

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			

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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	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
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(13) Plumbing

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

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

(15) Built-Ins & Fireplaces

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

(16) Porches

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

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	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
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(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

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

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

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

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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
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(13) Plumbing

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

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

(15) Built-Ins & Fireplaces

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

(16) Deck/Balcony

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

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258,600	258,600	258,600	213,006	213,006	213,006
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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
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(13) Plumbing

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

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1415.00	1	1,415
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(16) Porches

CGEP (1 Story), Standard	37.91	128	4,852
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
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(13) Plumbing

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

(14) Water/Sewer

Public Sewer	1162.00	1	1,162
Well, 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
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(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
	Base for Cap	C.P.I.
	122,795	0.90
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	

009-490-038-00 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	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

009-490-042-00 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
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(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1415.00	1	1,415
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(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
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(17) Garages

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

Base Cost	18.20	480	8,736
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 => Cost New = 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	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	278	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
37,600	37,600	37,600	31,270	31,270	0

009-490-053-50 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	

009-490-058-00 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

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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	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
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(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Porches

CGEP (1 Story), Standard	39.32	120	4,718
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(16) Deck/Balcony

Treated Wood, Standard	7.32	140	1,025
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(16) Breezeways

Frame Wall, Finished	27.25	168	4,578
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(17) Garages

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

Base Cost	18.90	440	8,316
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 => Cost New = 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.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	10,000	0	0	62	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	0	125	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
23,200	23,200	23,200	14,074	14,074	0	

009-490-072-50	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
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Other Additions/Adjustments	Rate	Size	Cost
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(17) Garages
 Class:CD Exterior: Pole Foundation: 18 Inch (Unfinished)

Base Cost	9.71	1200	11,652
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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	100	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<- PRE/MBT
19,900	19,900	19,900	11,288	11,288 11,288

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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
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(13) Plumbing

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

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1235.00	1	1,235
Fireplace: 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	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
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(13) Plumbing
 Average Fixture(s) 630.00 1 630

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

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

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	-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
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(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
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(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

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
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(13) Plumbing

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

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

(15) Built-Ins & Fireplaces

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

(16) Deck/Balcony

Treated Wood,Standard	7.09	196	1,390
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(16) Breezeways

Frame Wall,Finished	27.75	308	8,547
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(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	

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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	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	

009-490-084-00	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
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(13) Plumbing

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

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

(15) Built-Ins & Fireplaces

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

(16) Porches

CGEP (1 Story), Standard	26.52	288	7,638
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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	233	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
34,600	34,600	34,600	26,210	26,210	0

009-490-086-50 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	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	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

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
4,000	4,000	4,000	1,831	4,000	0

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	

009-500-004-00 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
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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	

009-500-007-00	2017 Est. T.C.V.	RHODE ROY C & MARY ANN
Property Class: 401		7108 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 *		BACK LOT		
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
D/W/P: 4in Ren. Conc.	4.21	1.00	500	0	0
D/W/P: 3.5 Concrete	3.44	1.00	500	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 1994

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1988 SF Floor Area = 2566 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	60.35	-10.16	1.92	832	43,356
1.5	Story Siding	Crawl Space	76.92	-8.14	2.87	1156	82,827

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) Porches

CCP (1 Story), Standard	32.35	76	2,459
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(17) Garages

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

Base Cost	10.91	1440	15,710
Automatic Doors	375.00	1	375

County Multiplier = 1.38 => Cost New = 213,919

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 171,135

Separately Depreciated Items:

(16) Deck/Balcony

Treated Wood,Standard	6.64	304	2,019
County Multiplier = 1.38 =>		Cost New =	2,786
Phy/Ab.Phy/Func/Econ/Comb.%Good= 95/100/100/100/95.0,		Depr.Cost =	2,646

ECF (409 - RURAL SUBS) 0.950 => TCV of Bldg: 1 = 165,093

2017 Est. T.C.V. 009-500-007-00 = 179,843

Est. TCV/Total Floor Area = 70.09, Most recent sale 04/01/1999 for 20,000

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

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
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(16) Deck/Balcony

Treated Wood,Standard	7.01	208	1,458
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(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)

	Rate	Size	Cost
	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	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	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 C1s 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
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1415.00	1	1,415
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(16) Porches

WCP (1 Story), Standard	25.37	120	3,044
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(16) Deck/Balcony

Treated Wood, Standard	7.95	100	795
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(17) Garages

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

Base Cost	19.20	576	11,059
Common Wall: 1 Wall	-1300.00	1	-1,300

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	
0	0	0	0	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
57,000	0	0	0	0	0

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
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

Treated Wood,Standard	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	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
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(16) Porches

CCP (1 Story), Standard	25.43	126	3,204
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(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
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(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
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(13) Plumbing
 Average Fixture(s) 525.00 1 525
 3 Fixture Bath 1650.00 1 1,650

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

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

(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.
28,700	28,700	28,700
2017	New Eq.	Adjustment
0	2,000	0
2017 Assessed	MBOR	S.E.V.
30,700	30,700	30,700
	Capped	->Taxable<-
	28,958	28,958
		PRE/MBT
		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
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(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	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
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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
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(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
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(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
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(16) Deck/Balcony

Treated Wood,Standard	7.29	176	1,283
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(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
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(16) Deck/Balcony

Treated Wood,Standard	8.05	96	773
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(17) Garages

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

Base Cost	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

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	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
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(16) Porches

CCP (1 Story), Standard	54.99	24	1,320
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(17) Garages

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

Base Cost	19.20	576	11,059
Common Wall: 1 Wall	-1300.00	1	-1,300

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
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(9) Basement Finish

Basement Recreation Finish	11.45	1100	12,595
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
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(16) Porches

WCP (1 Story), Standard	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

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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
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(16) Deck/Balcony

Treated Wood,Standard	7.13	192	1,369
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(17) Garages

Class:C Exterior: Siding Foundation: 42 Inch (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	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
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(13) Plumbing

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

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

(15) Built-Ins & Fireplaces

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

Treated Wood,Standard	6.56	192	1,260
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(17) Garages

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

Base Cost	17.65	576	10,166
Common Wall: 1 Wall	-1175.00	1	-1,175
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		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
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
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(16) Porches

CCP (1 Story), Standard	42.74	42	1,795
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(16) Deck/Balcony

Treated Wood, Standard	8.82	80	706
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(17) Garages

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

Base Cost	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

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	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

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 Cls 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
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(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	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
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(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
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
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(16) Porches

WCP (1 Story), Standard	26.40	120	3,168
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(16) Deck/Balcony

Treated Wood, Standard	7.53	144	1,084
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(16) Breezeways

Frame Wall, Finished	27.75	72	1,998
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(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	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
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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	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
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(16) Porches

CCP (1 Story), Standard	46.52	36	1,675
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(17) Garages

Class	C	Exterior	Siding	Foundation	42 Inch	(Unfinished)	Base Cost	Size	Cost
							19.63	550	10,797
							-1300.00	1	-1,300
							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

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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
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(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
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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	340	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
44,300	44,300	44,300	38,146	38,146	38,146

009-510-042-00 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
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(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.	Base for Cap	C.P.I.
54,100	54,100	54,100	54,100	0.90

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

03:31 PM

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
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
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(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
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(17) Garages

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

Base Cost	19.20	576	11,059
Common Wall: 1 Wall	-1300.00	1	-1,300

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
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(13) Plumbing

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

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1415.00	1	1,415
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(16) Porches

WCP (1 Story), Standard	28.26	96	2,713
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(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
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(16) Porches

WCP (1 Story), Standard	30.27	88	2,664
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(17) Garages

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

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

County Multiplier = 1.38 => Cost New = 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.
61,700	61,700	61,700
	Base for Cap	C.P.I.
	56,557	0.90
2017	New Eq. Adjustment	Loss
0	100	0
	Additions	Tax Adjustment
	0	509
2017 Assessed	MBOR	S.E.V.
61,800	61,800	61,800
	Capped	->Taxable<-
	57,066	57,066
		PRE/MBT
		57,066

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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
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(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
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(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
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(16) Porches

WCP (1 Story), Standard	29.53	95	2,805
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(16) Deck/Balcony

Treated Wood, Standard	8.30	100	830
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(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

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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
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(16) Porches

WCP (1 Story), Standard	26.40	120	3,168
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(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	
0	0	0	0	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
71,700	0	0	0	0	0

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	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
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(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
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(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
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Deck/Balcony

Treated Wood,Standard	6.75	200	1,350
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(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	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

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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
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(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) 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

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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
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(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

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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	

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009-520-005-00 2017 Est. T.C.V. BRUMELS BRUCE C & DORIS E
 Property Class: 401 6563 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	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
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(13) Plumbing

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

(14) Water/Sewer

Public Sewer	1025.00	1	1,025
Well, 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 NORTHSORE 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
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(13) Plumbing

Average Fixture(s)	760.00	1	760
3 Fixture Bath	2400.00	1	2,400
2 Fixture Bath	1600.00	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
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(16) Deck/Balcony

Treated Wood, Standard	6.13	621	3,807
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(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

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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	0	2,080	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT

Parcel Number: 009-520-007-00

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267,800	267,800	267,800	233,290	233,290	0
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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
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(13) Plumbing

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

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

(15) Built-Ins & Fireplaces

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

(16) Porches

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
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(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
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(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
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(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
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(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
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009-520-011-00 2017 Est. T.C.V. FEDEWA ANTHONY L
 Property Class: 401 6677 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	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
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(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 NORTHSORE 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	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 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	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
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(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 NORTHSORE 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	0	907	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
123,900	123,900	123,900	101,688	101,688	0	

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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
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(13) Plumbing

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

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1415.00	1	1,415
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(16) Porches

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
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Porches

WCP (1 Story), Standard	28.87	90	2,598
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(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
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(13) Plumbing
 Average Fixture(s) 630.00 1 630

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

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

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
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(13) Plumbing

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

Public Sewer	1025.00	1	1,025
Well, 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
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(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
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(13) Plumbing

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

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1235.00	1	1,235
Fireplace: 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

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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
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
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(16) Porches

WCP (1 Story), Standard	18.20	360	6,552
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(16) Deck/Balcony

Treated Wood, Standard	10.56	48	507
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(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 BONNIE H & LEGGAT JOHN
 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

009-520-020-00 2017 Est. T.C.V. PEDLAR TODD J & EMILY S
 Property Class: 401 6771 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	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 NORTHSHORE 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
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1415.00	1	1,415
Fireplace: 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
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(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
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(13) Plumbing
 Average Fixture(s) 630.00 1 630

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

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

(16) Porches
 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
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1415.00	1	1,415
Fireplace: 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
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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

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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	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	

009-520-026-00 2017 Est. T.C.V. FEDEWA ANTHONY & DEBRA
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 * MIDWAY HTS BACK LOT RATE
Description Frontage Depth Front Depth Rate %Adj. Reason Value
<Site Value F> SITE 10K 10000 100
100 Actual Front Feet, 0.51 Total Acres Total Est. Land Value = 10,000

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000
Description Rate CountyMult. Size %Good Cash Value
D/W/P: 4in Ren. Conc. 4.21 1.00 190 0 0
Residential Local Cost Land Improvements
Description Rate CountyMult. Size %Good Cash Value
LAND IMPROVE 1000 1000.00 1.00 0.5 95 475
Total Estimated Land Improvements True Cash Value = 475

Cost Est. for Res. Bldg: 1 Single Family GRG Cls C Blt 2014

(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: 18 Inch (Unfinished)
Base Cost 10.13 1610 16,309
Mechanical Doors 350.00 1 350

County Multiplier = 1.38 => Cost New = 22,990
Notes: NO PLUMBING

Phy/Ab.Phy/Func/Econ/Comb.%Good= 99/100/100/100/99.0, Depr.Cost = 22,760
ECF (4520 NORTSHORE LAKE MISSAUKEE AREA)1.400 => TCV of Bldg: 1 = 31,864

2017 Est. T.C.V. 009-520-026-00 = 42,339
Est. TCV/Total Floor Area = 0.00, Most recent sale 01/15/2013 for 5,000
2016 Assessed MBOR S.E.V. Base for Cap C.P.I.
19,900 19,900 19,900 17,207 0.90
2017 New Eq. Adjustment Loss Additions Tax Adjustment Losses
0 1,300 0 0 154 0
2017 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT
21,200 21,200 21,200 17,361 17,361 0

03:31 PM

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
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(16) Porches

CCP (1 Story), Standard	19.58		317	6,207
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(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. WELLER GEOFFREY R & TERRI
 Property Class: 401 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
<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 03/06/2017 for 25,000

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.	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	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
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(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
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(16) Deck/Balcony

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

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

Base Cost	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
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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
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(17) Garages

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

Base Cost	19.20	576	11,059
Common Wall: 1 Wall	-1300.00	1	-1,300
Automatic Doors	375.00	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
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(9) Basement Finish

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

(13) Plumbing

Average Fixture(s)	760.00	1	760
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
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(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	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
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(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
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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
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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

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
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
Fireplace: 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
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(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	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	522	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
76,600	76,600	76,600	58,603	58,603	58,603

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
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(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
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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	

009-550-005-00	2017 Est. T.C.V.	CONN MARK ETAL
Property Class: 401		6022 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 PVT PARK

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2400/FF	35.00	174.00	1.0933	1.0000	2400	100		91,834
35 Actual Front Feet, 0.14 Total Acres Total Est. Land Value =								91,834

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	386	73	969
Total Estimated Land Improvements True Cash Value =					969

Cost Est. for Res. Bldg: 1 Single Family 1S C1s C+5 Blt 1947

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 856 SF Floor Area = 856 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	72.81	-12.81	0.00	856	51,360

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

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

(15) Built-Ins & Fireplaces

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

(17) Garages

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

Base Cost	15.87	728	11,553
Common Wall: 1 Wall	-1025.00	1	-1,025
Automatic Doors	375.00	1	375

County Multiplier = 1.38 => Cost New = 98,739

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 64,181

Separately Depreciated Items:

(16) Porches

CPP, Standard	11.42	202	2,307
County Multiplier = 1.38 =>			Cost New = 3,183
Phy/Ab.Phy/Func/Econ/Comb.%Good= 73/100/100/100/73.0,			Depr.Cost = 2,324

Unit-in-Place Cost Items:

ROOF STRUCT. (SQ FT)	3.97	32	127
County Multiplier = 1.38 =>			Cost New = 175
Phy/Ab.Phy/Func/Econ/Comb.%Good= 45/100/100/100/45.0,			Depr.Cost = 79

Total Depreciated Cost = 66,583

ECF (403 - LAKE MISSAUKEE AREA RES) 1.400 => TCV of Bldg: 1 = 93,217

2017 Est. T.C.V. 009-550-005-00 = 186,020

Est. TCV/Total Floor Area = 217.31, Most recent sale 06/01/2000 for 139,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
76,600	76,600	76,600	69,159	0.90	
2017	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	16,400	0	622	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

ECF (403 - LAKE MISSAUKEE AREA RES) Total Depreciated Cost = 49,547
 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
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(13) Plumbing
 Average Fixture(s) 630.00 1 630

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

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

Class:C	Exterior: Siding	Foundation: 42 Inch (Finished)	Base Cost	Size	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

03:31 PM

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
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(16) Deck/Balcony

Treated Wood, Standard	6.43	280	1,800
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(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

009-555-000-00	2017 Est. T.C.V.	PINE KNOLL ESTATES - MASTER DEED
Property Class: 090		LINDSEY DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table .

* Factors *

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

2017 Est. T.C.V. 009-555-000-00 = 0

Est. TCV/Total Floor Area = 0.00

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

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

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

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

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

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

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	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	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
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

Treated Wood,Standard	9.15	64	586
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(17) Garages

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

Base Cost	18.45	576	10,627
Common Wall: 1 Wall	-1225.00	1	-1,225
Automatic Doors	375.00	1	375

County Multiplier = 1.38 => Cost New = 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	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

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	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
800	800	800	807	800	0	