Finish

Basement Recreation Finish	11.45	1364	15,618
Walk out Basement Door(s)	775.00	1	775

(13) Plumbing

Average Fixture(s)	760.00	1	760
3 Fixture Bath	2400.00	2	4,800
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: Interior 2 Story	3825.00	1	3,825

(16) Porches

CCP (1 Story), Standard	25.18	145	3,651
WCP (1 Story), Standard	27.44	112	3,073

(16) Deck/Balcony

Treated Wood, Standard	6.95	220	1,529
------------------------	------	-----	-------

(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	2	750

County Multiplier = 1.38 => Cost New = 257,916

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 167,645
ECF (403 - LAKE MISSAUKEE AREA RES) 1.400 => TCV of Bldg: 1 = 234,703

2017 Est. T.C.V. 009-530-002-00 = 396,042

Est. TCV/Total Floor Area = 225.92, Most recent sale 07/15/2010 for 325,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
173,000	173,000	173,000	163,688	0.90

Parcel Number: 009-530-002-00

Page: 2

2017	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	25,000	0	0	1,473	0
2017 Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	198,000	198,000	198,000	165,161	165,161	165,161

009-530-003-00	2017 Est. T.C.V.	HENING JOHN G
Property Class: 401		8060 W RIDGEVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 2200	77.00	263.00	0.8977	1.0000	2200	100		152,066
77 Actual Front Feet, 0.47 Total Acres Total Est. Land Value =								152,066

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	1500	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 5000	5000.00	1.00	1.0	95	4,750
Total Estimated Land Improvements True Cash Value =					4,750

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C+10 Blt 1974

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1397 SF Floor Area = 1397 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	69.78	0.00	2.11	1397	100,430

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

(1) Exterior			
Brick Veneer	8.25	192	1,584

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

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

(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	53.45	25	1,336
WSEP (1 Story), Standard	29.17	144	4,200

(16) Deck/Balcony			
Treated Wood, Standard	7.34	168	1,233

(17) Garages			
Class:C Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	14.91	832	12,405
Common Wall: 1 Wall	-1025.00	1	-1,025
Mechanical Doors	350.00	2	700
Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	20.15	520	10,478
Common Wall: 1 Wall	-1300.00	1	-1,300
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 => Cost New = 218,757

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 153,130

Parcel Number: 009-530-003-00 Page: 2

ECF (403 - LAKE MISSAUKEE AREA RES) 1.400 => TCV of Bldg: 1 = 214,382

2017 Est. T.C.V. 009-530-003-00 = 371,198
Est. TCV/Total Floor Area = 265.71, Most recent sale 03/31/2015 for 330,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
161,500	161,500	161,500	161,500	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	24,100	0	0	1,453	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
185,600	185,600	185,600	162,953	162,953	0	

009-530-004-00 2017 Est. T.C.V. SHEHAN MEIJER D & MARY E
 Property Class: 401 8080 W RIDGEVIEW DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 2200	86.00	251.00	0.8732	1.0000	2200	100		165,211
86 Actual Front Feet, 0.50 Total Acres Total Est. Land Value =								165,211

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	224	0	0
D/W/P: 4in Ren. Conc.	4.21	1.00	400	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 2500	2500.00	1.00	1.0	95	2,375
Total Estimated Land Improvements True Cash Value =					2,375

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C+10 Blt 1975

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1296 SF Floor Area = 1296 SF.
 Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost
 1 Story Siding Basement 70.63 0.00 0.00 1296 91,536

Other Additions/Adjustments Rate Size Cost

(1) Exterior
 Brick Veneer 8.25 96 792
 Walk out Basement Door(s) 775.00 1 775

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

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

(15) Built-Ins & Fireplaces
 Appliance Allowance 1915.00 1 1,915
 Fireplace: Interior 2 Story 3825.00 1 3,825

(16) Porches
 WPP, Standard 8.62 397 3,422

(16) Deck/Balcony
 Treated Wood,Standard 13.06 32 418
 Treated Wood,Standard 9.37 67 628

County Multiplier = 1.38 => Cost New = 148,948

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 104,264
 ECF (403 - LAKE MISSAUKEE AREA RES) 1.400 => TCV of Bldg: 1 = 145,969

2017 Est. T.C.V. 009-530-004-00 = 313,555

Est. TCV/Total Floor Area = 241.94, Most recent sale 12/12/2014 for 290,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
131,800	131,800	131,800	131,800	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	25,000	0	0	1,186	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
156,800	156,800	156,800	132,986	132,986	0

009-530-005-00	2017 Est. T.C.V.	MEIJER MARK D & SHEHAN MARY E
Property Class: 401		8100 W RIDGEVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 2200	100.00	232.00	0.8409	1.0000	2200	100		184,997
70 Actual Front Feet, 0.61 Total Acres								Total Est. Land Value = 184,997

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	709	0	0
D/W/P: Asphalt Paving	1.61	1.00	3600	0	0

Residential Local Cost Land Improvements

Description	Rate	CountyMult.	Size	%Good	Cash Value
GENERATOR	2000.00	1.00	1.0	95	1,900
LAND IMPROVE 10000	10000.00	1.00	1.0	95	9,500
Total Estimated Land Improvements True Cash Value =					11,400

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C+10 Blt 1983

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1345 SF Floor Area = 1345 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	70.26	0.00	2.11	1345	97,338

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

(9) Basement Finish

Basement Living Finish	17.25	1000	17,250
Walk out Basement Door(s)	775.00	1	775

(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
Fireplace: Interior 1 Story	3250.00	1	3,250
Fireplace: Wood Stove	1350.00	1	1,350

(17) Garages

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

Base Cost	21.70	624	13,541
Common Wall: 1 Wall	-1300.00	1	-1,300
Automatic Doors	375.00	1	375

County Multiplier = 1.38 => Cost New = 195,291

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0, Depr.Cost = 165,998

Separately Depreciated Items:

(16) Porches

CCP (1 Story), Standard	37.70	50	1,885
-------------------------	-------	----	-------

County Multiplier = 1.38 => Cost New = 2,601

Phy/Ab.Phy/Func/Econ/Comb.%Good= 97/100/100/100/97.0, Depr.Cost = 2,523

WGEP (1 Story), Standard	68.09	40	2,724
--------------------------	-------	----	-------

County Multiplier = 1.38 => Cost New = 3,759

Phy/Ab.Phy/Func/Econ/Comb.%Good= 97/100/100/100/97.0, Depr.Cost = 3,646

Parcel Number: 009-530-005-00

Page: 2

				Total Depreciated Cost =	172,167
ECF (403 - LAKE MISSAUKEE AREA RES)	1.400 =>	TCV of Bldg: 1 =			241,033
<hr/>					
2017 Est. T.C.V. 009-530-005-00				=	437,430
Est. TCV/Total Floor Area = 325.23					
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
191,600	191,600	191,600	165,716	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	27,100	0	0	1,491	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
218,700	218,700	218,700	167,207	167,207	0

009-530-006-00 2017 Est. T.C.V. MEIJER MARK D & SHEHAN MARY E
 Property Class: 401 8108 W RIDGEVIEW DR
 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
59 Actual Front Feet, 0.28 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	3.44	1.00	240	0	0
D/W/P: Asphalt Paving	1.61	1.00	1500	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	100	2,500
Total Estimated Land Improvements True Cash Value =					3,163

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C Blt 1982

(11) Heating System: Forced Air w/ Ducts

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Crawl Space	85.42	-9.76	0.00	1008	76,265

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: Wood Stove	1350.00	1	1,350

(16) Deck/Balcony

Treated Wood,Standard	6.66	298	1,985
Treated Wood,Standard	12.43	36	447

(16) Breezeways

Frame Wall,Finished	27.75	156	4,329
---------------------	-------	-----	-------

(17) Garages

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

Base Cost	18.37	520	9,552
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 => Cost New = 139,126

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 97,388
 ECF (404 - MISSAUKEE LAKE BACK LOTS RES) 1.050 => TCV of Bldg: 1 = 102,258

2017 Est. T.C.V. 009-530-006-00 = 130,421

Est. TCV/Total Floor Area = 86.26, Most recent sale 10/17/2013 for 130,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
62,500	62,500	62,500	61,885	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,700	0	556	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
65,200	65,200	65,200	62,441	62,441	0

009-530-007-00 2017 Est. T.C.V. VENNEMA WILLIMA J & PAMELA J
 Property Class: 401 8105 W RIDGEVIEW DR
 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
101 Actual Front Feet, 0.38 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	3.44	1.00	216	0	0
D/W/P: 4in Ren. Conc.	4.21	1.00	800	0	0
Shed: Metal Prefab	6.65	1.00	384	50	1,277
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.5	95	1,425
Total Estimated Land Improvements True Cash Value =					2,702

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

(11) Heating System: Forced Air w/ Ducts
 Ground Area = Size for Rates = 952 SF Floor Area = 1190 SF.
 Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost
 1.25 Story Siding Crawl Space 78.07 -9.90 0.00 952 64,898

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: Wood Stove 1350.00 1 1,350

(16) Deck/Balcony
 Treated Wood,Standard 7.34 168 1,233
 Wood Balcony 17.50 48 840

(17) Garages
 Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)
 Base Cost 16.96 748 12,686
 Common Wall: 1 Wall -1300.00 1 -1,300
 Mechanical Doors 350.00 1 350

County Multiplier = 1.38 => Cost New = 122,812

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 85,968
 ECF (404 - MISSAUKEE LAKE BACK LOTS RES) 1.050 => TCV of Bldg: 1 = 90,267

2017 Est. T.C.V. 009-530-007-00 = 117,969
 Est. TCV/Total Floor Area = 99.13, Most recent sale 05/27/2016 for 120,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
55,700	55,700	55,700	55,700	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	3,300	0	0	3,300	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
59,000	59,000	59,000	56,201	59,000	59,000

009-530-008-00 2017 Est. T.C.V. WHEATLEY JOHN F & DONNA J
 Property Class: 401 8081 W RIDGEVIEW DR
 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
113 Actual Front Feet, 0.72 Total Acres Total Est. Land Value =								25,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

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

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C+10 Blt 1992

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1102 SF Floor Area = 1634 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	72.66	-10.48	2.11	570	36,645
2	Story Siding	Crawl Space	114.84	-10.48	4.21	532	57,759

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Breezeways

Frame Wall, Finished	27.75	96	2,664
----------------------	-------	----	-------

(17) Garages

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

Base Cost	15.43	912	14,072
Common Wall: 1 Wall	-1300.00	1	-1,300
Automatic Doors	375.00	1	375

County Multiplier = 1.38 => Cost New = 166,087

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 132,869
 ECF (404 - MISSAUKEE LAKE BACK LOTS RES) 1.050 => TCV of Bldg: 1 = 139,513

2017 Est. T.C.V. 009-530-008-00					=	165,483
Est. TCV/Total Floor Area = 101.27, Most recent sale 08/12/2011 for 140,000						
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
86,000	86,000	86,000	70,713	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-3,300	0	0	636	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
82,700	82,700	82,700	71,349	71,349	71,349	

009-530-009-00 2017 Est. T.C.V. PIPP DOUGLAS J
 Property Class: 402 W RIDGEVIEW DR
 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
135 Actual Front Feet, 0.97 Total Acres							Total Est. Land Value =	25,000

2017 Est. T.C.V. 009-530-009-00 = 25,000

Est. TCV/Total Floor Area = 15.30

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
7,500	7,500	7,500	3,179	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	5,000	0	0	28	0	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
12,500	12,500	12,500	3,207	3,207	0	0

009-530-010-00 2017 Est. T.C.V. SESSIONS BETTE A
 Property Class: 401 8041 W RIDGEVIEW DR
 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
135 Actual Front Feet, 0.67 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	3.44	1.00	500	0	0
D/W/P: Asphalt Paving	1.61	1.00	1620	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 2500	2500.00	1.00	1.0	95	2,375
Total Estimated Land Improvements True Cash Value =					2,375

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C-5 Blt 1984

(11) Heating System: Forced Air w/ Ducts
 Ground Area = Size for Rates = 1524 SF Floor Area = 1524 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	59.52	0.00	0.00	1524	90,708

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) Deck/Balcony

Pine w/Roof,Standard	17.95	154	2,764
Treated Wood,Standard	6.46	390	2,519

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

Base Cost	16.58	780	12,932
Common Wall: 1 Wall	-1300.00	1	-1,300
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 => Cost New = 159,785

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0, Depr.Cost = 119,839
 ECF (404 - MISSAUKEE LAKE BACK LOTS RES) 1.050 => TCV of Bldg: 1 = 125,831

2017 Est. T.C.V. 009-530-010-00 = 153,206

Est. TCV/Total Floor Area = 100.53						
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
74,100	74,100	74,100	58,081	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,500	0	0	522	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
76,600	76,600	76,600	58,603	58,603	58,603	

02:58 PM

009-530-011-00 2017 Est. T.C.V. GAESCHKE GERALD G & SHEILA A
 Property Class: 401 8021 W RIDGEVIEW DR
 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
196 Actual Front Feet, 0.37 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	2.98	1.00	96	66	189
Total Estimated Land Improvements True Cash Value =					189

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

(11) Heating System: Forced Air w/o Ducts

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	45.31	-7.68	0.00	1404	52,833

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1235.00	1	1,235
---------------------	---------	---	-------

(16) Deck/Balcony

Treated Wood,Standard	5.97	342	2,042
Treated Wood,Standard	7.70	96	739

(16) Breezeways

Frame Wall,Finished	26.75	208	5,564
---------------------	-------	-----	-------

County Multiplier = 1.38 => Cost New = 91,804

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0, Depr.Cost = 68,853

Separately Depreciated Items:

(17) Garages

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

Base Cost	16.90	624	10,546
County Multiplier = 1.38 =>			Cost New = 14,553
Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0,			Depr.Cost = 9,459

Total Depreciated Cost = 78,312
 ECF (404 - MISSAUKEE LAKE BACK LOTS RES) 0.600 => TCV of Bldg: 1 = 46,987

2017 Est. T.C.V. 009-530-011-00 = 72,176

Est. TCV/Total Floor Area = 51.41

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
30,900	30,900	30,900	30,900	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	5,200	0	278	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
36,100	36,100	36,100	31,178	31,178	31,178

009-550-001-00 2017 Est. T.C.V. CAMPBELL JACK L
 Property Class: 401 6110 LAKEVIEW DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

		* Factors *		LAKE VIEW OVER PRIVATE PK		
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
GROUP A 2400/FF	43.00	146.00	1.0384	1.0000	2400 100	107,166
43 Actual Front Feet, 0.14 Total Acres Total Est. Land Value =						107,166

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	1576	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.0	95	950
Total Estimated Land Improvements True Cash Value =					950

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

(11) Heating System: Forced Hot Water
 Ground Area = Size for Rates = 1248 SF Floor Area = 1248 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Brick	Basement	76.45	0.00	1.17	1248	96,870

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

(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Deck/Balcony

Pine w/Roof,Standard	17.95	160	2,872
Treated Wood,Standard	7.13	192	1,369

(17) Garages

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

Base Cost	15.85	730	11,571
Automatic Doors	375.00	1	375

County Multiplier = 1.38 => Cost New = 175,837

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 114,294

Separately Depreciated Items:

(9) Basement Finish

Basement Recreation Finish	11.45	1248	14,290
County Multiplier = 1.38 =>		Cost New =	19,720
Phy/Ab.Phy/Func/Econ/Comb.%Good= 50/100/100/100/50.0,		Depr.Cost =	9,860

Unit-in-Place Cost Items:

ROOF STRUCT. (SQ FT)	3.97	266	1,056
County Multiplier = 1.38 =>		Cost New =	1,457
Phy/Ab.Phy/Func/Econ/Comb.%Good= 72/100/100/100/72.0,		Depr.Cost =	1,049

Total Depreciated Cost = 125,203

Parcel Number: 009-550-001-00 Page: 2

ECF (403 - LAKE MISSAUKEE AREA RES) 1.400 => TCV of Bldg: 1 = 175,285

2017 Est. T.C.V. 009-550-001-00 = 283,401

Est. TCV/Total Floor Area = 227.08

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
133,100	133,100	133,100	98,660	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	8,600	0	0	887	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
141,700	141,700	141,700	99,547	99,547	99,547	

009-550-001-50 2017 Est. T.C.V. MISSAUKEE CO BOARD OF
 Property Class: 700 W LAKEVIEW DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 2200	10.00	126.00	1.0000	1.0000	2200	100		22,000
10 Actual Front Feet, 0.03 Total Acres							Total Est. Land Value =	22,000

2017 Est. T.C.V. 009-550-001-50 = 0

Est. TCV/Total Floor Area = 0.00

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

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

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

009-550-004-00 2017 Est. T.C.V. GRIMWOOD JERRY P (1/3INT)
 Property Class: 401 6028 W OAKCREST DR
 Map #: LAKE TOWNSHIP Lake City, MI 49651

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

		* Factors *		LAKE VIEW OVER SUB PARK				
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2400/FF	46.20	174.00	0.9154	1.0000	2400	100		101,502
GROUP A 2400/FF	25.00	171.00	0.9154	1.0000	2400	100		54,925
71 Actual Front Feet, 0.28 Total Acres					Total Est. Land Value =			156,428

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Crushed Rock	1.20	1.00	576	0	0
Shed: Wood Frame	8.03	1.00	176	94	1,328
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 =					1,803

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D+10 Blt 1968

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 3035 SF Floor Area = 3035 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Block	Slab	44.58	-7.92	0.72	900	33,642
1	Story Block	Slab	44.58	-7.92	0.72	900	33,642
1	Story Block	Slab	44.58	-7.92	0.72	828	30,951
1	Story Siding	Slab	44.53	-7.92	0.72	407	15,193

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

Average Fixture(s)	525.00	3	1,575
3 Fixture Bath	1650.00	2	3,300

(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	3	3,705
Fireplace: Interior 1 Story	2600.00	2	5,200
Fireplace: Wood Stove	950.00	1	950

(16) Porches

CCP (1 Story), Standard	25.70	114	2,930
CCP (1 Story), Standard	24.99	120	2,999

(16) Deck/Balcony

Treated Wood, Standard	5.92	384	2,273
Treated Wood, Standard	5.94	358	2,127

(17) Garages

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

Base Cost	18.35	528	9,689
Automatic Doors	350.00	1	350

County Multiplier = 1.42 => Cost New = 215,644

Notes: 3 UNITS

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0,	Depr.Cost =	129,387
ECF (403 - LAKE MISSAUKEE AREA RES) 1.400 => TCV of Bldg: 1 =		181,141

2017 Est. T.C.V. 009-550-004-00 = 339,372
 Est. TCV/Total Floor Area = 111.82, Most recent sale 08/30/2011 for 0

Parcel Number: 009-550-004-00

Page: 2

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
146,700	146,700	146,700	119,475	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	23,000	0	0	1,075	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
169,700	169,700	169,700	120,550	120,550	0	

Parcel Number: 009-550-005-00

Page: 2

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
93,000	93,000	93,000	69,781	69,781	0

009-550-007-00 2017 Est. T.C.V. KOEPPLINGER PAT M
 Property Class: 401 6010 W OAKCREST DR
 Map #: LAKE TOWNSHIP Lake City, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2400/FF	23.00	174.00	1.2143	1.0000	2400	100		67,027
23 Actual Front Feet, 0.09 Total Acres Total Est. Land Value =								67,027

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	10.75	1.00	80	71	611
Total Estimated Land Improvements True Cash Value =					611

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 = 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

(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
 CCP (1 Story), Standard 52.78 24 1,267

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

County Multiplier = 1.38 => Cost New = 82,184

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 49,310

Separately Depreciated Items:

Unit-in-Place Cost Items:

ROOF STRUCT. (SQ FT) 3.97 96 381
 County Multiplier = 1.38 => Cost New = 526
 Phy/Ab.Phy/Func/Econ/Comb.%Good= 45/100/100/100/45.0, Depr.Cost = 237

Total Depreciated Cost = 49,547
 ECF (403 - LAKE MISSAUKEE AREA RES) 1.400 => TCV of Bldg: 1 = 69,366

2017 Est. T.C.V. 009-550-007-00 = 137,004

Est. TCV/Total Floor Area = 141.53

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
63,100	63,100	63,100	43,474	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	5,400	0	0	391	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
68,500	68,500	68,500	43,865	43,865	0

009-550-007-50	2017 Est. T.C.V.	HEEREN KURT M & SVENJE
Property Class: 401		6004 W OAKCREST DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS
 * Factors * LK VIEW OVER PVT PARK

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2400/FF	23.00	180.00	1.2143	1.0000	2400	100	PROGRESSION	67,027
23 Actual Front Feet, 0.10 Total Acres Total Est. Land Value =								67,027

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	10.27	1.00	96	85	838
Shed: Wood Frame	11.95	1.00	32	71	272
Total Estimated Land Improvements True Cash Value =					1,110

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

(11) Heating System: Forced Air w/ Ducts

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

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

Other Additions/Adjustments Rate Size Cost

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

(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
 CCP (1 Story), Standard 27.14 112 3,040
 CCP (1 Story), Standard 64.59 16 1,033

(16) Deck/Balcony
 Treated Wood, Standard 6.81 192 1,308

County Multiplier = 1.38 => Cost New = 80,411

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 48,246

Separately Depreciated Items:

Unit-in-Place Cost Items:

ROOF STRUCT. (SQ FT) 3.97 96 381
 County Multiplier = 1.38 => Cost New = 526
 Phy/Ab.Phy/Func/Econ/Comb.%Good= 71/100/100/100/71.0, Depr.Cost = 373

Total Depreciated Cost = 48,620
 ECF (403 - LAKE MISSAUKEE AREA RES) 1.400 => TCV of Bldg: 1 = 68,068

2017 Est. T.C.V. 009-550-007-50 = 136,205

Est. TCV/Total Floor Area = 156.20, Most recent sale 10/19/2004 for 194,900

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
53,800	53,800	53,800	46,279	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	14,300	0	0	416	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
68,100	68,100	68,100	46,695	46,695	0

009-550-009-00 2017 Est. T.C.V. THELEN NATHAN & AMY
 Property Class: 401 6017 W OAKCREST DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> C BACK LOTS 12K					12000	100		12,000
75 Actual Front Feet, 0.25 Total Acres Total Est. Land Value =								12,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	12.07	1.00	80	94	908
Total Estimated Land Improvements True Cash Value =					908

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C-5 Blt 1978

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 768 SF Floor Area = 960 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25	Story Siding	Crawl Space	77.64	-9.97	2.30	768	53,737

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: Interior 1 Story	3250.00	1	3,250

(16) Deck/Balcony

Treated Wood,Standard	6.47	384	2,484
-----------------------	------	-----	-------

(17) Garages

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

Base Cost	21.37	652	13,933
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 => Cost New = 112,562

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 78,793
 ECF (4161 BUENA VISTA AREA BACK LOTS) 0.980 => TCV of Bldg: 1 = 77,218

2017 Est. T.C.V. 009-550-009-00 = 90,126

Est. TCV/Total Floor Area = 93.88, Most recent sale 03/15/2013 for 80,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
44,800	44,800	44,800	44,332	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	300	0	0	398	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
45,100	45,100	45,100	44,730	44,730	0

009-550-011-00 2017 Est. T.C.V. SWAGLER WILLIAM J & JUDITH J & LANE
 Property Class: 401 6010 W LAKEVIEW DR
 Map #: LAKE TOWNSHIP Lake City, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> C BACK LOTS 12K					12000	100		12,000
73 Actual Front Feet, 0.16 Total Acres							Total Est. Land Value =	12,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.20	1.00	66	71	150
Total Estimated Land Improvements True Cash Value =					150

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

(11) Heating System: Forced Air w/ Ducts

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	58.36	-10.24	0.00	1092	52,547

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: Wood Stove	1125.00	1	1,125

(16) Porches

WGEP (1 Story), Standard	27.21	280	7,619
--------------------------	-------	-----	-------

(16) Deck/Balcony

Treated Wood, Standard	6.43	280	1,800
------------------------	------	-----	-------

(17) Garages

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

Base Cost	23.81	336	8,000
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 => Cost New = 107,725

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 70,021
 ECF (4161 BUENA VISTA AREA BACK LOTS) 0.980 => TCV of Bldg: 1 = 68,621

2017 Est. T.C.V. 009-550-011-00 = 80,771

Est. TCV/Total Floor Area = 73.97, Most recent sale 06/01/1999 for 55,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
40,100	40,100	40,100	39,718	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	300	0	357	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
40,400	40,400	40,400	40,075	40,075	40,075	

009-550-012-00 2017 Est. T.C.V. PINE OAKS RESORT ASS'N
 Property Class: 700 W OAKCREST DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 2200	211.05	152.00	0.6977	1.0000	2200	100		323,932
211 Actual Front Feet, 0.74 Total Acres Total Est. Land Value =								323,932

2017 Est. T.C.V. 009-550-012-00 = 0

Est. TCV/Total Floor Area = 0.00

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

009-555-001-00	2017 Est. T.C.V.	GUNNERSON MATTHEW
Property Class: 402		LINDSEY DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 5.PINE KNOLL
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> SITE VALUE					1500	100		1,500
163 Actual Front Feet, 0.69 Total Acres							Total Est. Land Value =	1,500

2017 Est. T.C.V. 009-555-001-00 = 1,500

Est. TCV/Total Floor Area = 1.37, Most recent sale 05/01/2002 for 147,000

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	0	0	0	0

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
800	800	800	807	800	0

009-555-002-00 2017 Est. T.C.V. GUNNERSON MATTHEW
 Property Class: 402 LINDSEY DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 5.PINE KNOLL
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> SITE VALUE					1500	100		1,500
181 Actual Front Feet, 0.67 Total Acres					Total Est.		Land Value =	1,500

2017 Est. T.C.V. 009-555-002-00 = 1,500

Est. TCV/Total Floor Area = 1.37

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	0	0	0	0	0

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
800	800	800	807	800	0

009-555-003-00 2017 Est. T.C.V. GUNNERSON MATTHEW
 Property Class: 402 LINDSEY DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 5.PINE KNOLL
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> SITE VALUE					1500	100		1,500
212 Actual Front Feet, 0.63 Total Acres							Total Est. Land Value =	1,500

2017 Est. T.C.V. 009-555-003-00 = 1,500

Est. TCV/Total Floor Area = 1.37

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	0	0	0	0	0

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
800	800	800	807	800	0

009-555-004-00 2017 Est. T.C.V. GUNNERSON MATTHEW
 Property Class: 402 LINDSEY DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 5.PINE KNOLL
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> SITE VALUE					1500	100		1,500
79 Actual Front Feet, 0.97 Total Acres							Total Est. Land Value =	1,500

2017 Est. T.C.V. 009-555-004-00 = 1,500

Est. TCV/Total Floor Area = 1.37

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	0	0	0	0	0	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
800	800	800	807	800	0	

009-555-005-00	2017 Est. T.C.V.	GUNNERSON ATTHEW ALLAN
Property Class: 402		LINDSEY DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 5.PINE KNOLL
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> SITE VALUE					1500	100		1,500
	0.00	Total Acres			Total Est.		Land Value =	1,500

2017 Est. T.C.V. 009-555-005-00 = 1,500

Est. TCV/Total Floor Area = 1.37, Most recent sale 09/17/2013 for 19,300

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
800	800	800	800	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
800	800	800	807	800		0

009-555-006-00 2017 Est. T.C.V. GUNNERSON MATTHEW ALLAN
 Property Class: 402 LINDSEY DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 5.PINE KNOLL
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> SITE VALUE					1500	100		1,500
	0.00	Total Acres			Total Est.		Land Value =	1,500

2017 Est. T.C.V. 009-555-006-00 = 1,500

Est. TCV/Total Floor Area = 1.37, Most recent sale 09/17/2013 for 19,300

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
800	800	800	800	0.90

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

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
800	800	800	807	800	0

009-555-007-00 2017 Est. T.C.V. GUNNERSON MATTHEW ALLAN
 Property Class: 402 LINDSEY DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 5.PINE KNOLL
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> SITE VALUE					1500	100		1,500
	0.00	Total Acres			Total Est.		Land Value =	1,500

2017 Est. T.C.V. 009-555-007-00 = 1,500

Est. TCV/Total Floor Area = 1.37, Most recent sale 09/17/2013 for 19,300

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
800	800	800	800	0.90

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

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
800	800	800	807	800	0

009-555-008-00 2017 Est. T.C.V. GUNNERSON MATTHEW ALLAN
 Property Class: 402 LINDSEY DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 5.PINE KNOLL
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> SITE VALUE					1500	100		1,500
		0.00	Total Acres		Total Est.		Land Value =	1,500

2017 Est. T.C.V. 009-555-008-00 = 1,500

Est. TCV/Total Floor Area = 1.37, Most recent sale 09/17/2013 for 19,300

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
800	800	800	800	0.90			
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	0	0	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
800	800	800	807	800	0		

009-555-009-00	2017 Est. T.C.V.	GUNNERSON MATTHEW ALLAN
Property Class: 402		LINDSEY DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 5.PINE KNOLL
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> SITE VALUE					1500	100		1,500
	0.00	Total Acres			Total Est.		Land Value =	1,500

2017 Est. T.C.V. 009-555-009-00 = 1,500

Est. TCV/Total Floor Area = 1.37, Most recent sale 09/17/2013 for 19,300

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
800	800	800	800	0.90		
2017 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	0	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
800	800	800	807	800	0	

009-555-010-00 2017 Est. T.C.V. GUNNERSON MATTHEW ALLAN
 Property Class: 402 LINDSEY DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 5.PINE KNOLL
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> SITE VALUE					1500	100		1,500
	0.00	Total Acres			Total Est.		Land Value =	1,500

2017 Est. T.C.V. 009-555-010-00 = 1,500

Est. TCV/Total Floor Area = 1.37, Most recent sale 09/17/2013 for 19,300

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
800	800	800	800	0.90

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

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
800	800	800	807	800	0

009-555-011-00 2017 Est. T.C.V. GUNNERSON MATTHEW ALLAN
 Property Class: 402 LINDSEY DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 5.PINE KNOLL
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> SITE VALUE					1500	100		1,500
	0.00	Total Acres			Total Est.		Land Value =	1,500

2017 Est. T.C.V. 009-555-011-00 = 1,500

Est. TCV/Total Floor Area = 1.37, Most recent sale 09/17/2013 for 19,300

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
800	800	800	800	0.90

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

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
800	800	800	807	800	0

009-555-012-00 2017 Est. T.C.V. GUNNERSON MATTHEW ALLAN
 Property Class: 402 LINDSEY DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 5.PINE KNOLL
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> SITE VALUE					1500	100		1,500
	0.00	Total Acres			Total Est.		Land Value =	1,500

2017 Est. T.C.V. 009-555-012-00 = 1,500

Est. TCV/Total Floor Area = 1.37, Most recent sale 09/17/2013 for 19,300

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
800	800	800	800	0.90			
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	0	0	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
800	800	800	807	800	0		

009-555-013-00 2017 Est. T.C.V. GUNNERSON MATTHEW
 Property Class: 402 LINDSEY DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 5.PINE KNOLL
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> SITE VALUE					1500	100		1,500
		0.00	Total Acres		Total Est.		Land Value =	1,500

2017 Est. T.C.V. 009-555-013-00 = 1,500

Est. TCV/Total Floor Area = 1.37

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	0	0	0	0	0

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
800	800	800	807	800	0

009-555-014-00 2017 Est. T.C.V. GUNNERSON MATTHEW
 Property Class: 402 LINDSEY DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 5.PINE KNOLL
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> SITE VALUE					1500	100		1,500
		0.00	Total Acres		Total Est.		Land Value =	1,500

2017 Est. T.C.V. 009-555-014-00 = 1,500

Est. TCV/Total Floor Area = 1.37

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	0	0	0	0	0

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
800	800	800	807	800	0

009-555-015-00 2017 Est. T.C.V. GUNNERSON MATTHEW
 Property Class: 402 LINDSEY DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 5.PINE KNOLL
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> SITE VALUE					1500	100		1,500
107 Actual Front Feet, 1.07 Total Acres							Total Est. Land Value =	1,500

2017 Est. T.C.V. 009-555-015-00 = 1,500

Est. TCV/Total Floor Area = 1.37

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	0	0	0	0

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
800	800	800	807	800	0

009-555-016-00	2017 Est. T.C.V.	GUNNERSON MATTHEW
Property Class: 402		LINDSEY DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 5.PINE KNOLL
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> SITE VALUE					1500	100		1,500
	0.00	Total Acres			Total Est.		Land Value =	1,500

2017 Est. T.C.V. 009-555-016-00 = 1,500

Est. TCV/Total Floor Area = 1.37

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	0	0	0	0

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
800	800	800	807	800	0

009-555-017-00	2017 Est. T.C.V.	GUNNERSON MATTHEW
Property Class: 402		LINDSEY DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 5.PINE KNOLL
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> SITE VALUE					1500	100		1,500
	0.00	Total Acres			Total Est.		Land Value =	1,500

2017 Est. T.C.V. 009-555-017-00 = 1,500

Est. TCV/Total Floor Area = 1.37

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	0	0	0	0

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
800	800	800	807	800	0

009-555-018-00 2017 Est. T.C.V. GUNNERSON MATTHEW
 Property Class: 402 LINDSEY DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 5.PINE KNOLL
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> SITE VALUE					1500	100		1,500
		0.00	Total Acres		Total Est.		Land Value =	1,500

2017 Est. T.C.V. 009-555-018-00 = 1,500

Est. TCV/Total Floor Area = 1.37

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	0	0	0	0	0

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
800	800	800	807	800	0

009-555-019-00 2017 Est. T.C.V. GUNERSON MATT
 Property Class: 401 10006 LINDSEY DR
 Map #: LAKE TOWNSHIP Lake City, MI 49651

Land Value Estimates for Land Table Res 5.PINE KNOLL
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> SITE VALUE					1500	100		1,500
	0.00	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: 4in Ren. Conc.	3.78	1.00	576	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.0	97	970
Total Estimated Land Improvements True Cash Value =					970

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

(11) Heating System: Forced Air w/ Ducts
 Ground Area = Size for Rates = 864 SF Floor Area = 864 SF.
 Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost
 1 Story Siding Crawl Space 61.18 -9.11 0.00 864 44,988

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

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

(16) Deck/Balcony
 Treated Wood,Standard 9.15 64 586

(17) Garages
 Class:CD Exterior: Siding Foundation: 42 Inch (Unfinished)
 Base Cost 18.45 576 10,627
 Common Wall: 1 Wall -1225.00 1 -1,225
 Automatic Doors 375.00 1 375

County Multiplier = 1.38 => Cost New = 88,549

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 53,130
 ECF (409 - RURAL SUBS) 0.850 => TCV of Bldg: 1 = 45,160

2017 Est. T.C.V. 009-555-019-00 = 47,630

Est. TCV/Total Floor Area = 55.13, Most recent sale 10/22/2014 for 42,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
25,000	25,000	25,000	22,366	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-1,200	0	201	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
23,800	23,800	23,800	22,567	22,567	0

009-555-020-00 2017 Est. T.C.V. GUNNERSON MATTHEW
 Property Class: 402 LINDSEY DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 5.PINE KNOLL
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> SITE VALUE					1500	100		1,500
181 Actual Front Feet, 0.73 Total Acres					Total Est.		Land Value =	1,500

2017 Est. T.C.V. 009-555-020-00 = 1,500

Est. TCV/Total Floor Area = 1.74

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	0	0	0	0

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
800	800	800	807	800	0

009-555-021-00	2017 Est. T.C.V.	GUNNERSON MATTHEW ALLAN
Property Class: 402		LINDSEY DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 5.PINE KNOLL
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> SITE VALUE					1500	100		1,500
	0.00	Total Acres			Total Est.		Land Value =	1,500

2017 Est. T.C.V. 009-555-021-00 = 1,500

Est. TCV/Total Floor Area = 1.74, Most recent sale 09/17/2013 for 19,300

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
800	800	800	800	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
800	800	800	807	800	0	

009-555-022-00 2017 Est. T.C.V. GUNNERSON MATTHEW ALLAN
 Property Class: 402 LINDSEY DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 5.PINE KNOLL
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> SITE VALUE					1500	100		1,500
	0.00	Total Acres			Total Est.		Land Value =	1,500

2017 Est. T.C.V. 009-555-022-00 = 1,500

Est. TCV/Total Floor Area = 1.74, Most recent sale 09/17/2013 for 19,300

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
800	800	800	800	0.90

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

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
800	800	800	807	800	0

009-555-023-00	2017 Est. T.C.V.	GUNNERSON MATTHEW ALLAN
Property Class: 402		LINDSEY DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 5.PINE KNOLL
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> SITE VALUE					1500	100		1,500
	0.00	Total Acres			Total Est.		Land Value =	1,500

2017 Est. T.C.V. 009-555-023-00 = 1,500

Est. TCV/Total Floor Area = 1.74, Most recent sale 09/17/2013 for 19,300

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
800	800	800	800	0.90

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

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
800	800	800	807	800	0

009-555-024-00 2017 Est. T.C.V. GUNNERSON MATTHEW ALLAN
 Property Class: 402 LINDSEY DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 5.PINE KNOLL
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> SITE VALUE					1500	100		1,500
	0.00	Total Acres			Total Est.		Land Value =	1,500

2017 Est. T.C.V. 009-555-024-00 = 1,500

Est. TCV/Total Floor Area = 1.74, Most recent sale 09/17/2013 for 19,300

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
800	800	800	800	0.90

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

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
800	800	800	807	800	0

009-555-025-00 2017 Est. T.C.V. GUNNERSON MATTHEW ALLAN
 Property Class: 402 LINDSEY DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 5.PINE KNOLL
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> SITE VALUE					1500	100		1,500
	0.00	Total Acres			Total Est.		Land Value =	1,500

2017 Est. T.C.V. 009-555-025-00 = 1,500

Est. TCV/Total Floor Area = 1.74, Most recent sale 09/17/2013 for 19,300

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
800	800	800	800	0.90

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

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
800	800	800	807	800	0

009-555-026-00 2017 Est. T.C.V. GUNNERSON MATTHEW ALLAN
 Property Class: 402 LINDSEY DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 5.PINE KNOLL
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> SITE VALUE					1500	100		1,500
	0.00	Total Acres			Total Est.		Land Value =	1,500

2017 Est. T.C.V. 009-555-026-00 = 1,500

Est. TCV/Total Floor Area = 1.74

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	0	0	0	0	0	0

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
800	800	800	807	800	0

009-555-027-00 2017 Est. T.C.V. GUNNERSON MATTHEW ALLAN
 Property Class: 402 LINDSEY DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 5.PINE KNOLL
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> SITE VALUE					1500	100		1,500
	0.00	Total Acres			Total Est.	Land Value =		1,500

2017 Est. T.C.V. 009-555-027-00 = 1,500

Est. TCV/Total Floor Area = 1.74

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	0	0	0	0	0

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
800	800	800	807	800	0

009-555-028-00	2017 Est. T.C.V.	GUNNERSON MATTHEW ALLAN
Property Class: 402		LINDSEY DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 5.PINE KNOLL
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> SITE VALUE					1500	100		1,500
	0.00	Total Acres			Total Est.		Land Value =	1,500

2017 Est. T.C.V. 009-555-028-00 = 1,500

Est. TCV/Total Floor Area = 1.74

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	0	0	0	0	0	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
800	800	800	807	800	0	

009-555-029-00 2017 Est. T.C.V. GUNNERSON MATTHEW ALLAN
 Property Class: 402 LINDSEY DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 5.PINE KNOLL
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> SITE VALUE					1500	100		1,500
	0.00	Total Acres			Total Est.		Land Value =	1,500

2017 Est. T.C.V. 009-555-029-00 = 1,500

Est. TCV/Total Floor Area = 1.74, Most recent sale 09/17/2013 for 19,300

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
800	800	800	800	0.90

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

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
800	800	800	807	800	0