

009-560-001-00 2017 Est. T.C.V. MAHER LORAIN M TRUSTEE
 Property Class: 401 105 NORA 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	129.00	0.7806	1.0000	1000	100		46,836
GRADE D 950/FF	77.00	129.00	0.8135	0.9374	950	100		55,784
137 Actual Front Feet, 0.41 Total Acres Total Est. Land Value =								102,620

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	12.07	1.00	80	45	435
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 =					2,860

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C Blt 1978

(11) Heating System: Forced Air w/ Ducts
 Ground Area = Size for Rates = 1543 SF Floor Area = 2314 SF.
 Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost
 1.5 Story Siding Crawl Space 79.68 -8.71 0.00 1543 109,507

Other Additions/Adjustments Rate Size Cost

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

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

(15) Built-Ins & Fireplaces
 Appliance Allowance 1915.00 1 1,915
 Fireplace: Exterior 2 Story 4650.00 1 4,650

(16) Porches
 CCP (1 Story), Standard 33.50 70 2,345
 WCP (1 Story), Standard 38.16 48 1,832

(16) Deck/Balcony
 Treated Wood,Standard 6.22 528 3,284
 Treated Wood,Standard 7.65 136 1,040

(17) Garages
 Class:C Exterior: Siding Foundation: 18 Inch (Unfinished)
 Base Cost 15.47 768 11,881
 Mechanical Doors 350.00 2 700

County Multiplier = 1.38 => Cost New = 197,410

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 138,187
 ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.400 => TCV of Bldg: 1 = 193,462

2017 Est. T.C.V. 009-560-001-00 = 298,942

Est. TCV/Total Floor Area = 129.19		2016 Assessed		MBOR	S.E.V.	Base for Cap	C.P.I.
146,300	146,300	146,300	146,300	146,300	145,280	0.90	
2017 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses		
0	3,200	0	0	1,307	0		
2017 Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
149,500	149,500	149,500	149,500	146,587	146,587	146,587	

009-560-003-00 2017 Est. T.C.V. MAHER LORAIN M TRUSTEE
 Property Class: 401 105 NORA DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1800	71.00	119.00	0.9508	1.0000	1800	100		121,506
71 Actual Front Feet, 0.19 Total Acres Total Est. Land Value =								121,506

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 2S Cls C Blt 1990

(11) Heating System: Space Heater

Ground Area = Size for Rates = 768 SF Floor Area = 1536 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Siding	Slab	112.25	-12.49	0.00	768	76,616

Other Additions/Adjustments Rate Size Cost

(13) Plumbing
 No Plumbing -4450.00 1 -4,450

(15) Built-Ins & Fireplaces
 Fireplace: Wood Stove 1350.00 1 1,350

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

(17) Basement Garages
 Basement Garage: 2 Car 2100.00 1 2,100

County Multiplier = 1.38 => Cost New = 105,049

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 84,039
 ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.350 => TCV of Bldg: 1 = 113,453

2017 Est. T.C.V. 009-560-003-00 = 235,434

Est. TCV/Total Floor Area = 153.28

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
115,700	115,700	115,700	79,717	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,000	0	0	717	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
117,700	117,700	117,700	80,434	80,434	80,434	

009-560-004-00 2017 Est. T.C.V. MAURY RICHARD C
 Property Class: 402 S NORA 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	72.00	122.00	0.9468	1.0000	1800	100		122,702
72 Actual Front Feet, 0.20 Total Acres							Total Est. Land Value =	122,702

2017 Est. T.C.V. 009-560-004-00 = 122,702

Est. TCV/Total Floor Area = 79.88

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
61,900	61,900	61,900	40,348	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-500	0	0	363	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
61,400	61,400	61,400	40,711	40,711	40,711	

009-560-005-00 2017 Est. T.C.V. MAURY RICHARD C
 Property Class: 401 117 S NORA 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	72.00	110.00	0.9468	1.0000	1800	100		122,702
72 Actual Front Feet, 0.18 Total Acres Total Est. Land Value =								122,702

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.44	1.00	480	78	1,288
Total Estimated Land Improvements True Cash Value =					1,288

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C+5 Blt 1974

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 924 SF Floor Area = 1386 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Slab	91.27	-12.60	0.00	924	72,691

Other Additions/Adjustments Rate Size Cost

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

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

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

(16) Deck/Balcony
 Treated Wood,Standard 6.52 344 2,243

(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

County Multiplier = 1.38 => Cost New = 123,222

Phy/Ab.Phy/Func/Econ/Comb.%Good= 78/100/100/100/78.0, Depr.Cost = 96,113
 ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.400 => TCV of Bldg: 1 = 134,558

2017 Est. T.C.V. 009-560-005-00 = 258,548

Est. TCV/Total Floor Area = 186.54

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
124,600	124,600	124,600	87,788	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	4,700	0	0	790	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
129,300	129,300	129,300	88,578	88,578	88,578	

009-560-006-00 2017 Est. T.C.V. KOLHAGEN ROGER A & JANET K
 Property Class: 401 131 NORA 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	63.00	118.00	0.9855	1.0000	1800	100		111,752
63 Actual Front Feet, 0.17 Total Acres Total Est. Land Value =								111,752

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.44	1.00	480	50	826
Total Estimated Land Improvements True Cash Value =					826

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C+5 Blt 1974

(11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 1000 SF Floor Area = 1640 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25	Story Siding	Crawl Space	81.14	-10.27	-0.36	840	59,228
1	Story Siding	Crawl Space	70.56	-10.27	-0.28	160	9,602
1	Story Siding	Overhang	39.00	0.00	0.00	430	16,770

Other Additions/Adjustments Rate Size Cost

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

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

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

(16) Deck/Balcony
 Treated Wood,Standard 6.47 380 2,459
 Treated Wood,Standard 7.76 128 993
 Treated Wood,Standard 7.65 136 1,040

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

County Multiplier = 1.38 => Cost New = 151,248
 Phy/Ab.Phy/Func/Econ/Comb.%Good= 78/100/100/100/78.0, Depr.Cost = 117,974

Separately Depreciated Items:

(17) Garages
 Class:BC Exterior: Siding Foundation: 42 Inch (Finished)
 Base Cost 25.92 650 16,848
 Common Wall: 1 Wall -1425.00 1 -1,425
 County Multiplier = 1.38 => Cost New = 21,284
 Phy/Ab.Phy/Func/Econ/Comb.%Good= 96/100/100/100/96.0, Depr.Cost = 20,432

Total Depreciated Cost = 138,406
 ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.400 => TCV of Bldg: 1 = 193,769

2017 Est. T.C.V. 009-560-006-00 = 306,347
 Est. TCV/Total Floor Area = 186.80, Most recent sale 06/01/2002 for 235,000
 2016 Assessed MBOR S.E.V. Base for Cap C.P.I.
 145,700 145,700 145,700 134,141 0.90

Parcel Number: 009-560-006-00

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2017	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	7,500	0	0	1,207	0
2017 Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	153,200	153,200	153,200	135,348	135,348	135,348

009-560-007-00 2017 Est. T.C.V. RINK JAMES A
 Property Class: 401 141 S NORA 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	65.33	127.00	0.9748	1.0000	1800	100		114,634
73 Actual Front Feet, 0.18 Total Acres Total Est. Land Value =								114,634

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C-5 Blt 1971

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1032 SF Floor Area = 1548 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Crawl Space	80.82	-9.21	0.00	1032	73,902

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
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(16) Porches

CSEP (1 Story), Standard	24.20	258	6,244
WPP, Standard	7.13	675	4,813

(16) Deck/Balcony

Wood Balcony	17.50	51	893
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(17) Garages

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

Base Cost	20.71	490	10,148
Common Wall: 1/2 Wall	-650.00	1	-650
Mechanical Doors	350.00	2	700

County Multiplier = 1.38 => Cost New = 141,568

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 84,941
 ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.350 => TCV of Bldg: 1 = 114,670

2017 Est. T.C.V. 009-560-007-00 = 229,304

Est. TCV/Total Floor Area = 148.13, Most recent sale 01/02/2015 for 198,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
112,400	112,400	112,400	83,671	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	2,300	0	0	753	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
114,700	114,700	114,700	84,424	84,424	0

009-560-008-00 2017 Est. T.C.V. RINK COTTAGE LLC
 Property Class: 401 151 S NORA 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	63.67	140.00	0.9824	1.0000	1800	100		112,579
68 Actual Front Feet, 0.20 Total Acres Total Est. Land Value =								112,579

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	1476	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 2500	2500.00	1.00	1.0	95	2,375
Total Estimated Land Improvements True Cash Value =					2,375

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C+10 Blt 1970

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1448 SF Floor Area = 1810 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25	Siding	Crawl Space	79.84	-9.75	2.67	1448	105,356

Other Additions/Adjustments	Rate	Size	Cost
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(1) Exterior			
Stone Veneer	10.25	64	656

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

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

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

(16) Porches			
CCP (1 Story), Standard	35.60	60	2,136
WGEP (1 Story), Standard	31.90	200	6,380
WCP (1 Story), Standard	22.15	188	4,164
WPP, Standard	7.14	659	4,705

(16) Deck/Balcony			
Wood Balcony	17.50	96	1,680
Wood Balcony	17.50	48	840

(17) Garages			
Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	16.22	816	13,236
Mechanical Doors	350.00	3	1,050
Storage area over garage	3.95	816	3,223

County Multiplier = 1.38 => Cost New = 212,470

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 138,105
 ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.400 => TCV of Bldg: 1 = 193,348

2017 Est. T.C.V. 009-560-008-00 = 308,302
 Est. TCV/Total Floor Area = 170.33, Most recent sale 09/28/2012 for 398,165
 2016 Assessed MBOR S.E.V. Base for Cap C.P.I.

Parcel Number: 009-560-008-00

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	146,800	146,800	146,800	138,943	0.90	
2017	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	7,400	0	0	1,250	0
2017	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	154,200	154,200	154,200	140,193	140,193	0

009-560-009-00	2017 Est. T.C.V.	RINK COTTAGE LLC
Property Class: 402		S NORA DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS
 * Factors * ENCROCH FROM #8

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1800	59.00	135.00	0.9763	1.0000	1800	100		103,680
GRADE D 950/FF	6.00	135.00	0.9802	0.9503	950	50	ENCROCH FROM #8	2,655
66 Actual Front Feet, 0.20 Total Acres Total Acres Total Est. Land Value =								106,335

2017 Est. T.C.V. 009-560-009-00 = 106,335

Est. TCV/Total Floor Area = 58.75

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
53,300	53,300	53,300	52,698	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-100	0	0	474	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
53,200	53,200	53,200	53,172	53,172	0	

009-560-010-00 2017 Est. T.C.V. RINK COTTAGE LLC
 Property Class: 402 S NORA 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	62.33	121.00	0.9886	1.0000	1800	100		110,923
66 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	110,923

2017 Est. T.C.V. 009-560-010-00 = 110,923

Est. TCV/Total Floor Area = 61.28

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
55,600	55,600	55,600	55,600	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-100	0	-100	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
55,500	55,500	55,500	56,100	55,500	0	

009-560-011-00 2017 Est. T.C.V. LANGTRY RAYMOND
Property Class: 401 181 S NORA DR
Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1800	71.00	110.00	0.9508	1.0000	1800	100		121,506
71 Actual Front Feet, 0.18 Total Acres Total Est. Land Value =								121,506

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

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

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C-5 Blt 1967

(11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 728 SF Floor Area = 1092 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Crawl Space	86.95	-10.11	-0.38	728	55,663

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

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

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

(16) Deck/Balcony
Pine,Standard 5.17 338 1,747
Pine,Standard 7.68 60 461
Pine,Standard 7.68 60 461

County Multiplier = 1.38 => Cost New = 87,967

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 57,178

Separately Depreciated Items:

(17) Garages
Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)
Base Cost 19.20 576 11,059
County Multiplier = 1.38 => Cost New = 15,262
Phy/Ab.Phy/Func/Econ/Comb.%Good= 87/100/100/100/87.0, Depr.Cost = 13,278

Total Depreciated Cost = 70,456

ECF (4520 NORTHSORE LAKE MISSAUKEE AREA)1.400 => TCV of Bldg: 1 = 98,638

2017 Est. T.C.V. 009-560-011-00 = 221,094

Est. TCV/Total Floor Area = 202.47

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
107,200	107,200	107,200	84,208	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	3,300	0	0	757	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
110,500	110,500	110,500	84,965	84,965	0

009-560-012-00 2017 Est. T.C.V. MULDER JOHN A
Property Class: 401 191 S NORA 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	69.00	105.00	0.9589	1.0000	1800	100		119,100
69 Actual Front Feet, 0.17 Total Acres Total Est. Land Value =								119,100

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	432	0	0
D/W/P: Patio Blocks	8.13	1.00	132	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 2S Cls C+10 Blt 1970

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 2283 SF Floor Area = 3630 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Siding	Crawl Space	103.30	-8.63	4.21	1286	127,160
1	Story Siding	Crawl Space	65.29	-8.63	2.11	997	58,594
1	Story Siding	Overhang	34.57	0.00	0.00	12	415
1	Story Siding	Overhang	34.57	0.00	0.00	49	1,694

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

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

(14) Water/Sewer

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	2	7,750
Fireplace: Exterior 2 Story	4650.00	1	4,650

(16) Porches

CCP (1 Story), Standard	73.45	12	881
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(16) Deck/Balcony

Treated Wood,Standard	6.15	567	3,487
Treated Wood,Standard	6.50	351	2,282

(17) Garages

Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	15.12	950	14,364
Mechanical Doors	350.00	2	700
Class:C Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	14.13	936	13,226
Mechanical Doors	350.00	2	700
Storage area over garage	3.95	450	1,778

County Multiplier = 1.38 => Cost New = 342,538

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 239,777
ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.350 => TCV of Bldg: 1 = 323,699

Parcel Number: 009-560-012-00

Page: 2

2017 Est. T.C.V. 009-560-012-00			=	444,699		
Est. TCV/Total Floor Area = 122.51						
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
215,600	215,600	215,600	172,841	0.90		
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	6,700	0	0	1,555	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
222,300	222,300	222,300	174,396	174,396	0	

009-560-013-00 2017 Est. T.C.V. KEEGAN ESTHER V TRUST
 Property Class: 401 201 S NORA DR
 Map #: LAKE TOWNSHIP Lake City, MI 49651

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

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

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	4.04	1.00	939	73	2,769
Shed: Wood Frame	15.43	1.00	80	72	889
Total Estimated Land Improvements True Cash Value =					3,658

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

(11) Heating System: Electric Baseboard, Air Conditioning

Ground Area = Size for Rates = 1904 SF Floor Area = 1904 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	73.34	-10.30	5.66	1904	130,805

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

Average Fixture(s)	1120.00	1	1,120
3 Fixture Bath	3525.00	2	7,050

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	2610.00	1	2,610
Fireplace: Exterior 1 Story	4925.00	1	4,925

(16) Porches

CCP (1 Story), Standard	58.45	25	1,461
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(16) Deck/Balcony

Treated Wood, Standard	6.90	852	5,879
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(17) Garages

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

Base Cost	23.15	576	13,334
Common Wall: 1.5 Wall	-2150.00	1	-2,150
Mechanical Doors	400.00	2	800

County Multiplier = 1.38 => Cost New = 235,112

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 164,579
 ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.390 => TCV of Bldg: 1 = 228,764

2017 Est. T.C.V. 009-560-013-00					=	340,422
Est. TCV/Total Floor Area = 178.79						
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
166,100	166,100	166,100	116,215	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	4,100	0	0	1,045	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
170,200	170,200	170,200	117,260	117,260	0	

009-560-014-00	2017 Est. T.C.V.	KEEGAN ESTHER V TRUST
Property Class: 402		S NORA 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	30.00	107.00	1.0000	0.8863	950	100		25,259
30 Actual Front Feet, 0.07 Total Acres							Total Est. Land Value =	25,259

2017 Est. T.C.V. 009-560-014-00 = 25,259

Est. TCV/Total Floor Area = 13.27

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
12,000	12,000	12,000	12,000	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	600	0	0	108	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
12,600	12,600	12,600	12,108	12,108	0	

009-560-014-50	2017 Est. T.C.V.	ROWLAND ROBERT S
Property Class: 402		S NORA 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	30.00	107.00	1.0000	0.8863	950	100	SURPLUS	25,259
30 Actual Front Feet, 0.07 Total Acres							Total Est. Land Value =	25,259

2017 Est. T.C.V. 009-560-014-50 = 25,259

Est. TCV/Total Floor Area = 13.27

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
12,000	12,000	12,000	12,000	0.90

2017	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	600	0	108	0

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
12,600	12,600	12,600	12,108	12,108	0

009-560-015-00 2017 Est. T.C.V. ROWLAND ROBERT S
 Property Class: 401 221 S NORA 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	50.00	108.00	0.9951	1.0000	1800	100		89,555
GRADE D 950/FF	11.00	108.00	0.9959	0.8888	950	100	SURPLUS	9,249
61 Actual Front Feet, 0.15 Total Acres Total Est. Land Value =								98,804

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	934	71	2,281
Total Estimated Land Improvements True Cash Value =					2,281

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

(11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 1552 SF Floor Area = 2192 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	68.75	-9.57	-0.30	912	53,699
2	Story Siding	Crawl Space	108.70	-9.57	-0.59	640	63,066

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
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(16) Porches

WPP, Standard	9.22	304	2,803
WGEP (1 Story), Standard	52.78	64	3,378

(17) Garages

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

Base Cost	17.55	576	10,109
Mechanical Doors	350.00	1	350
Storage area over garage	3.95	288	1,138

County Multiplier = 1.38 => Cost New = 196,448

Phy/Ab.Phy/Func/Econ/Comb.%Good= 71/100/100/100/71.0, Depr.Cost = 139,478
 ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.400 => TCV of Bldg: 1 = 195,269

2017 Est. T.C.V. 009-560-015-00						=	296,354
Est. TCV/Total Floor Area = 135.20, Most recent sale 01/25/2013 for 260,000							
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
143,800	143,800	143,800	133,800	0.90			
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	4,400		0	0	1,204	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
148,200	148,200	148,200	135,004	135,004	0		

009-560-016-00 2017 Est. T.C.V. SMOES LARRY R & SHELLY
 Property Class: 401 231 S NORA 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	61.00	117.00	0.9951	1.0000	1800	100		109,257
61 Actual Front Feet, 0.16 Total Acres Total Est. Land Value =								109,257

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	1260	73	3,164
Total Estimated Land Improvements True Cash Value =					3,164

Cost Est. for Res. Bldg: 1 Single Family 1.75S Cls C+10 Blt 1986

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1334 SF Floor Area = 2334 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.75	Story Siding	Crawl Space	102.09	-9.97	3.70	1334	127,824

Other Additions/Adjustments Rate Size Cost

(1) Exterior							
Brick Veneer		8.25			468		3,861

(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Porches

CSEP (1 Story), Standard		28.88			160		4,621
CCP (1 Story), Standard		49.04			32		1,569

(16) Deck/Balcony

Treated Wood,Standard		6.10			683		4,166
Treated Wood,Standard		6.76			264		1,785
Treated Wood,Standard		6.65			300		1,995
Treated Wood,Standard		11.03			45		496

(17) Garages

Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)							
Base Cost		26.85			288		7,733
Common Wall: 1 Wall		-1300.00			1		-1,300
Mechanical Doors		350.00			1		350
Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)							
Base Cost		20.90			480		10,032
Mechanical Doors		350.00			2		700

County Multiplier = 1.38 => Cost New = 243,700

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0, Depr.Cost = 182,775
 ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.400 => TCV of Bldg: 1 = 255,885

2017 Est. T.C.V. 009-560-016-00 = 368,306

Est. TCV/Total Floor Area = 157.80

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

Parcel Number: 009-560-016-00

Page: 2

174,200	174,200	174,200	157,550	0.90		
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	10,000	0	0	1,417	0
2017	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	184,200	184,200	184,200	158,967	158,967	0

009-560-017-00 2017 Est. T.C.V. WOOD ANN LOUISE TR
 Property Class: 401 241 S NORA 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	61.00	125.00	0.9951	1.0000	1800	100		109,257
61 Actual Front Feet, 0.17 Total Acres Total Est. Land Value =								109,257

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	86	1,479
Total Estimated Land Improvements True Cash Value =					1,479

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C+10 Blt 1995

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1384 SF Floor Area = 1944 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Crawl Space	89.03	-9.87	0.00	1120	88,659
1	Story Siding	Crawl Space	69.89	-9.87	0.00	264	15,845

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Porches

CCP (1 Story), Standard	28.78	108	3,108
WPP, Standard	8.68	384	3,333

(17) Garages

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

Base Cost	20.83	484	10,082
Common Wall: 1 Wall	-1300.00	1	-1,300
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 => Cost New = 184,457

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0, Depr.Cost = 156,789
 ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.400 => TCV of Bldg: 1 = 219,504

2017 Est. T.C.V. 009-560-017-00 = 330,240
 Est. TCV/Total Floor Area = 169.88

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
160,500	160,500	160,500	125,760	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	4,600	0	1,131	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
165,100	165,100	165,100	126,891	126,891	0	

009-560-018-00 2017 Est. T.C.V. TRAUSCH THOMAS C & JULIA E
 Property Class: 401 251 S NORA 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	61.00	135.00	0.9951	1.0000	1800	100		109,257
61 Actual Front Feet, 0.19 Total Acres Total Est. Land Value =								109,257

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	662	71	1,617
Total Estimated Land Improvements True Cash Value =					1,617

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C+5 Blt 1976

(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	89.69	-10.25	0.00	1008	80,076

Other Additions/Adjustments Rate Size Cost

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

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

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

(16) Deck/Balcony
 Treated Wood,Standard 6.13 620 3,801
 Treated Wood,Standard 14.72 24 353
 Treated Wood,Standard 8.82 80 706
 Treated Wood,Standard 6.88 235 1,617

(17) Garages
 Class:C Exterior: Siding Foundation: 18 Inch (Unfinished)
 Base Cost 17.33 594 10,294
 Mechanical Doors 350.00 1 350
 Storage area over garage 3.95 400 1,580
 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 = 162,697

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 113,888
 ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.400 => TCV of Bldg: 1 = 159,443

2017 Est. T.C.V. 009-560-018-00 = 270,317
 Est. TCV/Total Floor Area = 178.78, Most recent sale 08/04/2014 for 200,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
129,000	129,000	129,000	98,538	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	6,200	0	0	886	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
135,200	135,200	135,200	99,424	99,424	0	

009-560-019-00 2017 Est. T.C.V. BAKER LAWRENCE W
 Property Class: 401 261 S NORA 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	59.00	151.00	1.0051	1.0000	1800	100		106,737
59 Actual Front Feet, 0.20 Total Acres Total Est. Land Value =								106,737

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	855	50	1,471
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 =					3,896

Cost Est. for Res. Bldg: 1 Single Family 2S Cls C+5 Blt 1975

(11) Heating System: Forced Heat & Cool
 Ground Area = Size for Rates = 1144 SF Floor Area = 2700 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Siding	Crawl Space	108.86	-9.90	4.02	1144	117,809
1	Story Siding	Overhang	38.09	0.00	0.00	412	15,693

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	2	2,324
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) Breezeways

Frame Wall,Finished	27.75	144	3,996
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(17) Garages
 Class:C Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	22.65	576	13,046
Common Wall: 1 Wall	-1300.00	1	-1,300

County Multiplier = 1.38 => Cost New = 226,311

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 158,418

Separately Depreciated Items:

Square footage # 1 is depreciated at 76 %Good... Base Cost Was = 117,809
 County Multiplier = 1.38 => Cost New = 162,577
 Phy/Ab.+hy/Func/Econ/Comb.%Good= 6/100/100/100/6.0, Depr.Cost = 9,755

(16) Porches

WGEP (1 Story), Standard	28.10	288	8,093
County Multiplier = 1.38 =>		Cost New =	11,168
Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0,		Depr.Cost =	9,493
CCP (1 Story), Standard	32.14	78	2,507
County Multiplier = 1.38 =>		Cost New =	3,460
Phy/Ab.Phy/Func/Econ/Comb.%Good= 94/100/100/100/94.0,		Depr.Cost =	3,252

Parcel Number: 009-560-019-00

Page: 2

(16) Deck/Balcony
 Treated Wood,Standard 6.42 434 2,786
 County Multiplier = 1.38 => Cost New = 3,845
 Phy/Ab.Phy/Func/Econ/Comb.%Good= 78/100/100/100/78.0, Depr.Cost = 2,999

(17) Garages
 Class:C Exterior: Siding Foundation: 18 Inch (Unfinished)
 Base Cost 15.95 720 11,484
 County Multiplier = 1.38 => Cost New = 15,848
 Phy/Ab.Phy/Func/Econ/Comb.%Good= 78/100/100/100/78.0, Depr.Cost = 12,361

Total Depreciated Cost = 196,278
 ECF (4520 NORTSHORE LAKE MISSAUKEE AREA)1.350 => TCV of Bldg: 1 = 264,975

2017 Est. T.C.V. 009-560-019-00 = 375,608

Est. TCV/Total Floor Area = 139.11

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
181,900	181,900	181,900	154,045	0.90	
2017 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	5,900	0	0	1,386	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
187,800	187,800	187,800	155,431	155,431	0

009-560-020-00 2017 Est. T.C.V. STANHOPE ROBERT G & KRISTY L
 Property Class: 401 271 S NORA DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1800	60.00	167.00	0.8123	1.0000	1800	100		87,723
GRADE D 950/FF	60.00	167.00	0.8409	1.0129	950	100	SURPLUS #21	48,551
120 Actual Front Feet, 0.46 Total Acres Total Est. Land Value =								136,274

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	1350	0	0
D/W/P: Brick on Sand	9.39	1.00	339	0	0
D/W/P: Brick on Sand	9.39	1.00	270	0	0
D/W/P: 4in Concrete	3.61	1.00	480	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 1.5S Cls C+5 Blt 1991

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1218 SF Floor Area = 2432 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Siding	Crawl Space	107.69	-9.74	4.02	1094	111,555
1	Story Siding	Crawl Space	68.11	-9.74	2.01	124	7,487
1	Story Siding	Overhang	37.68	0.00	0.00	120	4,522

Other Additions/Adjustments Rate Size Cost

(1) Exterior				
Brick Veneer	8.25		192	1,584

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

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

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

(16) Porches				
WCP (1 Story), Standard	38.16		48	1,832
WSEP (1 Story), Standard	30.63		127	3,890

(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
Automatic Doors	375.00		1	375

County Multiplier = 1.38 => Cost New = 206,229

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0, Depr.Cost = 154,672

Separately Depreciated Items:

(16) Deck/Balcony				
Treated Wood,Standard	6.49		360	2,336

Parcel Number: 009-560-020-00

Page: 2

County Multiplier = 1.38 => Cost New = 3,224
 Phy/Ab.Phy/Func/Econ/Comb.%Good= 97/100/100/100/97.0, Depr.Cost = 3,128
 Total Depreciated Cost = 157,800
 ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.400 => TCV of Bldg: 1 = 220,919

Cost Est. for Res. Bldg: 2 Single Family GRG Cls C Blt 0

(11) Heating System: Space Heater

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
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Other Additions/Adjustments	Rate	Size	Cost
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(14) Water/Sewer

Public Sewer	1162.00	1	1,162
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(16) Deck/Balcony

Treated Wood,Standard	6.50	351	2,282
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(17) Garages

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

Base Cost	15.24	936	14,265
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Automatic Doors	375.00	1	375
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Storage area over garage	3.95	456	1,801
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County Multiplier = 1.38 => Cost New = 27,440

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0, Depr.Cost = 20,580

ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.400 => TCV of Bldg: 2 = 28,812

2017 Est. T.C.V. 009-560-020-00 = 391,418

Est. TCV/Total Floor Area = 160.94

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
179,000	179,000	179,000	176,728	0.90		
2017 New Eq. Adjustment	Loss		Additions	Tax Adjustment	Losses	
0	16,700	0	0	1,590	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
195,700	195,700	195,700	178,318	178,318	178,318	

009-560-022-00 2017 Est. T.C.V. ADAMS DARYL M & CARRIE L
 Property Class: 401 291 S NORA DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1800	60.00	172.00	1.0000	1.0000	1800	100		108,000
60 Actual Front Feet, 0.24 Total Acres Total Est. Land Value =								108,000

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+5 Blt 1967

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1248 SF Floor Area = 1872 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Crawl Space	86.42	-9.67	3.01	1248	99,540

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: Interior 1 Story	3250.00	1	3,250

(16) Deck/Balcony

Treated Wood,Standard	6.85	240	1,644
Treated Wood,Standard	7.39	160	1,182

(17) Garages

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

Base Cost	17.55	1052	18,463
Storage area over garage	4.50	701	3,155

County Multiplier = 1.38 => Cost New = 187,916

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 131,541
 ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.400 => TCV of Bldg: 1 = 184,158

2017 Est. T.C.V. 009-560-022-00 = 293,128
 Est. TCV/Total Floor Area = 156.59, Most recent sale 08/01/1997 for 159,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
139,400	139,400	139,400	139,201	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	7,200	0	1,252	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
146,600	146,600	146,600	140,453	140,453	0	

009-560-023-00	2017 Est. T.C.V.	ENGLISH MAROLE & WAINRIGHT K TTEE
Property Class: 401		301 S NORA DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1800	60.00	164.00	1.0000	1.0000	1800	100		108,000
60 Actual Front Feet, 0.23 Total Acres Total Est. Land Value =								108,000

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Ren. Conc.	4.21	1.00	480	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 2500	2500.00	1.00	1.0	95	2,375
Total Estimated Land Improvements True Cash Value =					2,375

Cost Est. for Res. Bldg: 1 Single Family 1.75S Cls C Blt 1993

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1520 SF Floor Area = 2824 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.75	Story Siding	Crawl Space	90.94	-8.75	0.00	864	71,012
1	Story Siding	Slab	62.67	-10.78	0.00	656	34,040
1	Story Siding	Overhang	36.42	0.00	0.00	656	23,892

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 2 2,324
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 6.10 656 4,002
Treated Wood,Standard 6.65 300 1,995

(17) Garages
Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)
Base Cost 19.20 576 11,059
Automatic Doors 375.00 1 375
Storage area over garage 3.95 200 790
Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)
Base Cost 14.65 1008 14,767
Automatic Doors 375.00 2 750
Storage area over garage 3.95 288 1,138

County Multiplier = 1.38 => Cost New = 238,558

Phy/Ab.Phy/Func/Econ/Comb.%Good= 84/100/100/100/84.0, Depr.Cost = 200,389

Separately Depreciated Items:

Square footage # 2 is depreciated at 89 %Good... Base Cost Was = 34,040
County Multiplier = 1.38 => Cost New = 46,975
Phy/Ab.+hy/Func/Econ/Comb.%Good= 5/100/100/100/5.0, Depr.Cost = 2,349
ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.400 => TCV of Bldg: 1 = 283,832

2017 Est. T.C.V. 009-560-023-00 = 394,207

Parcel Number: 009-560-023-00

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Est. TCV/Total Floor Area = 139.59

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
186,000	186,000	186,000	164,793	0.90		
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	11,100	0	0	1,483	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
197,100	197,100	197,100	166,276	166,276		0

009-560-024-00	2017 Est. T.C.V.	CUDEBACK JEFFREY AND CHERYL
Property Class: 401		311 S NORA DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1800	60.00	144.00	1.0000	1.0000	1800	100		108,000
60 Actual Front Feet, 0.20 Total Acres							Total Est. Land Value =	108,000

Land Improvement Cost Estimates
Land Improvment Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Ren. Conc.	4.21	1.00	800	94	3,166
Dock: Light posts	21.31	1.00	64	94	1,282
Total Estimated Land Improvements					True Cash Value = 4,448

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C Blt 1971

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1596 SF Floor Area = 1995 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25	Story Siding	Crawl Space	71.49	-8.64	2.42	1596	104,171

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

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

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

(16) Deck/Balcony
Treated Wood,Standard 13.06 32 418
Treated Wood,Standard 6.10 865 5,277

(17) Garages
Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)
Base Cost 28.05 264 7,405

County Multiplier = 1.38 => Cost New = 175,339

Notes: RESIDENCE

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 122,738
ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.400 => TCV of Bldg: 1 = 171,833

Cost Est. for Res. Bldg: 2 Single Family GRG Cls C Blt 2010

(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
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Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing
3 Fixture Bath 2400.00 -1 -2,400
2 Fixture Bath 1600.00 1 1,600

(14) Water/Sewer
Public Sewer 1162.00 1 1,162

County Multiplier = 1.38 => Cost New = 500

Parcel Number: 009-560-024-00

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Notes: D.G.

Phy/Ab.Phy/Func/Econ/Comb.%Good= 96/100/100/100/96.0, Depr.Cost = 480

Separately Depreciated Items:

(17) Garages

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

Base Cost	14.55	1596	23,222
Automatic Doors	375.00	5	1,875
Storage area over garage	3.95	769	3,038
County Multiplier = 1.38 =>		Cost New =	38,825
Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0,		Depr.Cost =	31,060

Total Depreciated Cost = 31,540

ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.400 => TCV of Bldg: 2 = 44,156

2017 Est. T.C.V. 009-560-024-00 = 328,437

Est. TCV/Total Floor Area = 164.63, Most recent sale 04/23/2001 for 0

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
155,800	155,800	155,800	127,182	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	8,400	0	0	1,144	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
164,200	164,200	164,200	128,326	128,326	128,326	

009-560-025-00	2017 Est. T.C.V.	VYSE RONALD L ETAL
Property Class: 401		321 S NORA DR
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1800	60.00	124.00	1.0000	1.0000	1800	100		108,000
60 Actual Front Feet, 0.17 Total Acres Total Est. Land Value =								108,000

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.0	94	940
Total Estimated Land Improvements True Cash Value =					940

Cost Est. for Res. Bldg: 1 Single Family 2S Cls C+10 Blt 1975

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1440 SF Floor Area = 2880 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Siding	Crawl Space	109.86	-9.77	0.00	1440	144,130

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

(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	60.39	20	1,208
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(16) Deck/Balcony

Treated Wood,Standard	7.76	128	993
Wood Balcony	17.50	108	1,890

(17) Garages

Class:C Exterior: Siding Foundation: 42 Inch (Finished)							
Base Cost	22.65	576	13,046				
Common Wall: 1/2 Wall	-650.00	1	-650				
Automatic Doors	375.00	1	375				
Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)							
Base Cost	17.10	736	12,586				
Automatic Doors	375.00	2	750				
Storage area over garage	3.95	736	2,907				

County Multiplier = 1.38 => Cost New = 260,229

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0, Depr.Cost = 195,172

Separately Depreciated Items:

Square footage # 1 is depreciated at 77 %Good...	Base Cost Was =	144,130
County Multiplier = 1.38 =>	Cost New =	198,899
Phy/Ab.+hy/Func/Econ/Comb.%Good= 2/100/100/100/2.0,	Depr.Cost =	3,978
ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.350 => TCV of Bldg: 1 =		268,852

2017 Est. T.C.V. 009-560-025-00 = 377,792

Parcel Number: 009-560-025-00

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Est. TCV/Total Floor Area = 131.18

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
183,000	183,000	183,000	162,843	0.90		
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	5,900	0	0	1,465	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
188,900	188,900	188,900	164,308	164,308		0

009-560-026-00 2017 Est. T.C.V. FRIEND WILLIAM G & BONNIE
 Property Class: 401 331 S NORA 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	50.00	112.00	0.9548	1.0000	1800	100		85,933
GRADE D 950/FF	20.00	112.00	0.9622	0.8985	950	100		16,427
70 Actual Front Feet, 0.18 Total Acres Total Est. Land Value =								102,359

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	50	1,152
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 =					2,122

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 = 1594 SF Floor Area = 1594 SF.
 Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost
 1 Story Siding Crawl Space 54.67 -7.75 0.00 1594 74,790

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

(16) Porches
 CCP (1 Story), Standard 33.35 64 2,134
 CPP, Standard 33.05 16 529

(16) Deck/Balcony
 Treated Wood,Standard 6.33 307 1,943

(17) Garages
 Class:CD Exterior: Siding Foundation: 42 Inch (Unfinished)
 Base Cost 21.97 396 8,700
 Common Wall: 1 Wall -1225.00 1 -1,225
 Mechanical Doors 350.00 1 350
 Class:CD Exterior: Siding Foundation: 18 Inch (Unfinished)
 Base Cost 17.50 528 9,240
 Mechanical Doors 350.00 1 350

County Multiplier = 1.38 => Cost New = 142,736

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 99,915
 ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.390 => TCV of Bldg: 1 = 138,882

2017 Est. T.C.V. 009-560-026-00 = 243,363

Est. TCV/Total Floor Area = 152.67

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
119,100	119,100	119,100	112,502	0.90		
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	2,600	0	0	1,012	0	0

Parcel Number: 009-560-026-00

Page: 2

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
121,700	121,700	121,700	113,514	113,514	0

009-560-027-00 2017 Est. T.C.V. DETWILER GARY TRUST
 Property Class: 401 341 S NORA DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1800	60.00	114.00	0.8579	1.0000	1800	100		92,655
GRADE D 950/FF	40.00	114.00	0.8801	0.9033	950	100	SURPLUS	30,210
100 Actual Front Feet, 0.26 Total Acres Total Est. Land Value =								122,865

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	1602	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 BI Cls CD Blt 1979

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1602 SF Floor Area = 2129 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
Bi-Level	Siding	Bi-Lev. 60%	66.01	-2.91	0.00	785	49,534
1	Story Siding	Basement	54.62	0.00	0.00	817	44,625
1	Story Siding	Overhang	31.03	0.00	0.00	56	1,738

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

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 2 Story	3425.00	1	3,425
Fireplace: 2nd on Same Stack	2425.00	1	2,425

(16) Porches

CPP, Standard	16.52	72	1,189
WPP, Standard	11.88	140	1,663
WPP, Standard	10.95	173	1,894
CGEP (2 Story), Standard	41.74	351	14,651

(16) Deck/Balcony

Treated Wood, Standard	7.32	140	1,025
Wood Balcony	15.00	84	1,260

(17) Garages

Class:CD Exterior: Siding Foundation: 42 Inch (Unfinished)							
Base Cost	21.97	396	8,700				
Common Wall: 1 Wall	-1225.00	1	-1,225				
Mechanical Doors	350.00	1	350				
Class:CD Exterior: Siding Foundation: 42 Inch (Unfinished)							
Base Cost	20.83	441	9,186				
Mechanical Doors	350.00	2	700				
Class:CD Exterior: Siding Foundation: 18 Inch (Unfinished)							
Base Cost	19.75	400	7,900				
Mechanical Doors	350.00	2	700				

Parcel Number: 009-560-027-00 Page: 2

County Multiplier = 1.38 => Cost New = 218,087

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/ 60/100/39.0, Depr.Cost = 85,054

Functional Depreciation because of: ATRIUM WINDOWS MBOR'14

ECF (4520 NORTHSORE LAKE MISSAUKEE AREA)1.350 => TCV of Bldg: 1 = 114,823

2017 Est. T.C.V. 009-560-027-00 = 240,113

Est. TCV/Total Floor Area = 112.78, Most recent sale 05/30/2014 for 180,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
117,900	117,900	117,900	115,044	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,200	0	0	1,035	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
120,100	120,100	120,100	116,079	116,079	0	

009-560-029-00 2017 Est. T.C.V. ZAINEA MICHAEL A & ANN M
 Property Class: 401 361 S NORA DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1800	60.00	118.75	0.8399	1.0000	1800	100		90,707
GRADE D 950/FF	47.34	118.75	0.8647	0.9144	950	100	SURPLUS	35,559
107 Actual Front Feet, 0.29 Total Acres Total Est. Land Value =								126,266

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	1541	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 1.25S Cls C+5 Blt 2007

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 2358 SF Floor Area = 2870 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25	Story Siding	Slab	71.41	-10.29	2.55	2046	130,269
1	Story Siding	Overhang	34.43	0.00	0.00	312	10,742

Other Additions/Adjustments Rate Size Cost

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

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

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

(16) Porches
 WCP (1 Story), Standard 20.83 224 4,666
 WCP (1 Story), Standard 20.53 234 4,804
 WCP (1 Story), Standard 24.46 144 3,522

(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
 Class:CD Exterior: Siding Foundation: 18 Inch (Unfinished)
 Base Cost 14.70 784 11,525

County Multiplier = 1.38 => Cost New = 252,018

Phy/Ab.Phy/Func/Econ/Comb.%Good= 93/100/100/100/93.0, Depr.Cost = 234,377
 ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.400 => TCV of Bldg: 1 = 328,127

2017 Est. T.C.V. 009-560-029-00 = 456,768

Est. TCV/Total Floor Area = 159.15, Most recent sale 06/15/2007 for 358,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
216,000	216,000	216,000	193,061	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	12,400	0	1,737	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
228,400	228,400	228,400	194,798	194,798	0

009-560-030-00 2017 Est. T.C.V. VANTIL PHILLIP B & NANCY K
 Property Class: 401 351 S NORA 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	44.00	128.00	1.0975	1.0000	1800	100		86,923
44 Actual Front Feet, 0.13 Total Acres Total Est. Land Value =								86,923

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	30	0	0
D/W/P: 4in Ren. Conc.	4.21	1.00	500	0	0
D/W/P: 4in Ren. Conc.	4.21	1.00	320	0	0
D/W/P: 4in Ren. Conc.	4.21	1.00	20	0	0

Residential Local Cost Land Improvements

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

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C+5 Blt 2001

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 833 SF Floor Area = 1041 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25	Siding	Crawl Space	84.24	-10.77	0.00	833	61,201

Other Additions/Adjustments Rate Size Cost

(1) Exterior
 Stone Veneer 10.25 44 451

(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: Pole Foundation: 42 Inch (Finished)
 Base Cost 15.82 730 11,549
 Automatic Doors 375.00 1 375
 Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)
 Base Cost 18.37 627 11,518
 Mechanical Doors 350.00 1 350

County Multiplier = 1.38 => Cost New = 126,933

Notes: 2015 GARAGE

Phy/Ab.Phy/Func/Econ/Comb.%Good= 88/100/100/100/88.0, Depr.Cost = 111,701
 ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.400 => TCV of Bldg: 1 = 156,381

2017 Est. T.C.V. 009-560-030-00 = 244,254
 Est. TCV/Total Floor Area = 234.63

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
115,300	115,300	115,300	94,406	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	6,800	0	849	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
122,100	122,100	122,100	95,255	95,255	0

009-560-031-00 2017 Est. T.C.V. KUIPERS TERRY & SHEILA
 Property Class: 401 381 S NORA DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1800	60.00	168.00	1.0000	1.0000	1800	100		108,000
60 Actual Front Feet, 0.23 Total Acres Total Est. Land Value =								108,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.44	1.00	1030	71	2,516
Total Estimated Land Improvements True Cash Value =					2,516

Cost Est. for Res. Bldg: 1 Single Family 1.5S C1s C+5 Blt 1979

(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	89.69	-10.25	0.00	1008	80,076

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

CGEP (1 Story), Standard	29.86	260	7,764
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(16) Deck/Balcony

Treated Wood, Standard	6.36	470	2,989
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(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
Mechanical Doors	350.00	1	350

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

Base Cost	15.35	780	11,973
Mechanical Doors	350.00	2	700

County Multiplier = 1.38 => Cost New = 173,808

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 121,665

ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.400 => TCV of Bldg: 1 = 170,331

2017 Est. T.C.V. 009-560-031-00 = 280,847

Est. TCV/Total Floor Area = 185.75

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
133,800	133,800	133,800	110,117	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	6,600	0	0	991	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
140,400	140,400	140,400	111,108	111,108	0

009-560-032-00	2017 Est. T.C.V.	KUIPERS TERRY & SHEILA
Property Class: 402		S NORA DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1800	60.00	183.00	1.0000	1.0000	1800	100		108,000
60 Actual Front Feet, 0.25 Total Acres							Total Est. Land Value =	108,000

2017 Est. T.C.V. 009-560-032-00 = 108,000

Est. TCV/Total Floor Area = 71.43

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
54,000	54,000	54,000	44,073	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	396	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
54,000	54,000	54,000	44,469	44,469	0	

009-560-033-00	2017 Est. T.C.V.	MOMBER LAURENCE A TRUST
Property Class: 402		S NORA DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1800	60.00	183.00	1.0000	1.0000	1800	100		108,000
60 Actual Front Feet, 0.25 Total Acres							Total Est. Land Value =	108,000

2017 Est. T.C.V. 009-560-033-00 = 108,000

Est. TCV/Total Floor Area = 71.43

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
54,000	54,000	54,000	40,841	0.90		
2017 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	367	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
54,000	54,000	54,000	41,208	41,208	0	

009-560-034-00 2017 Est. T.C.V. KEEGAN MICHAEL J & CATHERINE
 Property Class: 401 421 S NORA 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	143.00	0.7789	1.0000	1800	100		140,202
GRADE D 950/FF	38.00	33.00	0.8120	0.6228	950	100	SURPLUS	18,255
138 Actual Front Feet, 0.36 Total Acres Total Est. Land Value =								158,457

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

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

Cost Est. for Res. Bldg: 1 Single Family 1.75S Cls C+10 Blt 2004

(11) Heating System: Forced Heat & Cool
 Ground Area = Size for Rates = 1214 SF Floor Area = 2412 SF.
 Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost
 1.75 Story Siding Crawl Space 103.66 -10.22 3.70 1214 117,928
 1 Story Siding Overhang 37.70 0.00 0.00 288 10,858

Other Additions/Adjustments	Rate	Size	Cost
(1) Exterior			
Stone Veneer	10.25	248	2,542

(13) Plumbing			
Average Fixture(s)	760.00	1	760
3 Fixture Bath	2400.00	2	4,800
2 Fixture Bath	1600.00	1	1,600

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

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

(17) Garages			
Class:C Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	22.65	576	13,046
Common Wall: 1/2 Wall	-650.00	1	-650

County Multiplier = 1.38 => Cost New = 216,192

Phy/Ab.Phy/Func/Econ/Comb.%Good= 92/100/100/100/92.0, Depr.Cost = 198,897

Separately Depreciated Items:

(16) Porches			
CCP (1 Story), Standard	33.08	72	2,382
County Multiplier = 1.38 =>		Cost New =	3,287
Phy/Ab.Phy/Func/Econ/Comb.%Good= 94/100/100/100/94.0,		Depr.Cost =	3,090

Total Depreciated Cost = 201,986
 ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.400 => TCV of Bldg: 1 = 282,781

2017 Est. T.C.V. 009-560-034-00 = 443,738
 Est. TCV/Total Floor Area = 183.97, Most recent sale 12/19/2008 for 0
 2016 Assessed MBOR S.E.V. Base for Cap C.P.I.
 213,300 213,300 213,300 190,153 0.90

Parcel Number: 009-560-034-00

Page: 2

2017	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	8,600	0	0	1,711	0
2017 Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	221,900	221,900	221,900	191,864	191,864	0

009-560-035-00 2017 Est. T.C.V. KEEGAN PATRICK G & KATHERINE ETAL
 Property Class: 402 S NORA 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	161.94	0.8579	1.0000	1800	100		154,425
100 Actual Front Feet, 0.37 Total Acres							Total Est. Land Value =	154,425

2017 Est. T.C.V. 009-560-035-00 = 154,425
 Est. TCV/Total Floor Area = 64.02, Most recent sale 10/21/2008 for 175,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
79,200	79,200	79,200	69,909	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-2,000	0	629	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
77,200	77,200	77,200	70,538	70,538	0

009-560-067-00	2017 Est. T.C.V.	KUIPERS TERRY & SHEILA
Property Class: 402		S NORA DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS
 * Factors * 74X45IRR

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value J> GROUP J SITE 8K			8000	100	REDMOND ISLE BACK LOT			8,000
74 Actual Front Feet, 0.08 Total Acres			Total Est. Land Value =					8,000

2017 Est. T.C.V. 009-560-067-00 = 8,000

Est. TCV/Total Floor Area = 3.32

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
3,500	3,500	3,500	1,286	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	500	0	0	11	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
4,000	4,000	4,000	1,297	1,297	0	

009-570-001-00 2017 Est. T.C.V. RUPPEL JAMES H & FAYTHE B
 Property Class: 401 7679 W WHITE BIRCH AVE
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1800	60.00	143.00	1.0000	1.0000	1800	100		108,000
60 Actual Front Feet, 0.20 Total Acres Total Est. Land Value =								108,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Concrete	3.35	1.00	280	25	235
Total Estimated Land Improvements True Cash Value =					235

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1026 SF Floor Area = 1026 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	59.04	-8.70	0.00	1026	51,649

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) Deck/Balcony
 Treated Wood,Standard 6.32 310 1,959

(16) Breezeways
 Frame Wall,Finished 27.25 144 3,924

(17) Garages
 Class:CD Exterior: Siding Foundation: 42 Inch (Unfinished)
 Base Cost 20.05 480 9,624
 Mechanical Doors 350.00 1 350
 Class:CD Exterior: Siding Foundation: 18 Inch (Unfinished)
 Base Cost 22.15 308 6,822
 Mechanical Doors 350.00 1 350

County Multiplier = 1.38 => Cost New = 109,466

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, Depr.Cost = 60,206
 ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.350 => TCV of Bldg: 1 = 81,279

2017 Est. T.C.V. 009-570-001-00 = 189,514

Est. TCV/Total Floor Area = 184.71

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
94,500	94,500	94,500	85,265	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	300	0	767	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
94,800	94,800	94,800	86,032	86,032	0	

009-570-002-00 2017 Est. T.C.V. PRAY JOSEPH E TRUST
 Property Class: 402 W WHITE BIRCH AVE
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1800	60.00	144.00	1.0000	1.0000	1800	100		108,000
60 Actual Front Feet, 0.20 Total Acres							Total Est. Land Value =	108,000

2017 Est. T.C.V. 009-570-002-00 = 108,000

Est. TCV/Total Floor Area = 105.26

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
54,000	54,000	54,000	34,913	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	314	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
54,000	54,000	54,000	35,227	35,227	0

009-570-003-00 2017 Est. T.C.V. PRAY JOSEPH TRUST
 Property Class: 401 7659 W WHITE BIRCH AVE
 Map #: LAKE TOWNSHIP MARION, MI 49665

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1800	60.00	148.00	1.0000	1.0000	1800	100		108,000
60 Actual Front Feet, 0.20 Total Acres Total Est. Land Value =								108,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.20	1.00	396	50	634
D/W/P: Patio Blocks	7.45	1.00	48	71	254
Total Estimated Land Improvements True Cash Value =					887

Cost Est. for Res. Bldg: 1 A-Frame 1.25S Cls Fair Blt 1963

(11) Heating System: Space Heater

Ground Area = Size for Rates = 864 SF Floor Area = 1080 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25	Story Siding	Crawl Space	45.35	-9.11	-3.61	864	28,192

Other Additions/Adjustments	Rate	Size	Cost
Loft, ave. floor cover & electric.	11.75	432	5,076

(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Deck/Balcony

Treated Wood,Standard	6.65	225	1,496
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(17) Garages

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

Base Cost	19.07	432	8,238
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County Multiplier = 1.38 => Cost New = 72,930

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0, Depr.Cost = 54,697
 ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.400 => TCV of Bldg: 1 = 76,576

2017 Est. T.C.V. 009-570-003-00 = 185,463

Est. TCV/Total Floor Area = 171.72

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
89,700	89,700	89,700	66,704	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,000	0	0	600	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
92,700	92,700	92,700	67,304	67,304	0	

009-570-004-00 2017 Est. T.C.V. WILLIAMS DONALD C & VIRGINIA M
 Property Class: 401 7649 W WHITE BIRCH AVE
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1800	60.00	156.00	1.0000	1.0000	1800	100		108,000
60 Actual Front Feet, 0.22 Total Acres Total Est. Land Value =								108,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

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

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

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1428 SF Floor Area = 1428 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	63.24	-8.90	1.92	1428	80,339

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	33.96	64	2,173
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(16) Deck/Balcony

Treated Wood, Standard	6.49	360	2,336
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(17) Garages

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

Base Cost	17.55	576	10,109
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County Multiplier = 1.38 => Cost New = 141,822

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 127,640
 ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.400 => TCV of Bldg: 1 = 178,696

2017 Est. T.C.V. 009-570-004-00 = 287,646
 Est. TCV/Total Floor Area = 201.43

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
140,000	140,000	140,000	129,520	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,800	0	0	1,165	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
143,800	143,800	143,800	130,685	130,685	0	

009-570-005-00 2017 Est. T.C.V. BROWN DONALD J & MARY C
 Property Class: 401 7639 W WHITE BIRCH AVE
 Map #: LAKE TOWNSHIP Lake City, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1800	60.00	169.00	1.0000	1.0000	1800	100		108,000
60 Actual Front Feet, 0.23 Total Acres Total Est. Land Value =								108,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.44	1.00	489	50	841
Shed: Wood Frame	11.06	1.00	120	94	1,247
Total Estimated Land Improvements True Cash Value =					2,088

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

(11) Heating System: Space Heater

Ground Area = Size for Rates = 1216 SF Floor Area = 1216 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	64.89	-11.31	0.00	1216	65,153

Other Additions/Adjustments Rate Size Cost

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

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

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

(16) Porches
 CPP, Standard 31.49 20 630

(17) Garages
 Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)
 Base Cost 17.11 735 12,576
 Mechanical Doors 350.00 3 1,050

County Multiplier = 1.38 => Cost New = 121,538

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 72,923
 ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.350 => TCV of Bldg: 1 = 98,446

2017 Est. T.C.V. 009-570-005-00 = 208,534

Est. TCV/Total Floor Area = 171.49, Most recent sale 07/01/2009 for 0

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
103,900	103,900	103,900	97,522	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	400	0	0	877	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
104,300	104,300	104,300	98,399	98,399	0

009-570-006-00 2017 Est. T.C.V. CARNEY JAMES A
 Property Class: 401 7629 W WHITE BIRCH AVE
 Map #: LAKE TOWNSHIP Lake City, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1800	62.00	169.00	0.9902	1.0000	1800	100		110,508
62 Actual Front Feet, 0.24 Total Acres Total Est. Land Value =								110,508

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.20	1.00	400	50	640
Total Estimated Land Improvements True Cash Value =					640

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls CD Blt 1968

(11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 720 SF Floor Area = 900 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25	Siding	Crawl Space	74.11	-9.56	-0.27	720	46,282

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) Deck/Balcony
 Pine w/Roof,Standard 16.55 168 2,780

(17) Garages
 Class:CD Exterior: Siding Foundation: 18 Inch (Unfinished)
 Base Cost 15.30 720 11,016

County Multiplier = 1.38 => Cost New = 89,318

Phy/Ab.Phy/Func/Econ/Comb.%Good= 68/100/100/100/68.0, Depr.Cost = 60,736
 ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.400 => TCV of Bldg: 1 = 85,030

2017 Est. T.C.V. 009-570-006-00 = 196,178

Est. TCV/Total Floor Area = 217.98

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
94,900	94,900	94,900	90,463	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	3,200	0	0	814	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
98,100	98,100	98,100	91,277	91,277	0

009-570-007-00 2017 Est. T.C.V. COOK LINDA L & HARTMANN JEROME J
 Property Class: 401 7619 W WHITE BIRCH AVE
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1800	62.00	198.00	0.9902	1.0000	1800	100		110,508
62 Actual Front Feet, 0.28 Total Acres Total Est. Land Value =								110,508

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.20	1.00	442	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	0.5	95	475
Total Estimated Land Improvements True Cash Value =					475

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls CD Blt 1972

(11) Heating System: Forced Hot Water

Ground Area = Size for Rates = 845 SF Floor Area = 1268 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Basement	78.42	0.00	1.45	845	67,490

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

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 2 Story	3425.00	1	3,425
Fireplace: Wood Stove	1125.00	1	1,125

(16) Porches

WCP (1 Story), Standard	31.00	72	2,232
WPP, Standard	9.04	286	2,585

(16) Deck/Balcony

Treated Wood,Standard	8.52	78	665
Treated Wood,Standard	7.88	104	820

(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 = 130,172

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 78,103
 ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.350 => TCV of Bldg: 1 = 105,439

2017 Est. T.C.V. 009-570-007-00 = 216,422

Est. TCV/Total Floor Area = 170.68, Most recent sale 07/15/2015 for 210,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
106,000	106,000	106,000	106,000	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,200	0	954	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT

Parcel Number: 009-570-007-00

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108,200	108,200	108,200	106,954	106,954	106,954
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009-570-008-00 2017 Est. T.C.V. BOHAC ANTHONY G & PAGGY A
 Property Class: 401 7609 W WHITE BIRCH AVE
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1800	60.00	206.00	1.0000	1.0000	1800	100		108,000
60 Actual Front Feet, 0.28 Total Acres Total Est. Land Value =								108,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.44	1.00	560	0	0
D/W/P: Patio Blocks	8.13	1.00	384	0	0
Dock: Light posts	21.31	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
Total Estimated Land Improvements True Cash Value =					2,375

Cost Est. for Res. Bldg: 1 Single Family 1S C1s C+5 Blt 1964

(11) Heating System: Electric Baseboard

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	70.47	-10.25	-0.28	1008	60,420

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
 WPP, Standard 10.86 192 2,085

(16) Deck/Balcony
 Treated Wood,Standard 7.32 172 1,259

(17) Garages
 Class:C Exterior: Siding Foundation: 18 Inch (Unfinished)
 Base Cost 18.95 480 9,096
 Automatic Doors 375.00 1 375
 Class:C Exterior: Siding Foundation: 18 Inch (Unfinished)
 Base Cost 25.85 32 827
 Common Wall: 1/2 Wall -525.00 1 -525

County Multiplier = 1.38 => Cost New = 115,849

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 81,095
 ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.390 => TCV of Bldg: 1 = 112,722

2017 Est. T.C.V. 009-570-008-00 = 223,097

Est. TCV/Total Floor Area = 221.33, Most recent sale 11/17/2016 for 234,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
109,500	109,500	109,500	103,840	0.90
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	2,000	0	7,660	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<- PRE/MBT

Parcel Number: 009-570-008-00

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111,500	111,500	111,500	104,774	111,500	0
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009-570-009-00 2017 Est. T.C.V. RINK JEFFREY A TRUST
 Property Class: 401 7599 W WHITE BIRCH AVE
 Map #: LAKE TOWNSHIP Lake City, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1800	60.00	207.00	1.0000	1.0000	1800	100		108,000
60 Actual Front Feet, 0.28 Total Acres Total Est. Land Value =								108,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.44	1.00	496	0	0
Fencing: Wd, Solid, 6 ft.	16.41	1.00	16	94	247
Dock: Light posts	21.31	1.00	390	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 =					2,622

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

(11) Heating System: Forced Air w/ Ducts

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	70.47	-10.25	0.00	1008	60,702

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
 CPP, Standard 11.93 183 2,183
 WPP, Standard 17.64 61 1,076

(17) Garages
 Class:C Exterior: Siding Foundation: 18 Inch (Unfinished)
 Base Cost 21.75 352 7,656
 Mechanical Doors 350.00 1 350
 Class:C Exterior: Block Foundation: 18 Inch (Unfinished)
 Base Cost 27.10 37 1,003
 Common Wall: 1/2 Wall -625.00 1 -625

County Multiplier = 1.38 => Cost New = 114,204

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 79,943
 ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.390 => TCV of Bldg: 1 = 111,121

2017 Est. T.C.V. 009-570-009-00 = 221,743

Est. TCV/Total Floor Area = 219.98, Most recent sale 08/18/2016 for 230,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
108,900	108,900	108,900	103,331	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,000	0	7,569	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
110,900	110,900	110,900	104,260	110,900	0

009-570-010-00 2017 Est. T.C.V. VEURINK GARY R & RUTH M LE
 Property Class: 401 7589 W WHITE BIRCH AVE
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1800	60.00	207.00	1.0000	1.0000	1800	100		108,000
60 Actual Front Feet, 0.28 Total Acres Total Est. Land Value =								108,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.44	1.00	192	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 1962

(11) Heating System: Forced Air w/ Ducts
 Ground Area = Size for Rates = 1285 SF Floor Area = 1285 SF.
 Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost
 1 Story Siding Crawl Space 67.53 -9.61 0.00 1285 74,427

Other Additions/Adjustments Rate Size Cost

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

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

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

(16) Porches
 CGEP (1 Story), Standard 34.77 176 6,120

(16) Deck/Balcony
 Treated Wood,Standard 6.15 551 3,389
 Treated Wood,Standard 9.73 60 584

(17) Garages
 Class:C Exterior: Siding Foundation: 18 Inch (Unfinished)
 Base Cost 23.10 308 7,115
 Mechanical Doors 350.00 1 350

County Multiplier = 1.38 => Cost New = 137,442

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 89,338
 ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.390 => TCV of Bldg: 1 = 124,179

2017 Est. T.C.V. 009-570-010-00 = 233,129

Est. TCV/Total Floor Area = 181.42

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
114,300	114,300	114,300	92,331	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	2,300	0	0	830	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
116,600	116,600	116,600	93,161	93,161	0

009-570-011-00	2017 Est. T.C.V.	MILLER JUDITH A TRUST
Property Class: 401		7579 W WHITE BIRCH AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1800	60.00	204.00	1.0000	1.0000	1800	100		108,000
60 Actual Front Feet, 0.28 Total Acres								Total Est. Land Value = 108,000

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

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

Cost Est. for Res. Bldg: 1 Single Family 1.75S Cls C+5 Blt 1973

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1438 SF Floor Area = 2516 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.75	Story Siding	Crawl Space	96.29	-9.32	0.00	1438	125,063

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
Fireplace: Direct-Vented Gas	1200.00	1	1,200

(16) Porches

WCP (1 Story), Standard	54.24	24	1,302
WPP, Standard	10.43	214	2,232

(16) Deck/Balcony

Wood Balcony, Roof	23.00	32	736
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(17) Garages

Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	20.45	504	10,307
Automatic Doors	375.00	1	375
Class:C Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	18.25	528	9,636
Automatic Doors	375.00	2	750

County Multiplier = 1.38 => Cost New = 219,989

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 153,992
ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.400 => TCV of Bldg: 1 = 215,589

2017 Est. T.C.V. 009-570-011-00 = 326,089

Est. TCV/Total Floor Area = 129.61

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
154,600	154,600	154,600	135,020	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	8,400	0	0	1,215	0	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
163,000	163,000	163,000	136,235	136,235	0	0

Parcel Number: 009-570-012-00

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	108,400	108,400	108,400	108,400	0.90	
2017	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	2,000	0	0	975	0
2017	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	110,400	110,400	110,400	109,375	109,375	0

009-570-013-00 2017 Est. T.C.V. MCPHILLIPS MICHAEL E & DOROTHY A
 Property Class: 401 7559 W WHITE BIRCH AVE
 Map #: LAKE TOWNSHIP Lake City, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1800	60.00	192.00	1.0000	1.0000	1800	100		108,000
60 Actual Front Feet, 0.26 Total Acres Total Est. Land Value =								108,000

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 CD Blt 1962

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1006 SF Floor Area = 1292 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	59.26	-8.75	0.00	720	36,367
2	Story Siding	Crawl Space	92.91	-8.75	0.00	286	24,070

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) Deck/Balcony
 Treated Wood,Standard 6.04 486 2,935
 Treated Wood w/Roof,Standard 21.65 104 2,252

(17) Garages
 Class:CD Exterior: Siding Foundation: 18 Inch (Unfinished)
 Base Cost 22.15 308 6,822
 Automatic Doors 375.00 1 375

County Multiplier = 1.38 => Cost New = 111,664

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 72,582
 ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.390 => TCV of Bldg: 1 = 100,889

2017 Est. T.C.V. 009-570-013-00 = 209,364
 Est. TCV/Total Floor Area = 162.05

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
102,900	102,900	102,900	80,708	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,800	0	0	726	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
104,700	104,700	104,700	81,434	81,434	0	

009-570-014-00 2017 Est. T.C.V. LEHMAN DUANE S TRUST
 Property Class: 401 7549 W WHITE BIRCH AVE
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1800	60.00	190.00	1.0000	1.0000	1800	100		108,000
60 Actual Front Feet, 0.26 Total Acres Total Est. Land Value =								108,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

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

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C-5 Blt 1974

(11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 1544 SF Floor Area = 1964 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Crawl Space	75.69	-8.27	-0.38	840	56,314
1	Story Siding	Basement	59.41	0.00	-0.26	704	41,642

Other Additions/Adjustments Rate Size Cost

(9) Basement Finish

Basement Living Finish	17.25	220	3,795
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Deck/Balcony

Treated Wood,Standard	6.55	332	2,175
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(17) Basement Garages

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

County Multiplier = 1.38 => Cost New = 162,925

Phy/Ab.Phy/Func/Econ/Comb.%Good= 71/100/100/100/71.0, Depr.Cost = 115,677

Separately Depreciated Items:

Square footage # 2 is depreciated at 83 %Good...	Base Cost Was =	41,642
County Multiplier = 1.38 =>	Cost New =	57,465
Phy/Ab.+hy/Func/Econ/Comb.%Good= 12/100/100/100/12.0,	Depr.Cost =	6,896
ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.400 => TCV of Bldg: 1 =		171,602

2017 Est. T.C.V. 009-570-014-00 = 280,552
 Est. TCV/Total Floor Area = 142.85

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
133,600	133,600	133,600	108,847	0.90		
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	6,700	0	0	979	0	0

Parcel Number: 009-570-014-00

Page: 2

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
140,300	140,300	140,300	109,826	109,826	0

009-570-015-00 2017 Est. T.C.V. CLARK KEVIN & JANE
 Property Class: 401 7539 W WHITE BIRCH AVE
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1800	60.00	189.00	1.0000	1.0000	1800	100		108,000
60 Actual Front Feet, 0.26 Total Acres Total Est. Land Value =								108,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Metal Prefab	9.03	1.00	48	94	407
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 =					882

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 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
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
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(16) Porches

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

Treated Wood,Standard	6.02	494	2,974
Treated Wood,Standard	7.32	140	1,025

(17) Garages

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

Base Cost	19.98	484	9,670
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 => Cost New = 107,077

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 69,600
 ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.390 => TCV of Bldg: 1 = 96,744

2017 Est. T.C.V. 009-570-015-00 = 205,626
 Est. TCV/Total Floor Area = 194.72, Most recent sale 07/13/2007 for 255,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
101,100	101,100	101,100	96,604	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	1,700	0	0	869	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
102,800	102,800	102,800	97,473	97,473	0

009-570-016-00	2017 Est. T.C.V.	HORN BRUCE L & CATHARINE G TRUST
Property Class: 401		7529 W WHITE BIRCH AVE
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1800	60.00	187.00	1.0000	1.0000	1800	100		108,000
60 Actual Front Feet, 0.26 Total Acres								Total Est. Land Value = 108,000

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.44	1.00	120	0	0
D/W/P: 4in Ren. Conc.	4.21	1.00	860	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 1.25S Cls C Blt 2015

(11) Heating System: Forced Air w/ Ducts
Ground Area = Size for Rates = 2846 SF Floor Area = 2846 SF.
Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost
1 Story Siding Crawl Space 57.93 -7.40 0.00 2174 109,852
1 Story Siding Overhang 33.76 0.00 0.00 672 22,687

Other Additions/Adjustments Rate Size Cost

(1) Exterior
Stone Veneer 10.25 16 164

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

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

(16) Porches
WPP, Standard 8.47 414 3,507

(16) Deck/Balcony
Treated Wood,Standard 6.37 464 2,956

(17) Garages
Class:BC Exterior: Siding Foundation: 42 Inch (Unfinished)
Base Cost 21.41 681 14,580
Common Wall: 1 Wall -1425.00 1 -1,425

County Multiplier = 1.38 => Cost New = 220,548
Notes: 2014 PART OF 1979 FOUNDATION REMAINED & USED FOR 2015 REBUILD. NEW STUDS & ROOF TRUSSES ALL AROUND. -TI

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 198,493

Separately Depreciated Items:

Local Cost Items:
GENERATOR 1500.00 1 1,500
Phy/Ab.Phy/Func/Econ/Comb.%Good= 95/100/100/100/95.0, Depr.Cost = 1,425

Total Depreciated Cost = 199,918
ECF (4520 NORTHSORE LAKE MISSAUKEE AREA)1.400 => TCV of Bldg: 1 = 279,886

Parcel Number: 009-570-016-00

Page: 2

2017 Est. T.C.V. 009-570-016-00				=	390,261	
Est. TCV/Total Floor Area = 137.13						
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
184,200	184,200	184,200	175,444	0.90		
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	10,900	0	0	1,578	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
195,100	195,100	195,100	177,022	177,022	177,022	

009-570-017-00 2017 Est. T.C.V. CURRIER LINDA W (TTEE)
 Property Class: 401 7519 W WHITE BIRCH AVE
 Map #: LAKE TOWNSHIP Lake City, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1800	60.00	183.00	1.0000	1.0000	1800	100		108,000
60 Actual Front Feet, 0.25 Total Acres Total Est. Land Value =								108,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

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

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C+10 Blt 1962

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1499 SF Floor Area = 1679 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25	Story Siding	Crawl Space	79.42	-9.66	0.00	720	50,227
1	Story Siding	Crawl Space	69.07	-9.66	0.00	84	4,990
1	Story Siding	Crawl Space	69.07	-9.66	0.00	695	41,290

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Porches

WCP (1 Story), Standard	36.06	54	1,947
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(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 = 169,023

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0, Depr.Cost = 143,669

Separately Depreciated Items:

Square footage # 1 is depreciated at 77 %Good...	Base Cost Was =	50,227
County Multiplier = 1.38 =>	Cost New =	69,314
Phy/Ab.Phy/Func/Econ/Comb.%Good= -8/100/100/100/-8.0,	Depr.Cost =	-5,545

(16) Deck/Balcony

Treated Wood,Standard	6.15	602	3,702
County Multiplier = 1.38 =>	Cost New =	5,109	
Phy/Ab.Phy/Func/Econ/Comb.%Good= 87/100/100/100/87.0,	Depr.Cost =	4,445	

Total Depreciated Cost = 142,569
 ECF (4520 NORTHSORE LAKE MISSAUKEE AREA)1.400 => TCV of Bldg: 1 = 199,597

Parcel Number: 009-570-017-00

Page: 2

2017 Est. T.C.V. 009-570-017-00		=	308,547		
Est. TCV/Total Floor Area = 183.77					
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
146,500	146,500	146,500	115,467	0.90	
2017	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	7,800	0	1,039	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
154,300	154,300	154,300	116,506	116,506	0

009-570-018-00 2017 Est. T.C.V. CARLSON ROBERT & PHYLLIS
 Property Class: 401 7509 W WHITE BIRCH AVE
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1800	60.00	172.00	1.0000	1.0000	1800	100		108,000
60 Actual Front Feet, 0.24 Total Acres Total Est. Land Value =								108,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Ren. Conc.	4.21	1.00	1250	0	0
Shed: Metal Prefab	8.98	1.00	96	50	431
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 2500	2500.00	1.00	1.0	92	2,300
Total Estimated Land Improvements True Cash Value =					2,731

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C+5 Blt 1975

(11) Heating System: Forced Air w/ Ducts
 Ground Area = Size for Rates = 884 SF Floor Area = 1105 SF.
 Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost
 1.25 Story Siding Crawl Space 83.18 -10.62 0.00 884 64,143

Other Additions/Adjustments Rate Size Cost

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

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

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

(16) Porches
 WGEP (1 Story), Standard 28.16 286 8,054

(16) Deck/Balcony
 Treated Wood,Standard 6.10 711 4,337
 Wood Balcony 17.50 56 980

(17) Garages
 Class:C Exterior: Siding Foundation: 42 Inch (Finished)
 Base Cost 22.72 572 12,996
 Common Wall: 1 Wall -1300.00 1 -1,300
 Automatic Doors 375.00 1 375

County Multiplier = 1.38 => Cost New = 140,204

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 91,132
 ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.400 => TCV of Bldg: 1 = 127,585

2017 Est. T.C.V. 009-570-018-00 = 238,316
 Est. TCV/Total Floor Area = 215.67, Most recent sale 06/07/2013 for 235,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
114,200	114,200	114,200	113,639	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	5,000	0	0	1,022	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
119,200	119,200	119,200	114,661	114,661	0	

009-575-001-00 2017 Est. T.C.V. BARTHOLOMEW FRED B & KAREN
 Property Class: 401 4766 S DICKERSON RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 30/FF	163.00	270.00	1.0000	1.0000	30	100		4,890
163 Actual Front Feet, 1.01 Total Acres Total Est. Land Value =								4,890

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

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

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C Blt 2005

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1532 SF Floor Area = 1915 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25	Siding	Basement	72.00	0.00	2.42	1532	114,011

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
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(16) Porches

WCP (1 Story), Standard	38.16	48	1,832
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(17) Garages

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

Base Cost	19.60	552	10,819
Common Wall: 1 Wall	-1300.00	1	-1,300
Automatic Doors	375.00	1	375

County Multiplier = 1.38 => Cost New = 188,504

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 169,654
 ECF (409 - RURAL SUBS) 0.950 => TCV of Bldg: 1 = 161,171

2017 Est. T.C.V. 009-575-001-00 = 168,561

Est. TCV/Total Floor Area = 88.02, Most recent sale 04/21/2006 for 9,500

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
80,300	80,300	80,300	71,112	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	4,000	0	640	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
84,300	84,300	84,300	71,752	71,752	71,752

009-575-002-00 2017 Est. T.C.V. SILER BRADLEY S & SARAH JEAN
 Property Class: 402 DICKERSON RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 30/FF	163.00	270.00	1.0000	1.0000	30	100		4,890
163 Actual Front Feet, 1.01 Total Acres Total Est. Land Value =								4,890

2017 Est. T.C.V. 009-575-002-00 = 4,890

Est. TCV/Total Floor Area = 2.55, Most recent sale 06/27/2016 for 6,500

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
3,300	3,300	3,300	3,300	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-900	0	0	-900	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
2,400	2,400	2,400	3,329	2,400	0	

009-575-003-00 2017 Est. T.C.V. HERWERYER DONALD & SHARON
 Property Class: 401 4828 S DICKERSON RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 8.RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 30/FF	163.00	270.00	1.0000	1.0000	30	100		4,890
163 Actual Front Feet, 1.01 Total Acres Total Est. Land Value =								4,890

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

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

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 2007

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1772 SF Floor Area = 1772 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	61.31	0.00	1.92	1772	112,044

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) 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	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 = 183,703

Phy/Ab.Phy/Func/Econ/Comb.%Good= 92/100/100/100/92.0, Depr.Cost = 169,007
 ECF (409 - RURAL SUBS) 0.950 => TCV of Bldg: 1 = 160,557

2017 Est. T.C.V. 009-575-003-00 = 166,397

Est. TCV/Total Floor Area = 93.90, Most recent sale 01/30/2014 for 131,700

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
79,200	79,200	79,200	70,109	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	4,000	0	630	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
83,200	83,200	83,200	70,739	70,739	70,739	

009-575-004-00 2017 Est. T.C.V. GRUNO GARY & PAULA
 Property Class: 401 4856 S DICKERSON RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 8.RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 30/FF	163.00	270.00	1.0000	1.0000	30	100		4,890
163 Actual Front Feet, 1.01 Total Acres Total Est. Land Value =								4,890

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	50	1,250
Total Estimated Land Improvements True Cash Value =					1,250

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 2005

(11) Heating System: Forced Air w/ Ducts

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	63.87	-9.04	0.00	1344	73,692

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) Deck/Balcony

Treated Wood,Standard	16.98	20	340
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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 = 131,135

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 118,021
 ECF (409 - RURAL SUBS) 0.950 => TCV of Bldg: 1 = 112,120

2017 Est. T.C.V. 009-575-004-00 = 118,260

Est. TCV/Total Floor Area = 87.99, Most recent sale 12/08/2004 for 11,900

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
56,600	56,600	56,600	50,250	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,500	0	452	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
59,100	59,100	59,100	50,702	50,702	50,702

009-575-005-00 2017 Est. T.C.V. RIVER WOODS ESTATES LLC
 Property Class: 402 S DICKERSON RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 30/FF	163.00	270.00	1.0000	1.0000	30	100		4,890
163 Actual Front Feet, 1.01 Total Acres Total Est. Land Value =								4,890

2017 Est. T.C.V. 009-575-005-00 = 4,890

Est. TCV/Total Floor Area = 3.64

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
3,300	3,300	3,300	411	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-900	0	0	3	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
2,400	2,400	2,400	414	414	0	

009-575-006-00 2017 Est. T.C.V. RIVER WOODS ESTATES LLC
 Property Class: 402 DICKERSON RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 30/FF	162.00	270.00	1.0000	1.0000	30	100		4,860
162 Actual Front Feet, 1.00 Total Acres Total Est. Land Value =								4,860

2017 Est. T.C.V. 009-575-006-00 = 4,860

Est. TCV/Total Floor Area = 3.62

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
3,200	3,200	3,200	411	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-800	0	0	3	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
2,400	2,400	2,400	414	414	0	

009-575-007-00 2017 Est. T.C.V. RIVER WOODS ESTATES LLC
 Property Class: 402 DICKERSON RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 8.RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 30/FF	135.00	298.00	1.0000	1.0000	30	100		4,050
135 Actual Front Feet, 0.92 Total Acres Total Est. Land Value =								4,050

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	10	100
Total Estimated Land Improvements True Cash Value =					100

2017 Est. T.C.V. 009-575-007-00 = 4,150

Est. TCV/Total Floor Area = 3.09

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
2,800	2,800	2,800	411	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-700	0	3	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
2,100	2,100	2,100	414	414	0

009-575-008-00 2017 Est. T.C.V. RIVER WOODS ESTATES LLC
 Property Class: 402 BLUE RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> SITE 10K					10000	100		10,000
135 Actual Front Feet, 0.91 Total Acres							Total Est. Land Value =	10,000

2017 Est. T.C.V. 009-575-008-00 = 10,000

Est. TCV/Total Floor Area = 7.44

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
5,000	5,000	5,000	411	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	3	0	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
5,000	5,000	5,000	414	414	0	

009-575-009-00 2017 Est. T.C.V. RIVER WOODS ESTATES LLC
 Property Class: 402 BLUE RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> SITE 10K					10000	100		10,000
135 Actual Front Feet, 0.91 Total Acres							Total Est. Land Value =	10,000

2017 Est. T.C.V. 009-575-009-00 = 10,000

Est. TCV/Total Floor Area = 7.44

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
5,000	5,000	5,000	411	0.90		
2017 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	3	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
5,000	5,000	5,000	414	414	0	

009-575-010-00 2017 Est. T.C.V. ANDERSON DANIAL B & MARJORIE M
 Property Class: 402 BLUE RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> SITE 10K					10000	100		10,000
135 Actual Front Feet, 0.81 Total Acres							Total Est. Land Value =	10,000

2017 Est. T.C.V. 009-575-010-00 = 10,000

Est. TCV/Total Floor Area = 7.44

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
5,000	5,000	5,000	4,312	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	38	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
5,000	5,000	5,000	4,350	4,350	0	

009-575-012-00 2017 Est. T.C.V. GAULD HOLLY D
 Property Class: 402 BLUE RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> SITE 10K					10000	100		10,000
127 Actual Front Feet, 0.61 Total Acres							Total Est. Land Value =	10,000

2017 Est. T.C.V. 009-575-012-00 = 10,000

Est. TCV/Total Floor Area = 6.01, Most recent sale 08/18/2005 for 12,500

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
5,000	5,000	5,000	3,651	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	32	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
5,000	5,000	5,000	3,683	3,683	3,683	

009-575-013-00	2017 Est. T.C.V.	FULLER HOLLY D
Property Class: 401		8191 W BLUE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

		* Factors *		EFF			
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
<Site Value B> SITE 10K					10000 100		10,000
122 Actual Front Feet, 0.57 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 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 2005

(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	Basement	63.87	0.00	0.00	1344	85,841

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
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(16) Porches

WCP (1 Story), Standard	25.55	128	3,270
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(16) Deck/Balcony

Treated Wood, Standard	6.59	320	2,109
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(17) Garages

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

Base Cost	18.40	624	11,482
Common Wall: 1 Wall	-1300.00	1	-1,300
Automatic Doors	375.00	1	375

County Multiplier = 1.38 => Cost New = 155,439

Phy/Ab.Phy/Func/Econ/Comb.%Good= 95/100/100/100/95.0, Depr.Cost = 147,667
ECF (414-RIVER WOODS, 240 CLAM RIVER SUB)0.950 => TCV of Bldg: 1 = 140,284

2017 Est. T.C.V. 009-575-013-00 = 152,784

Est. TCV/Total Floor Area = 113.68, Most recent sale 11/01/2004 for 11,500

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
72,200	72,200	72,200	61,550	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	4,200	0	0	553	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
76,400	76,400	76,400	62,103	62,103	62,103

009-575-014-00 2017 Est. T.C.V. DINGEE MARK & HOLLY
 Property Class: 401 4931 RIVERWOODS RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> SITE 10K					10000	100		10,000
140 Actual Front Feet, 0.80 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: Patio Blocks	8.13	1.00	120	0	0
D/W/P: Asphalt Paving	1.61	1.00	480	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 2500	2500.00	1.00	1.0	50	1,250
Total Estimated Land Improvements True Cash Value =					1,250

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

(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
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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) Deck/Balcony

Treated Wood,Standard	8.56	90	770
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(17) Garages

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

Base Cost	19.20	576	11,059
Common Wall: 1 Wall	-1300.00	1	-1,300
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 => Cost New = 135,247

Notes: BOCA MODULAR

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0, Depr.Cost = 114,960
 ECF (414-RIVER WOODS, 240 CLAM RIVER SUB)0.700 => TCV of Bldg: 1 = 80,472

2017 Est. T.C.V. 009-575-014-00			=	91,722	
Est. TCV/Total Floor Area = 60.66, Most recent sale 09/15/2015 for 81,375					
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
39,900	39,900	39,900	39,900	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	6,000	0	359	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
45,900	45,900	45,900	40,259	40,259	40,259

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009-575-015-00 2017 Est. T.C.V. LANTZ RICHARD & CAROLYN
 Property Class: 401 4765 RIVERWOODS RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> SITE 10K					10000	100		10,000
155 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
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 CD Blt 2001

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1456 SF Floor Area = 1456 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	55.50	0.00	0.00	1456	80,808

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) Porches

WCP (1 Story), Standard	21.08	192	4,047
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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	17.09	676	11,553
Common Wall: 1 Wall	-1225.00	1	-1,225

County Multiplier = 1.38 => Cost New = 145,223

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 130,700
 ECF (414-RIVER WOODS, 240 CLAM RIVER SUB)0.950 => TCV of Bldg: 1 = 124,165

2017 Est. T.C.V. 009-575-015-00 = 136,665

Est. TCV/Total Floor Area = 93.86, Most recent sale 02/01/2001 for 6,700

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
64,600	64,600	64,600	56,352	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	3,700	0	507	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
68,300	68,300	68,300	56,859	56,859	56,859	

009-576-016-00	2017 Est. T.C.V.	NOLES ROBERT E SR & ANITA D
Property Class: 401		4798 RIVER WOODS RD
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
RVR WDS EST 2	150.00	255.00	1.0000	1.0000	100	100		15,000
150 Actual Front Feet, 0.88 Total Acres Total Est. Land Value =								15,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Asphalt Paving	1.61	1.00	1700	0	0
D/W/P: 4in Ren. Conc.	4.21	1.00	432	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 2005

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1445 SF Floor Area = 1445 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	69.45	0.00	2.11	1445	103,404

Other Additions/Adjustments	Rate	Size	Cost
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(1) Exterior

Brick Veneer	8.25	200	1,650
Walk out Basement Door(s)	775.00	1	775

(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
Security System	3235.00	1	3,235
Fireplace: Interior 2 Story	3825.00	1	3,825

(16) Porches

CCP (1 Story), Standard	34.76	64	2,225
CCP (1 Story), Standard	31.10	88	2,737

(16) Deck/Balcony

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

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

Base Cost	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 = 196,149

Phy/Ab.Phy/Func/Econ/Comb.%Good= 95/100/100/100/95.0, Depr.Cost = 186,342

Separately Depreciated Items:

(9) Basement Finish

Basement Recreation Finish	11.45	960	10,992
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Parcel Number: 009-576-016-00

Page: 2

County Multiplier = 1.38 =>	Cost New =	15,169
Phy/Ab.Phy/Func/Econ/Comb.%Good= 50/100/100/100/50.0,	Depr.Cost =	7,584
	Total Depreciated Cost =	193,926
ECF (414-RIVER WOODS, 240 CLAM RIVER SUB)0.950 => TCV of Bldg: 1 =		184,230

2017 Est. T.C.V. 009-576-016-00 = 201,730

Est. TCV/Total Floor Area = 139.61, Most recent sale 04/05/2006 for 250,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
95,400	95,400	95,400	83,153	0.90		
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	5,500	0	0	748	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
100,900	100,900	100,900	83,901	83,901	83,901	

009-576-017-00 2017 Est. T.C.V. BUCHANAN ROBERT B & DIANE L
 Property Class: 402 RIVER WOODS DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
RVR WDS EST 2	150.00	238.60	1.0000	1.0000	100	100		15,000
150 Actual Front Feet, 0.82 Total Acres Total Est. Land Value =								15,000

2017 Est. T.C.V. 009-576-017-00 = 15,000

Est. TCV/Total Floor Area = 10.38, Most recent sale 01/31/2005 for 20,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
7,500	7,500	7,500	7,500	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
7,500	7,500	7,500	7,567	7,500	7,500

009-576-018-00 2017 Est. T.C.V. BUCHANAN ROBERT B & DIANE L
 Property Class: 401 4828 RIVERWOODS RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
RVR WDS EST 2	155.00	218.00	1.0000	1.0000	100	100		15,500
155 Actual Front Feet, 0.78 Total Acres Total Est. Land Value =								15,500

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 2500	2500.00	1.00	1.0	100	2,500
Total Estimated Land Improvements True Cash Value =					2,500

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C+5 Blt 2004

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1304 SF Floor Area = 1304 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	67.36	0.00	2.01	1304	90,458

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

(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

Treated Wood w/Roof,Standard	18.80	176	3,309
Treated Wood,Standard	7.90	120	948

(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 = 161,331

Phy/Ab.Phy/Func/Econ/Comb.%Good= 94/100/100/100/94.0, Depr.Cost = 151,652
 ECF (414-RIVER WOODS, 240 CLAM RIVER SUB)0.950 => TCV of Bldg: 1 = 144,069

2017 Est. T.C.V. 009-576-018-00					=	162,069
Est. TCV/Total Floor Area = 124.29, Most recent sale 05/19/2004 for 18,900						
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
76,700	76,700	76,700	67,460	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	4,300	0	607	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
81,000	81,000	81,000	68,067	68,067	68,067	

009-576-019-00 2017 Est. T.C.V. DERUITER BERNARD
Property Class: 401 4880 RIVER WOODS RD
Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
RVR WDS EST 2	155.00	218.00	1.0000	1.0000	100	100		15,500
155 Actual Front Feet, 0.78 Total Acres Total Est. Land Value =								15,500

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 2500	2500.00	1.00	1.0	100	2,500
Total Estimated Land Improvements True Cash Value =					2,500

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C+5 Blt 2004

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1566 SF Floor Area = 1566 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	65.51	0.00	2.01	1566	105,736

Other Additions/Adjustments Rate Size Cost

(9) Basement Finish

Basement Recreation Finish	11.45	900	10,305
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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	28.61	103	2,947
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(17) Garages

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

Base Cost	17.28	720	12,442
Common Wall: 1 Wall	-1300.00	1	-1,300
Automatic Doors	375.00	2	750

County Multiplier = 1.38 => Cost New = 195,601

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 176,041
ECF (414-RIVER WOODS, 240 CLAM RIVER SUB)0.950 => TCV of Bldg: 1 = 167,239

2017 Est. T.C.V. 009-576-019-00					=	185,239
Est. TCV/Total Floor Area = 118.29, Most recent sale 06/30/2015 for 171,900						
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
87,600	87,600	87,600	87,600	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	5,000	0	0	788	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
92,600	92,600	92,600	88,388	88,388	88,388	

009-576-020-00 2017 Est. T.C.V. ASHTON III HARRY E & LISA M
 Property Class: 401 4910 S RIVER WOODS RD
 Map #: LAKE TOWNSHIP Lake City, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
RVR WDS EST 2	173.00	240.00	1.0000	1.0000	100	100		17,300
173 Actual Front Feet, 0.95 Total Acres Total Est. Land Value =								17,300

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	4.04	1.00	1600	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 1.5S Cls BC Blt 2005

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1803 SF Floor Area = 2512 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Basement	90.61	0.00	2.77	1419	132,506
1	Story Siding	Overhang	39.98	0.00	0.00	384	15,352

Other Additions/Adjustments	Rate	Size	Cost
Walk out Basement Door(s)	1025.00	1	1,025

(13) Plumbing

Average Fixture(s)	1120.00	1	1,120
3 Fixture Bath	3525.00	1	3,525
2 Fixture Bath	2350.00	1	2,350
Separate Shower	1390.00	1	1,390

(14) Water/Sewer

Well, 100 Feet	3050.00	1	3,050
1000 Gal Septic	3550.00	1	3,550

(15) Built-Ins & Fireplaces

Appliance Allowance	2610.00	1	2,610
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(16) Porches

CCP (1 Story), Standard	32.78	98	3,212
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(16) Deck/Balcony

Treated Wood, Standard	8.48	144	1,221
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(17) Garages

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

Base Cost	27.35	576	15,754
Common Wall: 1.5 Wall	-2150.00	1	-2,150
Automatic Doors	425.00	2	850

County Multiplier = 1.38 => Cost New = 255,805

Phy/Ab.Phy/Func/Econ/Comb.%Good= 95/100/100/100/95.0, Depr.Cost = 243,014
 ECF (414-RIVER WOODS, 240 CLAM RIVER SUB)0.950 => TCV of Bldg: 1 = 230,864

2017 Est. T.C.V. 009-576-020-00 = 252,914

Est. TCV/Total Floor Area = 100.68, Most recent sale 07/08/2005 for 21,500

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
120,200	120,200	120,200	105,063	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	6,300	0	0	945	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT

Parcel Number: 009-576-020-00

Page: 2

126,500	126,500	126,500	106,008	106,008	106,008
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009-576-021-00 2017 Est. T.C.V. ASHTON HARRY E & LISA M III
 Property Class: 402 RIVER WOODS RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
RVR WDS EST 2	173.00	254.00	1.0000	1.0000	100	100		17,300
173 Actual Front Feet, 1.01 Total Acres Total Est. Land Value =								17,300

2017 Est. T.C.V. 009-576-021-00 = 17,300

Est. TCV/Total Floor Area = 6.89, Most recent sale 04/20/2006 for 22,500

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
8,700	8,700	8,700	8,700	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	
8,700	8,700	8,700	8,778	8,700	8,700	

009-576-022-00	2017 Est. T.C.V.	SCOTT MICHAEL & BETH
Property Class: 402		RIVER WOODS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table R57X.RIVER CLAM SUB TYPES
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B \$100/FF	163.00	270.00	1.0000	1.0000	100	100		16,300
163 Actual Front Feet, 1.01 Total Acres							Total Est. Land Value =	16,300

2017 Est. T.C.V. 009-576-022-00 = 16,300

Est. TCV/Total Floor Area = 6.49, Most recent sale 10/20/2005 for 24,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
8,200	8,200	8,200	8,200	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
8,200	8,200	8,200	8,273	8,200	0

009-576-023-00 2017 Est. T.C.V. RIVER WOODS ESTATES LLC
 Property Class: 402 RIVER WOODS RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table R57X.RIVER CLAM SUB TYPES
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> SITE					20000	100		20,000
163 Actual Front Feet, 1.01 Total Acres							Total Est. Land Value =	20,000

2017 Est. T.C.V. 009-576-023-00 = 20,000

Est. TCV/Total Floor Area = 7.96

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
10,000	10,000	10,000	1,121	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	10	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
10,000	10,000	10,000	1,131	1,131	0	

009-576-024-00 2017 Est. T.C.V. RIVER WOODS ESTATES LLC
 Property Class: 402 RIVER WOODS
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table R57X.RIVER CLAM SUB TYPES
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> SITE		\$20,000			20000	100		20,000
163 Actual Front Feet, 1.01 Total Acres							Total Est. Land Value =	20,000

2017 Est. T.C.V. 009-576-024-00 = 20,000

Est. TCV/Total Floor Area = 7.96

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
10,000	10,000	10,000	1,120	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	
10,000	10,000	10,000	1,130	1,130	0	

009-576-025-00 2017 Est. T.C.V. RIVER WOODS ESTATES LLC
 Property Class: 402 RIVER WOODS
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table R57X.RIVER CLAM SUB TYPES
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> SITE		\$20,000			20000	100		20,000
148 Actual Front Feet, 0.94 Total Acres							Total Est. Land Value =	20,000

2017 Est. T.C.V. 009-576-025-00 = 20,000

Est. TCV/Total Floor Area = 7.96

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
10,000	10,000	10,000	1,247	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	11	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
10,000	10,000	10,000	1,258	1,258	0	

009-576-026-00 2017 Est. T.C.V. RIVER WOODS ESTATES LLC
 Property Class: 402 RIVER WOODS
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table R57X.RIVER CLAM SUB TYPES
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> SITE		\$20,000			20000	100		20,000
175 Actual Front Feet, 1.31 Total Acres							Total Est. Land Value =	20,000

2017 Est. T.C.V. 009-576-026-00 = 20,000

Est. TCV/Total Floor Area = 7.96

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
10,000	10,000	10,000	1,749	0.90

2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	15	0

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
10,000	10,000	10,000	1,764	1,764	0

009-576-027-00	2017 Est. T.C.V.	GRISWOLD RAYMOND A & ELIZABETH S
Property Class: 402		RIVER WOODS
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table R57X.RIVER CLAM SUB TYPES
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> SITE		\$20,000			20000	100		20,000
171 Actual Front Feet, 1.19 Total Acres							Total Est. Land Value =	20,000

2017 Est. T.C.V. 009-576-027-00 = 20,000

Est. TCV/Total Floor Area = 7.96, Most recent sale 11/12/2014 for 22,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
10,000	10,000	10,000	10,000	0.90

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

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
10,000	10,000	10,000	10,090	10,000	0

009-576-028-00 2017 Est. T.C.V. DEBOER ALFRED G & DORIS E TRUST
 Property Class: 401 4857 RIVER WOODS RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

		* Factors *		EFF				
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
RVR WDS EST 2	126.00	243.00	1.0000	1.0000	100	100		12,600
126 Actual Front Feet, 0.70 Total Acres					Total Est. Land Value =			12,600

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

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

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C+5 Blt 2004

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1948 SF Floor Area = 1948 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	63.58	0.00	2.01	1948	127,769

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	2	4,800

(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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(17) Garages

Class:C Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	22.65	576	13,046
Common Wall: 2 Wall	-2575.00	1	-2,575
Automatic Doors	375.00	1	375
Class:C Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	34.10	180	6,138
Common Wall: 1 Wall	-1300.00	1	-1,300
Automatic Doors	375.00	1	375

County Multiplier = 1.38 => Cost New = 217,852

Phy/Ab.Phy/Func/Econ/Comb.%Good= 95/100/100/100/95.0, Depr.Cost = 206,959

Separately Depreciated Items:

(16) Porches

CCP (1 Story), Standard	30.89	90	2,780
County Multiplier = 1.38 =>			Cost New = 3,837
Phy/Ab.Phy/Func/Econ/Comb.%Good= 94/100/100/100/94.0,			Depr.Cost = 3,606

Total Depreciated Cost = 210,566

ECF (414-RIVER WOODS, 240 CLAM RIVER SUB)0.950 => TCv of Bldg: 1 = 200,037

2017 Est. T.C.V. 009-576-028-00 = 215,137

Est. TCv/Total Floor Area = 110.44, Most recent sale 04/23/2004 for 17,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
101,600	101,600	101,600	88,147	0.90

Parcel Number: 009-576-028-00

Page: 2

2017	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	6,000	0	0	793	0
2017 Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	107,600	107,600	107,600	88,940	88,940	88,940

009-576-029-00 2017 Est. T.C.V. KEHL RICHARD R
 Property Class: 401 4845 S RIVER WOODS RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

		* Factors *		EFF		
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
RVR WDS EST 2	136.00	243.00	1.0000	1.0000	100 100	13,600
136 Actual Front Feet, 0.76 Total Acres Total Est. Land Value =						13,600

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

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

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C+5 Blt 2001

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1120 SF Floor Area = 1400 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25	Siding	Basement	79.52	0.00	0.00	1120	89,062

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
Fireplace: Interior 2 Story	3825.00	1	3,825
Fireplace: Raised Hearth	170.00	1	170

(16) Porches

WCP (1 Story), Standard	24.46	144	3,522
WCP (1 Story), Standard	20.35	240	4,884

(17) Garages

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

Base Cost	19.49	784	15,280
Common Wall: 1 Wall	-1300.00	1	-1,300
Automatic Doors	375.00	1	375

County Multiplier = 1.38 => Cost New = 177,025

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 159,322
 ECF (414-RIVER WOODS, 240 CLAM RIVER SUB)0.950 => TCV of Bldg: 1 = 151,356

2017 Est. T.C.V. 009-576-029-00 = 167,456

Est. TCV/Total Floor Area = 119.61, Most recent sale 03/02/2004 for 180,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
79,200	79,200	79,200	69,295	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	4,500	0	0	623	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
83,700	83,700	83,700	69,918	69,918	69,918

009-576-030-00 2017 Est. T.C.V. RENDON BRUCE R & DAIRE LYNN
 Property Class: 401 4833 S RIVERWOODS RD
 Map #: LAKE TOWNSHIP Lake City, MI 49651

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

		* Factors *		EFF				
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
RVR WDS EST 2	260.00	300.00	1.0000	1.0000	100	100		26,000
260 Actual Front Feet, 1.79 Total Acres Total Est. Land Value =								26,000

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Asphalt Paving	1.86	1.00	2250	94	3,934
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 =					6,434

Cost Est. for Res. Bldg: 1 Single Family 1S Cls BC Blt 2007

(11) Heating System: Forced Heat & Cool
 Ground Area = Size for Rates = 2004 SF Floor Area = 2004 SF.
 Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost
 1 Story Siding Basement 72.75 0.00 1.85 2004 149,498

Other Additions/Adjustments Rate Size Cost

(1) Exterior
 Stone Veneer 11.20 416 4,659

(9) Basement Finish
 Basement Recreation Finish 13.50 1000 13,500
 Walk out Basement Door(s) 1025.00 1 1,025

(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
 Well, 100 Feet 3050.00 1 3,050
 1000 Gal Septic 3550.00 1 3,550

(15) Built-Ins & Fireplaces
 Appliance Allowance 2610.00 1 2,610

(16) Porches
 CCP (1 Story), Standard 29.75 120 3,570
 CCP (1 Story), Standard 29.75 120 3,570
 CCP (1 Story), Standard 28.52 132 3,765

(16) Deck/Balcony
 Treated Wood,Standard 8.30 160 1,328

(17) Garages
 Class:BC Exterior: Siding Foundation: 42 Inch (Finished)
 Base Cost 21.33 980 20,903
 Common Wall: 1 Wall -1425.00 1 -1,425
 Automatic Doors 425.00 2 850

County Multiplier = 1.38 => Cost New = 304,944

Phy/Ab.Phy/Func/Econ/Comb.%Good= 95/100/100/100/95.0, Depr.Cost = 289,696
 ECF (414-RIVER WOODS, 240 CLAM RIVER SUB)0.950 => TCV of Bldg: 1 = 275,212

2017 Est. T.C.V. 009-576-030-00 = 307,646

Parcel Number: 009-576-030-00

Page: 2

Est. TCV/Total Floor Area = 153.52, Most recent sale 05/24/2007 for 37,500

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
145,600	145,600	145,600	127,584	0.90		
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	8,200	0	0	1,148	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
153,800	153,800	153,800	128,732	128,732	128,732	

009-580-001-00 2017 Est. T.C.V. KIRBY BENJAMIN R & LYNETTE M &
Property Class: 401 1876 S SCHNEIDER ST
Map #: LAKE TOWNSHIP Lake City, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP H \$800	79.00	100.00	0.9335	1.0000	800	100		58,999
79 Actual Front Feet, 0.18 Total Acres Total Est. Land Value =								58,999

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

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

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

(11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 780 SF Floor Area = 1170 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Basement	90.11	0.00	-0.40	780	69,974

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: Prefab 2 Story	2505.00	1	2,505

(16) Porches

WCP (1 Story), Standard	54.24	24	1,302
WPP, Standard	9.73	260	2,530

(16) Deck/Balcony

Treated Wood, Standard	6.61	312	2,062
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County Multiplier = 1.38 => Cost New = 121,557

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 109,401
ECF (410- SAPPHIRE LAKE AREA) 1.300 => TCV of Bldg: 1 = 142,222

2017 Est. T.C.V. 009-580-001-00 = 203,646

Est. TCV/Total Floor Area = 174.06, Most recent sale 02/07/2007 for 228,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
104,600	104,600	104,600	86,864	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-2,800	0	781	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
101,800	101,800	101,800	87,645	87,645	0

009-580-003-00 2017 Est. T.C.V. EDBERG KENETH D & WENDY S
 Property Class: 401 1846 S SCHNEIDER ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP H \$800	65.00	110.00	0.9802	1.0000	800	100		50,970
65 Actual Front Feet, 0.16 Total Acres Total Est. Land Value =								50,970

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

Unit	Exterior	Roof	Rate	Heat/Roof	Ext.(%)	Size	Cost
BaseUnit	Ribbed	Metal	43.30	-0.79	-5	500	20,173
Other Additions/Adjustments							
			Rate			Size	Cost
Addition/Slab			31.75			400	12,700
Free Standing Roof			4.35			900	3,915
(2) Skirting							
Metal Enamel			5.60			120	672
(9) Foundation							
Foundation Wall: Concrete			7.28			0	0
(13) Plumbing							
Average Fixture(s)			465.00			1	465
(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
(17) Garages							
Class:CD Exterior: Pole Foundation: 18 Inch (Unfinished)							
Base Cost			11.14			768	8,556
Mechanical Doors			350.00			2	700
County Multiplier = 1.38 =>						Cost New =	70,245
Phy/Ab.Phy/Func/Econ/Comb.%Good= 35/100/100/100/35.0,						Depr.Cost =	24,586
ECF (410- SAPPHIRE LAKE AREA) 0.600 => TCV of Bldg: 1 =							14,751

2017 Est. T.C.V. 009-580-003-00	=	66,691			
Est. TCV/Total Floor Area = 74.10, Most recent sale 03/15/2012 for 77,000					
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
37,100	37,100	37,100	37,100	0.90	
2017	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-3,800	0	0	-3,800	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
33,300	33,300	33,300	37,433	33,300	0

009-580-004-00 2017 Est. T.C.V. CHANDLER WAYNE L & DONNA J
 Property Class: 401 1840 S SCHNEIDER ST
 Map #: LAKE TOWNSHIP Lake City, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP H \$800	65.00	110.00	0.9802	1.0000	800	100		50,970
65 Actual Front Feet, 0.16 Total Acres Total Est. Land Value =								50,970

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.0	94	940
Total Estimated Land Improvements True Cash Value =					940

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 1942

(11) Heating System: Wall/Floor Furnace

Ground Area = Size for Rates = 300 SF Floor Area = 300 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	63.46	-11.86	-0.78	300	15,246

Other Additions/Adjustments Rate Size Cost

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

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

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

County Multiplier = 1.38 => Cost New = 26,900

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, Depr.Cost = 14,795
 ECF (410- SAPPHIRE LAKE AREA) 1.200 => TCV of Bldg: 1 = 17,754

2017 Est. T.C.V. 009-580-004-00 = 69,664

Est. TCV/Total Floor Area = 232.21, Most recent sale 09/14/2012 for 70,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
38,500	38,500	38,500	37,296	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-3,700	0	-2,496	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
34,800	34,800	34,800	37,631	34,800	34,800

009-580-005-00 2017 Est. T.C.V. VERPLANCK JACK A & MARY L TRUST
 Property Class: 401 1830 S SCHNEIDER ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP H \$800	66.00	113.00	0.9765	1.0000	800	100		51,557
66 Actual Front Feet, 0.17 Total Acres Total Est. Land Value =								51,557

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	1028	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 2500	2500.00	1.00	1.0	94	2,350
Total Estimated Land Improvements True Cash Value =					2,350

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C-5 Blt 2009

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1612 SF Floor Area = 1612 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	58.98	0.00	1.82	1612	98,010

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

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

CCP (1 Story), Standard	27.17	120	3,260
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(16) Deck/Balcony

Treated Wood,Standard	6.10	698	4,258
Treated Wood,Standard	8.82	80	706

(16) Breezeways

Frame Wall,Unfinished	23.25	182	4,232
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(17) Garages

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

Base Cost	17.28	720	12,442
Common Wall: 1/2 Wall	-650.00	1	-650
Automatic Doors	375.00	1	375

County Multiplier = 1.38 => Cost New = 183,290

Phy/Ab.Phy/Func/Econ/Comb.%Good= 95/100/100/100/95.0, Depr.Cost = 174,125

ECF (410- SAPPHIRE LAKE AREA) 1.300 => TCV of Bldg: 1 = 226,363

2017 Est. T.C.V. 009-580-005-00 = 280,270

Est. TCV/Total Floor Area = 173.86

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
138,900	138,900	138,900	105,708	0.90		
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses

Parcel Number: 009-580-005-00

Page: 2

0	1,200	0	0	951	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
140,100	140,100	140,100	106,659	106,659	106,659

009-580-007-00	2017 Est. T.C.V.	SMITH CHRISTOPHER
Property Class: 401		1792 S SCHNEIDER ST
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP H \$800	68.00	121.00	0.9692	1.0000	800	100		52,724
68 Actual Front Feet, 0.19 Total Acres Total Est. Land Value =								52,724

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

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

Cost Est. for Res. Bldg: 1 Single Family 2S Cls C+5 Blt 2008

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 992 SF Floor Area = 1952 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Siding	Basement	111.70	0.00	0.00	960	107,232
1	Story Siding	Overhang	39.06	0.00	0.00	16	625
1	Story Siding	Overhang	39.06	0.00	0.00	16	625

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
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(16) Porches

CCP (1 Story), Standard	34.76	64	2,225
WCP (2 Story), Standard	29.84	144	4,297

(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 = 186,093

Phy/Ab.Phy/Func/Econ/Comb.%Good= 93/100/100/100/93.0, Depr.Cost = 173,066
ECF (410- SAPPHIRE LAKE AREA) 1.250 => TCV of Bldg: 1 = 216,333

2017 Est. T.C.V. 009-580-007-00 = 271,482

Est. TCV/Total Floor Area = 139.08, Most recent sale 11/14/2007 for 95,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
134,900	134,900	134,900	103,430	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	800	0	0	930	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
135,700	135,700	135,700	104,360	104,360	0

009-580-008-00 2017 Est. T.C.V. SEJAT JOSEPH J & SUSAN Y
 Property Class: 401 1792 S SCHNEIDER ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP H \$800	60.00	110.00	1.0000	1.0000	800	100		48,000
60 Actual Front Feet, 0.15 Total Acres Total Est. Land Value =								48,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

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

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

(11) Heating System: Space Heater

Ground Area = Size for Rates = 640 SF Floor Area = 640 SF.
 Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost
 1 Story Block Slab 54.76 -10.56 -1.89 640 27,078

Other Additions/Adjustments Rate Size Cost

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

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

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

(16) Porches
 CCP (1 Story), Standard 29.75 75 2,231

(16) Deck/Balcony
 Treated Wood, Standard 7.24 120 869

County Multiplier = 1.42 => Cost New = 48,884

Notes: COTTAGE

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 29,330
 ECF (410- SAPPHIRE LAKE AREA) 1.200 => TCV of Bldg: 1 = 35,197

2017 Est. T.C.V. 009-580-008-00 = 84,167

Est. TCV/Total Floor Area = 131.51, Most recent sale 09/06/2011 for 85,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
44,800	44,800	44,800	43,587	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-2,700	0	-1,487	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
42,100	42,100	42,100	43,979	42,100	0	

009-580-009-00	2017 Est. T.C.V.	HORNER TIMOTHY L TR
Property Class: 401		1790 S SCHNEIDER ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP H \$800	60.00	107.00	1.0000	1.0000	800	100		48,000
60 Actual Front Feet, 0.15 Total Acres Total Est. Land Value =								48,000

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	4.04	1.00	160	0	0
Shed: Metal Prefab	11.56	1.00	70	46	372
Dock: Light posts	25.61	1.00	160	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 =					2,747

Cost Est. for Res. Bldg: 1 Single Family 2S Cls BC Blt 1941

(11) Heating System: Radiant (in-floor)
Ground Area = Size for Rates = 1056 SF Floor Area = 2112 SF.
Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost
2 Story Siding Slab 124.96 -14.44 3.17 1056 120,057

Other Additions/Adjustments Rate Size Cost

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

(14) Water/Sewer
Public Sewer 1487.00 1 1,487
Well, 50 Feet 1600.00 1 1,600

(15) Built-Ins & Fireplaces
Appliance Allowance 2610.00 1 2,610
Fireplace: Interior 1 Story 4100.00 1 4,100

(17) Garages
Class:BC Exterior: Siding Foundation: 42 Inch (Finished)
Base Cost 30.60 450 13,770
Automatic Doors 425.00 1 425

County Multiplier = 1.38 => Cost New = 205,197
Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0, Depr.Cost = 174,418

Separately Depreciated Items:

(16) Porches
WCP (1 Story), Standard 51.06 36 1,838
County Multiplier = 1.38 => Cost New = 2,537
Phy/Ab.Phy/Func/Econ/Comb.%Good= 97/100/100/100/97.0, Depr.Cost = 2,461

(16) Breezeways
Frame Wall,Unfinished 27.75 64 1,776
County Multiplier = 1.38 => Cost New = 2,451
Phy/Ab.Phy/Func/Econ/Comb.%Good= 99/100/100/100/99.0, Depr.Cost = 2,426

Total Depreciated Cost = 179,305
ECF (410- SAPPHIRE LAKE AREA) 1.250 => TCV of Bldg: 1 = 224,131

2017 Est. T.C.V. 009-580-009-00 = 274,878

Parcel Number: 009-580-009-00

Page: 2

Est. TCV/Total Floor Area = 130.15, Most recent sale 06/25/2010 for 259,900

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
135,200	135,200	135,200	109,642	0.90		
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	2,200	0	0	986	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
137,400	137,400	137,400	110,628	110,628		0

009-580-010-00	2017 Est. T.C.V.	ST PIERRE M EILEEN (LE)
Property Class: 402		S SCHNEIDER ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP H \$800	60.00	88.00	1.0000	1.0000	800	100		48,000
60 Actual Front Feet, 0.12 Total Acres							Total Est. Land Value =	48,000

2017 Est. T.C.V. 009-580-010-00	=	48,000			
Est. TCV/Total Floor Area = 22.73					
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
27,000	27,000	27,000	15,850	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-3,000	0	0	142	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
24,000	24,000	24,000	15,992	15,992	15,992

009-580-011-00	2017 Est. T.C.V.	VER PLANCK JACK A & MARY L TRUST
Property Class: 402		S SCHNEIDER ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP E 800/FF	170.00	89.00	1.0000	1.0000	800	100		136,000
170 Actual Front Feet, 0.35 Total Acres							Total Est. Land Value =	136,000

2017 Est. T.C.V. 009-580-011-00 = 136,000

Est. TCV/Total Floor Area = 64.39

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
68,000	68,000	68,000	60,982	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	548	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
68,000	68,000	68,000	61,530	61,530	61,530	

009-590-001-00 2017 Est. T.C.V. CARLSON SARA L LE
 Property Class: 402 S SAPPHIRE AVE
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE

Description	Frontage	Depth	* Factors *		Rate	%Adj.	Reason	Value
			Front	Depth				
Sub 580,590,700	49.00	100.00	1.0061	1.0000	900	100	PUBLIC BEACH	44,368
49 Actual Front Feet, 0.11	Total Acres		Total Est. Land Value =					44,368

2017 Est. T.C.V. 009-590-001-00 = 44,368

Est. TCV/Total Floor Area = 21.01

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
22,100	22,100	22,100	15,293	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	100	0	0	137	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
22,200	22,200	22,200	15,430	15,430	0	

009-590-002-00 2017 Est. T.C.V. CARLSON SARA L LE
 Property Class: 401 1784 S SAPPHIRE AVE
 Map #: LAKE TOWNSHIP Lake City, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE

		* Factors *		PUBLIC BEACH		
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
Sub 580,590,700	49.00	100.00	1.0061	1.0000	900 100	44,368
49 Actual Front Feet, 0.11 Total Acres Total Est. Land Value =						44,368

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	9.17	1.00	96	78	686
Total Estimated Land Improvements True Cash Value =					686

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

(11) Heating System: Space Heater

Ground Area = Size for Rates = 784 SF Floor Area = 784 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	51.38	-10.04	-1.89	784	30,929

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

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

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1235.00	1	1,235
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(16) Porches

WGEP (1 Story), Standard	32.39	160	5,182
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County Multiplier = 1.38 => Cost New = 55,694

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, Depr.Cost = 30,632
 ECF (410- SAPPHIRE LAKE AREA) 1.200 => TCV of Bldg: 1 = 36,758

2017 Est. T.C.V. 009-590-002-00						=	81,812
Est. TCV/Total Floor Area = 104.35							
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
40,600	40,600	40,600	32,474	0.90			
2017	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
	0	300	0	292	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
40,900	40,900	40,900	32,766	32,766	0		

009-590-003-00	2017 Est. T.C.V.	BECK JOHN M & MARY LOU
Property Class: 401		1770 S SAPPHIRE AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE

		* Factors *		PUBLIC BEACH		
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
Sub 580,590,700	51.00	100.00	0.9941	1.0000	900 100	PRIVATE RD 45,628
51 Actual Front Feet, 0.12 Total Acres Total Est. Land Value =						45,628

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	260	99	824
Shed: Wood Frame	10.27	1.00	96	78	769
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 =					2,533

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 2009

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1176 SF Floor Area = 1176 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	57.53	0.00	0.00	1176	67,655

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

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) Deck/Balcony

Treated Wood,Standard	7.59	120	911
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(17) Garages

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

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

County Multiplier = 1.38 => Cost New = 119,445

Phy/Ab.Phy/Func/Econ/Comb.%Good= 93/100/100/100/93.0, Depr.Cost = 111,084

Separately Depreciated Items:

(9) Basement Finish

Basement Recreation Finish	11.25	800	9,000
County Multiplier = 1.38 =>		Cost New =	12,420
Phy/Ab.Phy/Func/Econ/Comb.%Good= 50/100/100/100/50.0,		Depr.Cost =	6,210

Unit-in-Place Cost Items:

BOAT HOUSE (BY SQ FT)	3.75	70	263
County Multiplier = 1.38 =>		Cost New =	362
Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0,		Depr.Cost =	308

Total Depreciated Cost = 117,602

Parcel Number: 009-590-003-00

Page: 2

ECF (410- SAPPHIRE LAKE AREA) 1.300 => TCV of Bldg: 1 = 152,882

2017 Est. T.C.V. 009-590-003-00 = 201,043

Est. TCV/Total Floor Area = 170.95

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
98,700	98,700	98,700	81,931	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,800	0	0	737	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
100,500	100,500	100,500	82,668	82,668	0	

009-590-004-00 2017 Est. T.C.V. STOLP K & STAFFORD B & STAFFORD C
 Property Class: 401 1760 S SAPPHIRE AVE
 Map #: LAKE TOWNSHIP Lake City, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE

		* Factors *		PUBLIC BEACH			
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
Sub 580,590,700	51.00	100.00	0.9941	1.0000	900	100	45,628
51 Actual Front Feet, 0.12		Total Acres	Total Est. Land Value =				45,628

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 1942

(11) Heating System: Electric Wall Heat

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	49.35	-9.64	-1.39	924	35,408

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	32.00	175	5,600
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(16) Deck/Balcony

Treated Wood, Standard	6.57	191	1,255
Treated Wood, Standard	5.95	351	2,088
Treated Wood, Standard	7.07	132	933
Treated Wood, Standard	7.33	115	843

County Multiplier = 1.38 => Cost New = 73,725

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, Depr.Cost = 40,549
 ECF (410- SAPPHIRE LAKE AREA) 1.200 => TCV of Bldg: 1 = 48,659

2017 Est. T.C.V. 009-590-004-00 = 94,287

Est. TCV/Total Floor Area = 102.04

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
47,100	47,100	47,100	34,855	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	313	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
47,100	47,100	47,100	35,168	35,168	0

009-590-005-00 2017 Est. T.C.V. RITCHIE J C & GILLESPIE M J JT & LE
 Property Class: 401 1750 S SAPPHIRE AVE
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE

		* Factors *		PUBLIC BEACH		
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
Sub 580,590,700	51.00	100.00	0.9941	1.0000	900 100	45,628
51 Actual Front Feet, 0.12 Total Acres Total Est. Land Value =						45,628

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 1976

(11) Heating System: Electric Baseboard
 Ground Area = Size for Rates = 816 SF Floor Area = 816 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	62.01	-9.25	-0.21	816	42,881

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
 CSEP (1 Story), Standard 32.43 112 3,632

(16) Deck/Balcony
 Pine,Standard 4.99 332 1,657

County Multiplier = 1.38 => Cost New = 77,645

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 50,469
 ECF (410- SAPPHIRE LAKE AREA) 1.300 => TCV of Bldg: 1 = 65,610

2017 Est. T.C.V. 009-590-005-00					=	112,178
Est. TCV/Total Floor Area = 137.47						
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
54,700	54,700	54,700	39,521	0.90		
2017	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,400	0	0	355	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
56,100	56,100	56,100	39,876	39,876	0	

009-590-006-00 2017 Est. T.C.V. EDWARDS MELVIN A
 Property Class: 401 1740 W SAPPHIRE AVE
 Map #: LAKE TOWNSHIP Lake City, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE

		* Factors *		PUBLIC BEACH		
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
Sub 580,590,700	51.00	100.00	0.9941	1.0000	900 100	45,628
51 Actual Front Feet, 0.12 Total Acres Total Est. Land Value =						45,628

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	9.17	1.00	96	95	836
Shed: Wood Frame	9.59	1.00	80	95	729
Total Estimated Land Improvements True Cash Value =					1,565

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls D Blt 1945

(11) Heating System: Forced Air w/ Ducts

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25	Story Siding	Basement	56.98	0.00	0.83	936	54,110

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 37.57 120 4,508

County Multiplier = 1.38 => Cost New = 92,136

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 55,282
 ECF (410- SAPPHIRE LAKE AREA) 1.200 => TCV of Bldg: 1 = 66,338

2017 Est. T.C.V. 009-590-006-00 = 113,531

Est. TCV/Total Floor Area = 97.04

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
56,700	56,700	56,700	39,191	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	100	0	0	352	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
56,800	56,800	56,800	39,543	39,543	0

009-590-007-00 2017 Est. T.C.V. LOGUSZ ROMAN ETAL
Property Class: 401 1730 S SAPPHIRE AVE
Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE

		* Factors *		PUBLIC BEACH		
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
Sub 580,590,700	51.00	100.00	0.9941	1.0000	900 100	45,628
51 Actual Front Feet, 0.12 Total Acres Total Est. Land Value =						45,628

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	11.23	1.00	64	94	676
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 =					1,151

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1934

(11) Heating System: Space Heater

Ground Area = Size for Rates = 853 SF Floor Area = 853 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	61.35	-9.14	-2.85	853	42,104

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

WGEP (1 Story), Standard	38.51	120	4,621
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(17) Garages

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

Base Cost	24.80	240	5,952
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 => Cost New = 84,349

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, Depr.Cost = 46,392
ECF (410- SAPPHIRE LAKE AREA) 1.200 => TCV of Bldg: 1 = 55,670

2017 Est. T.C.V. 009-590-007-00 = 102,449

Est. TCV/Total Floor Area = 120.10

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
51,200	51,200	51,200	41,171	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	370	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
51,200	51,200	51,200	41,541	41,541	0	

009-590-008-00 2017 Est. T.C.V. PROMER JODY R & MARLENE K
 Property Class: 401 1718 S SAPPHIRE AVE
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE

		* Factors *		PUBLIC BEACH		
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
Sub 580,590,700	51.00	100.00	0.9941	1.0000	900 100	45,628
51 Actual Front Feet, 0.12 Total Acres Total Est. Land Value =						45,628

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	10.27	1.00	96	94	927
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 =					3,302

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls CD Blt 1965

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 960 SF Floor Area = 1152 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Crawl Space	76.29	-8.86	0.00	384	25,893
1	Story Siding	Crawl Space	59.86	-8.86	0.00	246	12,546
1	Story Siding	Crawl Space	59.86	-8.86	0.00	330	16,830

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Porches

CGEP (1 Story), Standard	38.14	126	4,806
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(16) Deck/Balcony

Treated Wood, Standard	6.59	240	1,582
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(17) Garages

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

Base Cost	23.24	280	6,507
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County Multiplier = 1.38 => Cost New = 107,065

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 69,592
 ECF (410- SAPPHIRE LAKE AREA) 1.300 => TCV of Bldg: 1 = 90,470

2017 Est. T.C.V. 009-590-008-00					=	139,400
Est. TCV/Total Floor Area = 121.01, Most recent sale 06/18/2004 for 165,600						
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
67,800	67,800	67,800	60,225	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,900	0	0	542	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
69,700	69,700	69,700	60,767	60,767	0	

009-590-009-00 2017 Est. T.C.V. KERASTAS MICHAEL & ANNA MARIE
 Property Class: 402 W SAPPHIRE AVE
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE

		* Factors *		PUBLIC BEACH			
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
Sub 580,590,700	50.00	100.00	1.0000	1.0000	900	100	45,000
50 Actual Front Feet, 0.12 Total Acres						Total Est. Land Value =	45,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	10.02	1.00	64	79	507
Total Estimated Land Improvements True Cash Value =					507

2017 Est. T.C.V. 009-590-009-00 = 45,507

Est. TCV/Total Floor Area = 39.50

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
22,800	22,800	22,800	15,358	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	138	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
22,800	22,800	22,800	15,496	15,496	0

009-590-010-00	2017 Est. T.C.V.	KERASTAS MICHAEL & ANNA MARIE
Property Class: 401		1698 S SAPPHIRE AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE

		* Factors *		PUBLIC BEACH		
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
Sub 580,590,700	50.00	100.00	1.0000	1.0000	900 100	45,000
50 Actual Front Feet, 0.12	Total Acres		Total Est. Land Value =			45,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	9.17	1.00	96	94	827
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 =					1,777

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 725 SF Floor Area = 725 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1+	Story Pine Logs	Slab	71.90	-10.23	0.66	725	45,189

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

WGEP (1 Story), Standard	27.80	232	6,450
CPP, Standard	22.53	35	789

County Multiplier = 1.38 => Cost New = 82,420

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, Depr.Cost = 45,331
ECF (410- SAPPHIRE LAKE AREA) 1.200 => TCV of Bldg: 1 = 54,397

2017 Est. T.C.V. 009-590-010-00 = 101,174

Est. TCV/Total Floor Area = 139.55

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
50,400	50,400	50,400	33,426	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	200	0	300	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
50,600	50,600	50,600	33,726	33,726	0

009-590-012-00 2017 Est. T.C.V. LIND BEVERLY J TRUSTEE OF THE
 Property Class: 401 1678 S SAPPHIRE AVE
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE

		* Factors *		PUBLIC BEACH		
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
Sub 580,590,700	50.00	100.00	1.0000	1.0000	900 100	45,000
50 Actual Front Feet, 0.12 Total Acres Total Est. Land Value =						45,000

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	280	71	636
Total Estimated Land Improvements True Cash Value =					636

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 = 724 SF Floor Area = 724 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	63.81	-11.32	0.00	724	38,003

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) Deck/Balcony
 Treated Wood,Standard 8.75 72 630

(16) Breezeways
 Frame Wall,Unfinished 22.75 280 6,370

(17) Garages
 Class:CD Exterior: Siding Foundation: 18 Inch (Unfinished)
 Base Cost 15.23 728 11,087
 Mechanical Doors 350.00 1 350

County Multiplier = 1.38 => Cost New = 89,059

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 53,435
 ECF (410- SAPPHIRE LAKE AREA) 1.200 => TCV of Bldg: 1 = 64,122

2017 Est. T.C.V. 009-590-012-00 = 109,758

Est. TCV/Total Floor Area = 151.60

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
54,600	54,600	54,600	41,825	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	300	0	376	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
54,900	54,900	54,900	42,201	42,201	42,201

009-590-013-00 2017 Est. T.C.V. HERRINGTON DOUGLAS A & LAUREL
 Property Class: 401 1666 S SAPPHIRE AVE
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE

		* Factors *		PUBLIC BEACH		
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
Sub 580,590,700	50.00	100.00	1.0000	1.0000	900 100	45,000
50 Actual Front Feet, 0.12 Total Acres Total Est. Land Value =						45,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Metal Prefab	10.08	1.00	36	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	0.5	95	475
Total Estimated Land Improvements True Cash Value =					475

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

(11) Heating System: Space Heater
 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 81.73 -10.49 0.00 768 54,712

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
 CPP, Standard 34.45 16 551
 WCP (1 Story), Standard 25.88 124 3,209

(16) Deck/Balcony
 Treated Wood,Standard 6.93 225 1,559
 Treated Wood,Standard 6.68 290 1,937
 Treated Wood,Standard 8.38 97 813

County Multiplier = 1.38 => Cost New = 101,008

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 65,655
 ECF (410- SAPPHIRE LAKE AREA) 1.300 => TCV of Bldg: 1 = 85,351

2017 Est. T.C.V. 009-590-013-00						=	130,826
Est. TCV/Total Floor Area = 136.28, Most recent sale 08/31/2010 for 95,000							
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
63,500	63,500	63,500	56,352	0.90			
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses			
0	1,900	0	507	0			
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
65,400	65,400	65,400	56,859	56,859	0		

009-590-014-00 2017 Est. T.C.V. MULLEN ERIN
 Property Class: 401 1656 S SAPPHIRE AVE
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE

		* Factors *		PUBLIC BEACH		
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
Sub 580,590,700	50.00	100.00	1.0000	1.0000	900 100	45,000
50 Actual Front Feet, 0.12 Total Acres Total Est. Land Value =						45,000

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	36	66	82
Shed: Wood Frame	12.75	1.00	60	50	382
Shed: Wood Frame	11.94	1.00	84	50	501
Total Estimated Land Improvements True Cash Value =					966

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

(11) Heating System: Wall/Floor Furnace

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	67.79	-11.91	0.00	959	53,589

Other Additions/Adjustments Rate Size Cost

(1) Exterior
 Stone Veneer 10.25 32 328

(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 6.10 713 4,349
 Treated Wood,Standard 8.30 100 830

County Multiplier = 1.38 => Cost New = 93,506

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 56,104
 ECF (410- SAPPHIRE LAKE AREA) 1.200 => TCV of Bldg: 1 = 67,325

2017 Est. T.C.V. 009-590-014-00 = 113,291

Est. TCV/Total Floor Area = 118.13, Most recent sale 08/17/2012 for 140,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
56,400	56,400	56,400	45,143	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	200	0	0	406	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
56,600	56,600	56,600	45,549	45,549	0

009-590-015-00 2017 Est. T.C.V. WILLIAMS JIMMY R & JUDY A
 Property Class: 401 1646 S SAPPHIRE AVE
 Map #: LAKE TOWNSHIP Lake City, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE

		* Factors *		PUBLIC BEACH		
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
Sub 580,590,700	50.00	100.00	1.0000	1.0000	900 100	45,000
50 Actual Front Feet, 0.12 Total Acres Total Est. Land Value =						45,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	9.59	1.00	80	71	545
Total Estimated Land Improvements True Cash Value =					545

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

(11) Heating System: Space Heater

Ground Area = Size for Rates = 618 SF Floor Area = 618 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	54.81	-10.65	-1.89	618	26,123

Other Additions/Adjustments Rate Size Cost

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

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

(15) Built-Ins & Fireplaces
 Appliance Allowance 1235.00 1 1,235
 Fireplace: Exterior 1 Story 3050.00 1 3,050

(16) Porches
 CGEP (1 Story), Standard 42.29 96 4,060

(16) Deck/Balcony
 Treated Wood,Standard 8.08 80 646

County Multiplier = 1.38 => Cost New = 52,614

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, Depr.Cost = 28,938
 ECF (410- SAPPHIRE LAKE AREA) 1.200 => TCV of Bldg: 1 = 34,725

2017 Est. T.C.V. 009-590-015-00 = 80,270

Est. TCV/Total Floor Area = 129.89, Most recent sale 06/01/2000 for 93,500

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
40,000	40,000	40,000	37,602	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	100	0	0	338	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
40,100	40,100	40,100	37,940	37,940	0

009-590-016-00 2017 Est. T.C.V. KISER JACK L
 Property Class: 401 1636 S SAPPHIRE AVE
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE

		* Factors *		PUBLIC BEACH		
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
Sub 580,590,700	50.00	100.00	1.0000	1.0000	900 100	45,000
50 Actual Front Feet, 0.12 Total Acres Total Est. Land Value =						45,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

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

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls CD Blt 2006

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1120 SF Floor Area = 1400 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25	Story Siding	Basement	67.36	0.00	0.00	1120	75,443

Other Additions/Adjustments Rate Size Cost

(1) Exterior

Stone Veneer	10.00	80	800
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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, 100 Feet	2550.00	1	2,550

(15) Built-Ins & Fireplaces

Appliance Allowance	1415.00	1	1,415
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(16) Porches

CCP (1 Story), Standard	64.59	16	1,033
WCP (1 Story), Standard	22.24	168	3,736

County Multiplier = 1.38 => Cost New = 124,107

Phy/Ab.Phy/Func/Econ/Comb.%Good= 91/100/100/100/91.0, Depr.Cost = 112,938
 ECF (410- SAPPHIRE LAKE AREA) 1.300 => TCV of Bldg: 1 = 146,819

2017 Est. T.C.V. 009-590-016-00 = 192,294

Est. TCV/Total Floor Area = 137.35

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
92,800	92,800	92,800	76,223	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,300	0	686	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
96,100	96,100	96,100	76,909	76,909	76,909

009-590-017-00	2017 Est. T.C.V.	WOLFORD BEN W
Property Class: 401		1624 S SAPPHIRE AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE

		* Factors *		PUBLIC BEACH			
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
Sub 580,590,700	95.00	100.00	0.8248	1.0000	900 100		70,525
95 Actual Front Feet, 0.22 Total Acres						Total Est. Land Value =	70,525

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	160	0	0
D/W/P: Crushed Rock	1.24	1.00	1040	0	0
Fencing: Wd, Picket, 12-24	9.06	1.00	60	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 2500	2500.00	1.00	1.0	95	2,375
Total Estimated Land Improvements True Cash Value =					2,858

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C+5 Blt 1957

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1748 SF Floor Area = 1748 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	64.52	-8.85	0.00	1190	66,247
1	Story Siding	Slab	64.52	-10.97	0.00	558	29,881

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Porches

CCP (1 Story), Standard	21.95	212	4,653
CSEP (1 Story), Standard	25.81	213	5,498
WPP, Standard	7.10	890	6,319
CCP (1 Story), Standard	23.90	169	4,039

(16) Deck/Balcony

Treated Wood, Standard	6.88	234	1,610
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(17) Garages

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

Base Cost	19.04	832	15,841
Common Wall: 1 Wall	-1300.00	1	-1,300
Automatic Doors	375.00	2	750

County Multiplier = 1.38 => Cost New = 200,860

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 120,516
 ECF (410- SAPPHIRE LAKE AREA) 1.200 => TCV of Bldg: 1 = 144,619

2017 Est. T.C.V. 009-590-017-00 = 218,002

Est. TCV/Total Floor Area = 124.72

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

Parcel Number: 009-590-017-00

Page: 2

118,200	118,200	118,200	86,440	0.90		
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-9,200	0	0	777	0
2017	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	109,000	109,000	109,000	87,217	87,217	87,217

009-590-018-90 2017 Est. T.C.V. KELLY WILLIAM G
 Property Class: 402 SAPPHIRE AVE
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE

		* Factors *		N 5' OF LOT 18			
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
Sub	580,590,700	5.00	100.00	1.9953	1.0000	900 100	8,979
5 Actual Front Feet, 0.01 Total Acres Total Est. Land Value =							8,979

2017 Est. T.C.V. 009-590-018-90 = 8,979

Est. TCV/Total Floor Area = 5.14

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
2,300	2,300	2,300	1,550	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,200	0	0	13	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
4,500	4,500	4,500	1,563	1,563	0	

009-590-019-00 2017 Est. T.C.V. KELLY WM G
 Property Class: 401 1604 S SAPPHIRE AVE
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE

		* Factors *		PUBLIC BEACH		
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
Sub 580,590,700	50.00	100.00	1.0000	1.0000	900 100	45,000
50 Actual Front Feet, 0.12 Total Acres Total Est. Land Value =						45,000

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	200	0	0
D/W/P: Patio Blocks	7.45	1.00	150	0	0
Shed: Wood Frame	9.77	1.00	125	50	611
Shed: Wood Frame	10.75	1.00	80	50	430

Residential Local Cost Land Improvements

Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	0.5	95	475
Total Estimated Land Improvements True Cash Value =					1,516

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1018 SF Floor Area = 1018 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Pine Logs	Slab	63.03	-10.42	0.00	1018	53,557

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	35.45	150	5,318
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County Multiplier = 1.38 => Cost New = 92,418

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 55,451
 ECF (410- SAPPHIRE LAKE AREA) 1.200 => TCV of Bldg: 1 = 66,541

2017 Est. T.C.V. 009-590-019-00 = 113,057

Est. TCV/Total Floor Area = 111.06, Most recent sale 12/31/1984 for 28,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
56,300	56,300	56,300	39,521	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	200	0	355	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
56,500	56,500	56,500	39,876	39,876	0

009-590-020-00 2017 Est. T.C.V. TVORIK HAZEL E & ROBERT L
 Property Class: 401 1594 S SAPPHIRE AVE
 Map #: LAKE TOWNSHIP Lake City, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE

		* Factors *		PUBLIC BEACH		
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
Sub 580,590,700	50.00	100.00	1.0000	1.0000	900 100	45,000
50 Actual Front Feet, 0.12 Total Acres Total Est. Land Value =						45,000

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	66	0	0
Shed: Wood Frame	8.79	1.00	120	50	527
Total Estimated Land Improvements True Cash Value =					527

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

(11) Heating System: Space Heater

Ground Area = Size for Rates = 656 SF Floor Area = 656 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	53.82	-10.50	-1.89	656	27,178

Other Additions/Adjustments Rate Size Cost

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

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

(15) Built-Ins & Fireplaces
 Appliance Allowance 1235.00 1 1,235
 Fireplace: Exterior 1 Story 3050.00 1 3,050

(16) Porches
 CGEP (1 Story), Standard 43.09 91 3,921
 WPP, Standard 9.94 192 1,908

County Multiplier = 1.38 => Cost New = 55,621

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 33,372
 ECF (410- SAPPHIRE LAKE AREA) 1.200 => TCV of Bldg: 1 = 40,047

2017 Est. T.C.V. 009-590-020-00 = 85,574

Est. TCV/Total Floor Area = 130.45

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
42,600	42,600	42,600	28,321	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	200	0	0	254	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
42,800	42,800	42,800	28,575	28,575	0

009-590-021-00	2017 Est. T.C.V.	HERRINGTON KAREN S TRUSTEE
Property Class: 401		1584 S SAPPHIRE AVE
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE

		* Factors *		PUBLIC BEACH,#21 & 35-40				
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Sub 580,590,700	50.00	100.00	0.5842	1.0000	900	100		26,289
<Site Value C> GROUP C 10K					10000	100	LOT 35	10,000
<Site Value F> GROUP F15K/SITE					15000	100	4 LOTS 37-40	15,000
300 Actual Front Feet, 0.69 Total Acres								Total Est. Land Value = 51,289

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	102	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 1.25S Cls CD Blt 1946

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1248 SF Floor Area = 1632 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	56.95	-9.91	0.00	480	22,579
1.5	Story Siding	Slab	72.47	-9.91	0.00	768	48,046

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
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
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(16) Deck/Balcony

Treated Wood,Standard	5.87	684	4,015
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(17) Garages

Class:CD Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	23.24	280	6,507
Class:CD Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	15.75	672	10,584
Storage area over garage	3.85	400	1,540

County Multiplier = 1.38 => Cost New = 139,679

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 83,807
 ECF (410- SAPPHIRE LAKE AREA) 1.200 => TCV of Bldg: 1 = 100,569

2017 Est. T.C.V. 009-590-021-00 = 154,233

Est. TCV/Total Floor Area = 94.51

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
86,100	86,100	86,100	72,823	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-9,000	0	655	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
77,100	77,100	77,100	73,478	73,478	0

009-590-022-00 2017 Est. T.C.V. TRAYNOR DANIEL M & MICHELLE
 Property Class: 401 1572 S SAPPHIRE AVE
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE

		* Factors *		PUBLIC BEACH		
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
Sub 580,590,700	50.00	100.00	1.0000	1.0000	900 100	45,000
50 Actual Front Feet, 0.12 Total Acres Total Est. Land Value =						45,000

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	334	0	0
Shed: Metal Prefab	9.88	1.00	50	95	469
Shed: Wood Frame	13.08	1.00	50	95	621
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 =					3,466

Cost Est. for Res. Bldg: 1 Single Family LOG Cls C-5 Blt 1944

(11) Heating System: Wall/Floor Furnace

Ground Area = Size for Rates = 783 SF Floor Area = 979 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25	Story Pine Logs	Piers	80.23	-14.37	0.00	783	51,568

Other Additions/Adjustments Rate Size Cost

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

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

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

(16) Porches
 WGEP (1 Story), Standard 30.83 221 6,813
 CGEP (1 Story), Standard 109.29 15 1,639

(16) Deck/Balcony
 Treated Wood,Standard 12.43 36 447
 Treated Wood,Standard 8.82 80 706

County Multiplier = 1.38 => Cost New = 93,442

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 56,065
 ECF (410- SAPPHIRE LAKE AREA) 1.200 => TCV of Bldg: 1 = 67,278

2017 Est. T.C.V. 009-590-022-00 = 115,744

Est. TCV/Total Floor Area = 118.23, Most recent sale 11/08/2006 for 220,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
57,600	57,600	57,600	50,814	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	300	0	457	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
57,900	57,900	57,900	51,271	51,271	0

Parcel Number: 009-590-024-00

Page: 2

Est. TCV/Total Floor Area = 125.22, Most recent sale 07/01/2000 for 74,900

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
147,200	147,200	147,200	119,582	0.90		
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	5,900	0	0	1,076	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
153,100	153,100	153,100	120,658	120,658	120,658	

009-590-027-00 2017 Est. T.C.V. SHAW TIMOTHY J
Property Class: 402 HILL ST
Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Bk Lot 580,590					5000	100		5,000
50 Actual Front Feet, 0.12 Total Acres							Total Est. Land Value =	5,000

2017 Est. T.C.V. 009-590-027-00 = 5,000

Est. TCV/Total Floor Area = 3.33, Most recent sale 05/21/2015 for 5,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
2,000	2,000	2,000	2,000	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	500	0	18	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
2,500	2,500	2,500	2,018	2,018	0	

009-590-034-00 2017 Est. T.C.V. STANKOV MARY ETAL
 Property Class: 401 FIFTH ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Bk Lot 580,590					5000	100		5,000
50 Actual Front Feet, 0.12 Total Acres							Total Est. Land Value =	5,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

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

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

(11) Heating System: Forced Air w/ Ducts

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	51.65	-10.09	0.66	768	32,425

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

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

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

(16) Porches			
CSEP (1 Story), Standard	33.28	96	3,195

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

County Multiplier = 1.38 => Cost New = 57,347

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 34,408
 ECF (412 - SAPPHIRE LAKE BACK LOTS RES) 0.980 => TCV of Bldg: 1 = 33,720

2017 Est. T.C.V. 009-590-034-00 = 39,441

Est. TCV/Total Floor Area = 51.36

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
19,100	19,100	19,100	15,964	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	600	0	0	143	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
19,700	19,700	19,700	16,107	16,107	0

009-590-036-00 2017 Est. T.C.V. TVORIK ROBERT
 Property Class: 402 S SAPPHIRE AVE
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> GROUP C 10K					10000	100		10,000
50 Actual Front Feet, 0.12 Total Acres							Total Est. Land Value =	10,000

2017 Est. T.C.V. 009-590-036-00 = 10,000

Est. TCV/Total Floor Area = 13.02

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
5,000	5,000	5,000	1,198	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	10	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
5,000	5,000	5,000	1,208	1,208	0	

009-590-041-00	2017 Est. T.C.V.	CHASE DOUGLAS
Property Class: 401		1620 CHIPPEWA AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Bk Lot 580,590					5000	100		5,000
50 Actual Front Feet, 0.12 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	3.20	1.00	500	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 1980

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1225 SF Floor Area = 1531 SF.
 Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost
 1.25 Story Siding Slab 66.25 -9.96 0.00 1225 68,955

Other Additions/Adjustments	Rate	Size	Cost
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(1) Exterior Stone Veneer	10.00	120	1,200
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(13) Plumbing Average Fixture(s)	630.00	1	630
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(14) Water/Sewer Public Sewer	1025.00	1	1,025
Well, 50 Feet	1575.00	1	1,575

(15) Built-Ins & Fireplaces Appliance Allowance	1415.00	1	1,415
Fireplace: Wood Stove	1125.00	1	1,125

County Multiplier = 1.38 => Cost New = 104,777

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0, Depr.Cost = 78,583
 ECF (409 - RURAL SUBS) 0.950 => TCV of Bldg: 1 = 74,654

2017 Est. T.C.V. 009-590-041-00 = 80,604

Est. TCV/Total Floor Area = 52.65, Most recent sale 07/09/2015 for 50,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
37,600	37,600	37,600	33,083	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,700	0	297	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
40,300	40,300	40,300	33,380	33,380	0

009-590-042-00 2017 Est. T.C.V. CHASE DOUGLAS
 Property Class: 402 FOURTH ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Bk Lot 580,590					5000	100		5,000
50 Actual Front Feet, 0.12 Total Acres							Total Est. Land Value =	5,000

2017 Est. T.C.V. 009-590-042-00 = 5,000

Est. TCV/Total Floor Area = 3.27

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
2,000	2,000	2,000	2,000	0.90		
2017 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	500	0	0	18	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
2,500	2,500	2,500	2,018	2,018	0	

009-590-043-00 2017 Est. T.C.V. CHASE DOUGLAS
 Property Class: 402 FOURTH ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Bk Lot 580,590					5000	100		5,000
50 Actual Front Feet, 0.12 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	8.23	1.00	255	94	1,972
Shed: Wood Frame	7.78	1.00	318	94	2,325
Total Estimated Land Improvements True Cash Value =					4,298

2017 Est. T.C.V. 009-590-043-00 = 9,298

Est. TCV/Total Floor Area = 6.07

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
4,100	4,100	4,100	4,100	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	500	0	0	36	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
4,600	4,600	4,600	4,136	4,136	0

009-590-044-00 2017 Est. T.C.V. KELLY WILLIAM G
 Property Class: 402 FOURTH ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> GROUP C 10K					10000	100		10,000
<Site Value A> Bk Lot 580,590					5000	25	1/2 LOT 44-WET	1,250
100 Actual Front Feet, 0.17 Total Acres Total Est. Land Value =								11,250

2017 Est. T.C.V. 009-590-044-00 = 11,250

Est. TCV/Total Floor Area = 7.35

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
5,500	5,500	5,500	1,335	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	100	0	0	12	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
5,600	5,600	5,600	1,347	1,347	0	

009-590-046-00 2017 Est. T.C.V. WOLFORD BEN W
 Property Class: 401 1624 S SAPPHIRE AVE
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> GROUP C 10K					10000	100		10,000
<Site Value A> Bk Lot 580,590					5000	25	1/2 LOT 44, WET	1,250
100 Actual Front Feet, 0.17 Total Acres Total Est. Land Value =								11,250

Cost Est. for Res. Bldg: 1 Single Family GRG Cls CD Blt 1992

(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
(16) Deck/Balcony			
Roof Cover Only,Standard	10.50	216	2,268
Roof Cover Only,Standard	8.25	501	4,133

(17) Garages
 Class:CD Exterior: Pole Foundation: 42 Inch (Unfinished)
 Base Cost 10.46 1200 12,552
 Automatic Doors 375.00 1 375
 Mechanical Doors 350.00 1 350

County Multiplier = 1.38 => Cost New = 27,156

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 21,725
 ECF (412 - SAPPHIRE LAKE BACK LOTS RES) 0.980 => TCV of Bldg: 1 = 21,290

2017 Est. T.C.V. 009-590-046-00								=	32,540
Est. TCV/Total Floor Area =	0.00								
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.					
16,100	16,100	16,100	8,315	0.90					
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses					
0	200	0	74	0					
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT				
16,300	16,300	16,300	8,389	8,389	8,389				

009-590-047-00 2017 Est. T.C.V. KISER JACK
 Property Class: 401 S SAPPHIRE AVE
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> GROUP C 10K					10000	100		10,000
50 Actual Front Feet, 0.12 Total Acres Total Est. Land Value =								10,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

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

Cost Est. for Res. Bldg: 1 Single Family GRG Cls CD Blt 1991

(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

(15) Built-Ins & Fireplaces

Fireplace: Direct-Vented Gas	925.00	1	925
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(17) Garages

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

Base Cost	16.02	768	12,303
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 => Cost New = 18,738

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 14,991

ECF (412 - SAPPHIRE LAKE BACK LOTS RES) 0.980 => TCV of Bldg: 1 = 14,691

2017 Est. T.C.V. 009-590-047-00 = 25,641

Est. TCV/Total Floor Area = 0.00

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
12,800	12,800	12,800	7,399	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	66	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
12,800	12,800	12,800	7,465	7,465	7,465	

009-590-048-00 2017 Est. T.C.V. WILLIAMS JIMMY R & JUDY A
 Property Class: 401 1646 SAPPHIRE AVE
 Map #: LAKE TOWNSHIP Lake City, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> GROUP C 10K					10000	100		10,000
50 Actual Front Feet, 0.12 Total Acres Total Est. Land Value =								10,000

Cost Est. for Res. Bldg: 1 Single Family GRG Cls C Blt 2005

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

Base Cost	16.09	832	13,387
Storage area over garage	3.95	554	2,188

County Multiplier = 1.38 => Cost New = 21,494

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 19,344
 ECF (412 - SAPPHIRE LAKE BACK LOTS RES) 0.980 => TCV of Bldg: 1 = 18,957

2017 Est. T.C.V. 009-590-048-00 = 28,957

Est. TCV/Total Floor Area = 0.00

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
14,400	14,400	14,400	10,600	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	100	0	95	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
14,500	14,500	14,500	10,695	10,695	0

009-590-049-00 2017 Est. T.C.V. YOUNGS DON R
 Property Class: 401 8229 W FOURTH ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Bk Lot 580,590					5000	100		5,000
50 Actual Front Feet, 0.12 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	160	81	446
Total Estimated Land Improvements True Cash Value =					446

Cost Est. for Res. Bldg: 1 Single Family GRG Cls C Blt 1990

(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

(13) Plumbing

Average Fixture(s)	760.00	1	760
Extra Sink	480.00	1	480

(14) Water/Sewer

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

(16) Deck/Balcony

Roof Cover Only,Standard	9.45	374	3,534
Roof Cover Only,Standard	8.20	581	4,764

(17) Garages

Class:C Exterior: Pole Foundation: 18 Inch (Finished)
 Base Cost 14.91 720 10,735

County Multiplier = 1.38 => Cost New = 33,307

Notes: HAS TOILET & SHOWER AND SINK BUT NOT STOVE @ 2015 INSTALL DATE ESTIMATED AS 2008 FROM ASSESSOR INSPECTION

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 29,977
 ECF (412 - SAPPHIRE LAKE BACK LOTS RES) 0.980 => TCV of Bldg: 1 = 29,377

2017 Est. T.C.V. 009-590-049-00 = 34,823

Est. TCV/Total Floor Area = 0.00

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
16,300	16,300	16,300	14,499	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	1,100	0	0	130	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
17,400	17,400	17,400	14,629	14,629	0

009-590-051-00 2017 Est. T.C.V. YOUNGS DON R
 Property Class: 402 W FOURTH ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Bk Lot 580,590					5000	100		5,000
50 Actual Front Feet, 0.12 Total Acres							Total Est. Land Value =	5,000

2017 Est. T.C.V. 009-590-051-00 = 5,000

Est. TCV/Total Floor Area = 2.90

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
2,000	2,000	2,000	932	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	500	0	8	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
2,500	2,500	2,500	940	940	0	

009-590-052-00 2017 Est. T.C.V. YOUNGS DON R
 Property Class: 402 W FOURTH ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Bk Lot 580,590					5000	100		5,000
50 Actual Front Feet, 0.12 Total Acres							Total Est. Land Value =	5,000

2017 Est. T.C.V. 009-590-052-00 = 5,000

Est. TCV/Total Floor Area = 2.90

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
2,000	2,000	2,000	932	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	500	0	8	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
2,500	2,500	2,500	940	940	0	

009-590-053-00 2017 Est. T.C.V. ARMSTRONG TIMOTHY D
 Property Class: 402 THIRD ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Bk Lot 580,590					5000	100		5,000
50 Actual Front Feet, 0.12 Total Acres							Total Est. Land Value =	5,000

2017 Est. T.C.V. 009-590-053-00 = 5,000

Est. TCV/Total Floor Area = 2.90

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
2,000	2,000	2,000	932	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	500	0	0	8	0	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
2,500	2,500	2,500	940	940	0	0

009-590-054-00 2017 Est. T.C.V. YOUNGS DON R
 Property Class: 402 W THIRD ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE

		* Factors *		LOTS 54 & 55			
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
<Site Value A>	Bk Lot 580,590				5000	100	5,000
<Site Value A>	Bk Lot 580,590				5000	100	5,000
100 Actual Front Feet, 0.23		Total Acres	Total Est. Land Value =				10,000

2017 Est. T.C.V. 009-590-054-00 = 10,000

Est. TCV/Total Floor Area = 5.81, Most recent sale 09/04/2015 for 6,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
4,000	4,000	4,000	4,000	0.90		
2017	New Eq.	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	1,000		0	0	36	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
5,000	5,000	5,000	4,036	4,036		0

009-590-056-00 2017 Est. T.C.V. BALL SAM & RACHEL
 Property Class: 402 W THIRD ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Bk Lot 580,590					5000	100		5,000
50 Actual Front Feet, 0.12 Total Acres							Total Est. Land Value =	5,000

2017 Est. T.C.V. 009-590-056-00 = 5,000

Est. TCV/Total Floor Area = 2.90, Most recent sale 03/01/2017 for 2,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
2,000	2,000	2,000		932	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	500	0	8	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
2,500	2,500	2,500	940	940	0	

009-590-057-00 2017 Est. T.C.V. MULLEN ERIN
 Property Class: 401 S SAPPHIRE AVE
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> GROUP C 10K					10000	100		10,000
50 Actual Front Feet, 0.12 Total Acres Total Est. Land Value =								10,000

Cost Est. for Res. Bldg: 1 Single Family GRG Cls CD Blt 1997

(11) Heating System: No Heating/Cooling

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

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

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

Base Cost	14.85	768	11,405
Automatic Doors	375.00	2	750

County Multiplier = 1.38 => Cost New = 16,774

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0, Depr.Cost = 14,258
 ECF (412 - SAPPHIRE LAKE BACK LOTS RES) 0.980 => TCV of Bldg: 1 = 13,972

2017 Est. T.C.V. 009-590-057-00 = 23,972

Est. TCV/Total Floor Area = 0.00, Most recent sale 07/01/2001 for 159,900

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
11,900	11,900	11,900	8,591	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	100	0	77	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
12,000	12,000	12,000	8,668	8,668	0

009-590-058-00 2017 Est. T.C.V. HERRINGTON DOUGLAS A & LAUREL
 Property Class: 402 S SAPPHIRE AVE
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> GROUP C 10K					10000	100		10,000
50 Actual Front Feet, 0.12 Total Acres							Total Est. Land Value =	10,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
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 2013

(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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(13) Plumbing

3 Fixture Bath	2400.00	-1	-2,400
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(17) Garages

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

Base Cost	15.16	946	14,341
Automatic Doors	375.00	1	375

County Multiplier = 1.38 => Cost New = 16,997

Phy/Ab.Phy/Func/Econ/Comb.%Good= 99/100/100/100/99.0, Depr.Cost = 16,827
 ECF (412 - SAPPHIRE LAKE BACK LOTS RES) 0.980 => TCV of Bldg: 1 = 16,490

2017 Est. T.C.V. 009-590-058-00 = 26,965

Est. TCV/Total Floor Area = 0.00

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
13,400	13,400	13,400	9,231	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	100	0	0	83	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
13,500	13,500	13,500	9,314	9,314	0	

009-590-060-00 2017 Est. T.C.V. GLOVER WILLIAM III
 Property Class: 401 1689 S SAPPHIRE AVE
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> GROUP C 10K					10000	100	LOT 59	10,000
<Site Value A> Bk Lot 580,590					5000	100	LOT 60	5,000
<Site Value A> Bk Lot 580,590					5000	100	LOT 61	5,000
150 Actual Front Feet, 0.34 Total Acres Total Est. Land Value =								20,000

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	126	71	267
Shed: Wood Frame	10.42	1.00	49	71	363
Total Estimated Land Improvements True Cash Value =					630

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 648 SF Floor Area = 648 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Block	Slab	54.53	-10.53	0.66	648	28,940

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

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

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

(16) Porches
 CSEP (1 Story), Standard 25.99 168 4,366

(17) Garages
 Class:D Exterior: Pole Foundation: 18 Inch (Unfinished)
 Base Cost 9.73 936 9,107
 Automatic Doors 350.00 2 700

County Multiplier = 1.42 => Cost New = 67,252

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 40,351
 ECF (412 - SAPPHIRE LAKE BACK LOTS RES) 0.980 => TCV of Bldg: 1 = 39,544

2017 Est. T.C.V. 009-590-060-00 = 60,174
 Est. TCV/Total Floor Area = 92.86

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
28,800	28,800	28,800	22,474	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,300	0	202	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
30,100	30,100	30,100	22,676	22,676	22,676

009-590-062-00 2017 Est. T.C.V. ONAN PHILLIP D
 Property Class: 402 CHIPPEWA AVE
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Bk Lot 580,590					5000	100		5,000
50 Actual Front Feet, 0.12 Total Acres							Total Est. Land Value =	5,000

2017 Est. T.C.V. 009-590-062-00 = 5,000

Est. TCV/Total Floor Area = 7.72

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
2,000	2,000	2,000	932	0.90		
2017 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	500	0	0	8	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
2,500	2,500	2,500	940	940	0	

009-590-063-00	2017 Est. T.C.V.	ST PIERRE DAVID L & LISA M
Property Class: 402		CHIPPEWA AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Bk Lot 580,590					5000	100		5,000
50 Actual Front Feet, 0.12 Total Acres							Total Est. Land Value =	5,000

2017 Est. T.C.V. 009-590-063-00 = 5,000

Est. TCV/Total Floor Area = 7.72

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
2,000	2,000	2,000	932	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	500	0	0	8	0	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
2,500	2,500	2,500	940	940	0	0

009-590-064-00 2017 Est. T.C.V. ST PIERRE DAVID L & LISA M
 Property Class: 402 CHIPPEWA AVE
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Bk Lot 580,590					5000	100		5,000
50 Actual Front Feet, 0.12 Total Acres							Total Est. Land Value =	5,000

2017 Est. T.C.V. 009-590-064-00 = 5,000

Est. TCV/Total Floor Area = 7.72, Most recent sale 11/05/2004 for 7,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
2,000	2,000	2,000	1,195	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	500	0	0	10	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
2,500	2,500	2,500	1,205	1,205	0	

009-590-065-00 2017 Est. T.C.V. BOUGHNER JOHN & CARON
 Property Class: 401 CHIPPEWA AVE
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Bk Lot 580,590					5000	100		5,000
50 Actual Front Feet, 0.12 Total Acres							Total Est. Land Value =	5,000

Cost Est. for Res. Bldg: 1 Single Family GRG Cls CD Blt 1998

(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
Mechanical Doors	350.00	2	700

County Multiplier = 1.38 => Cost New = 17,046

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0, Depr.Cost = 14,489
 ECF (412 - SAPPHIRE LAKE BACK LOTS RES) 0.980 => TCV of Bldg: 1 = 14,199

2017 Est. T.C.V. 009-590-065-00 = 19,199

Est. TCV/Total Floor Area = 0.00, Most recent sale 08/05/2011 for 15,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
9,000	9,000	9,000	8,267	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	600	0	74	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
9,600	9,600	9,600	8,341	8,341	0

009-590-066-00 2017 Est. T.C.V. SKUKALEK MIKE
 Property Class: 402 SECOND ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Bk Lot 580,590					5000	100		5,000
50 Actual Front Feet, 0.12 Total Acres							Total Est. Land Value =	5,000

2017 Est. T.C.V. 009-590-066-00 = 5,000

Est. TCV/Total Floor Area = 0.00, Most recent sale 10/01/1998 for 11,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
2,000	2,000	2,000		932	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	500	0	0	1,568	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
2,500	2,500	2,500	940	2,500	0	

009-590-067-00 2017 Est. T.C.V. SKUKALEK MIKE
 Property Class: 402 SAPPHIRE AVE
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Bk Lot 580,590					5000	100		5,000
50 Actual Front Feet, 0.12 Total Acres							Total Est. Land Value =	5,000

2017 Est. T.C.V. 009-590-067-00 = 5,000

Est. TCV/Total Floor Area = 0.00, Most recent sale 09/21/2016 for 14,900

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
2,000	2,000	2,000		932	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	500	0	0	1,568	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
2,500	2,500	2,500	940	2,500	0	

009-590-068-00 2017 Est. T.C.V. PROMER JODY R & MARLENE K
 Property Class: 402 S SAPPHIRE AVE
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Bk Lot 580,590					5000	100		5,000
50 Actual Front Feet, 0.12 Total Acres							Total Est. Land Value =	5,000

2017 Est. T.C.V. 009-590-068-00 = 5,000

Est. TCV/Total Floor Area = 0.00

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
2,000	2,000	2,000	1,195	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	500	0	0	10	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
2,500	2,500	2,500	1,205	1,205	0	

009-590-069-00 2017 Est. T.C.V. KERASTAS MICHAEL & ANNA MARIE
 Property Class: 401 SAPHIRE AVE
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> GROUP C 10K					10000	100		10,000
50 Actual Front Feet, 0.12 Total Acres							Total Est. Land Value =	10,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Ren. Conc.	4.21	1.00	600	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.0	95	950
Total Estimated Land Improvements True Cash Value =					950

Cost Est. for Res. Bldg: 1 Single Family GRG Cls C Blt 2016

(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: 18 Inch (Unfinished)

Base Cost	13.50	1500	20,250
Automatic Doors	375.00	1	375
Storage area over garage	3.95	1000	3,950

County Multiplier = 1.38 => Cost New = 33,914

Notes: GARAGE ONLY, NO PLUMBING

Phy/Ab.Phy/Func/Econ/Comb.%Good= 99/100/100/100/99.0, Depr.Cost = 33,574
 ECF (412 - SAPPHIRE LAKE BACK LOTS RES) 0.980 => TCV of Bldg: 1 = 32,903

2017 Est. T.C.V. 009-590-069-00 = 43,853

Est. TCV/Total Floor Area = 0.00

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
5,000	5,000	5,000	1,198	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
16,800	100	0	16,800	10	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
21,900	21,900	21,900	18,008	18,008	0	

009-590-070-00 2017 Est. T.C.V. PROMER JODY R & MARLANE K
 Property Class: 402 1718 S SAPPHIRE AVE
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> GROUP C 10K					10000	100		10,000
50 Actual Front Feet, 0.12 Total Acres							Total Est. Land Value =	10,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
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 2011

(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 15.07 957 14,422
 Mechanical Doors 350.00 1 350

County Multiplier = 1.38 => Cost New = 20,385

Phy/Ab.Phy/Func/Econ/Comb.%Good= 96/100/100/100/96.0, Depr.Cost = 19,570
 ECF (412 - SAPPHIRE LAKE BACK LOTS RES) 0.980 => TCV of Bldg: 1 = 19,179

2017 Est. T.C.V. 009-590-070-00 = 29,654

Est. TCV/Total Floor Area = 0.00, Most recent sale 11/17/2010 for 2,400

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
14,800	14,800	14,800	10,109	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	90	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
14,800	14,800	14,800	10,199	10,199	0

009-590-071-00 2017 Est. T.C.V. LOGUSZ ROMAN ETAL
 Property Class: 402 109 SAPPHIRE AVE
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> GROUP C 10K					10000	100		10,000
51 Actual Front Feet, 0.06 Total Acres							Total Est. Land Value =	10,000

2017 Est. T.C.V. 009-590-071-00 = 10,000

Est. TCV/Total Floor Area = 0.00

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
5,000	5,000	5,000	1,067	0.90

2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	9	0

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
5,000	5,000	5,000	1,076	1,076	0

009-590-072-00 2017 Est. T.C.V. LOGUSZ ROMAN ETAL
 Property Class: 401 SAPHIRE AVE
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> GROUP C 10K					10000	100		10,000
51 Actual Front Feet, 0.10 Total Acres							Total Est. Land Value =	10,000

Cost Est. for Res. Bldg: 1 Single Family GRG Cls CD Blt 1992

(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
Mechanical Doors	350.00	2	700

County Multiplier = 1.38 => Cost New = 17,046

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 13,637
 ECF (412 - SAPPHIRE LAKE BACK LOTS RES) 0.980 => TCV of Bldg: 1 = 13,364

2017 Est. T.C.V. 009-590-072-00 = 23,364

Est. TCV/Total Floor Area = 0.00

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
11,600	11,600	11,600	7,068	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	100	0	63	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
11,700	11,700	11,700	7,131	7,131	0

009-590-073-00 2017 Est. T.C.V. KAMMER DANIEL J JR
 Property Class: 401 109 SAPPHIRE AVE
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Bk Lot 580,590					5000	100		5,000
51 Actual Front Feet, 0.09 Total Acres							Total Est. Land Value =	5,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	2.98	1.00	153	56	255
Total Estimated Land Improvements True Cash Value =					255

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

(11) Heating System: Space Heater

Ground Area = Size for Rates = 584 SF Floor Area = 584 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1+	Story Siding	Crawl Space	58.10	-9.75	-1.89	584	27,133

Other Additions/Adjustments Rate Size Cost

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

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

(15) Built-Ins & Fireplaces
 Appliance Allowance 1235.00 1 1,235
 Fireplace: Exterior 1 Story 3050.00 1 3,050

County Multiplier = 1.38 => Cost New = 47,513

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, Depr.Cost = 26,132
 ECF (409 - RURAL SUBS) 0.850 => TCV of Bldg: 1 = 22,212

2017 Est. T.C.V. 009-590-073-00 = 27,467
 Est. TCV/Total Floor Area = 47.03

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
13,800	13,800	13,800	12,508	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-100	0	0	112	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
13,700	13,700	13,700	12,620	12,620	0	

009-590-074-00 2017 Est. T.C.V. ST PIERRE KEVIN J
 Property Class: 402 SECOND ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Bk Lot 580,590					5000	100		5,000
50 Actual Front Feet, 0.12 Total Acres							Total Est. Land Value =	5,000

2017 Est. T.C.V. 009-590-074-00 = 5,000

Est. TCV/Total Floor Area = 8.56, Most recent sale 03/01/2000 for 5,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
2,000	2,000	2,000		932	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	500	0	8	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
2,500	2,500	2,500	940	940	0	

009-590-075-00 2017 Est. T.C.V. ST PIERRE KEVIN J
 Property Class: 402 SECOND ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Bk Lot 580,590					5000	100		5,000
50 Actual Front Feet, 0.12 Total Acres							Total Est. Land Value =	5,000

2017 Est. T.C.V. 009-590-075-00 = 5,000

Est. TCV/Total Floor Area = 8.56, Most recent sale 03/01/2000 for 3,450

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
2,000	2,000	2,000		932	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	500	0	0	8	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
2,500	2,500	2,500	940	940	0	

009-590-076-00 2017 Est. T.C.V. ST PIERRE BRIAN & JOANN
 Property Class: 402 SECOND ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Bk Lot 580,590					5000	100		5,000
50 Actual Front Feet, 0.12 Total Acres							Total Est. Land Value =	5,000

2017 Est. T.C.V. 009-590-076-00 = 5,000

Est. TCV/Total Floor Area = 8.56, Most recent sale 03/01/1995 for 1,400

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
2,000	2,000	2,000		932	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	500	0	8	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
2,500	2,500	2,500	940	940	0	

009-590-077-00 2017 Est. T.C.V. ST PIERRE BRIAN & JOANN
 Property Class: 402 SECOND ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Bk Lot 580,590					5000	100		5,000
50 Actual Front Feet, 0.12 Total Acres							Total Est. Land Value =	5,000

2017 Est. T.C.V. 009-590-077-00 = 5,000

Est. TCV/Total Floor Area = 8.56

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
2,000	2,000	2,000	932	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	500	0	8	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
2,500	2,500	2,500	940	940	0	

009-590-078-00 2017 Est. T.C.V. VORPAGEL KEVIN & KAYLA
 Property Class: 401 8210 W FIRST ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE

* Factors * LOT 78 & 79

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Bk Lot 580,590					5000	100		5,000
<Site Value A> Bk Lot 580,590					5000	100		5,000
100 Actual Front Feet, 0.23 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	800	94	3,166
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	94	940
Total Estimated Land Improvements True Cash Value =					5,075

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C Blt 1993

(11) Heating System: Forced Hot Water

Ground Area = Size for Rates = 720 SF Floor Area = 1080 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Basement	91.76	0.00	1.66	720	67,262

Other Additions/Adjustments Rate Size Cost

(9) Basement Finish

Basement Recreation Finish	11.45	500	5,725
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: Direct-Vented Gas	1200.00	1	1,200

(16) Porches

WCP (1 Story), Standard	25.68	126	3,236
WPP, Standard	22.13	40	885

(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 = 136,036

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 108,829
 ECF (409 - RURAL SUBS) 0.950 => TCV of Bldg: 1 = 103,387

2017 Est. T.C.V. 009-590-078-00 = 118,462

Est. TCV/Total Floor Area = 109.69, Most recent sale 12/18/2015 for 111,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
55,200	55,200	55,200	55,200	0.90		
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	4,000	0	0	496	0	0

Parcel Number: 009-590-078-00

Page: 2

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
59,200	59,200	59,200	55,696	55,696	55,696

009-590-080-00 2017 Est. T.C.V. OLIVER TERRY L
 Property Class: 402 FIRST ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Bk Lot 580,590					5000	100		5,000
50 Actual Front Feet, 0.12 Total Acres							Total Est. Land Value =	5,000

2017 Est. T.C.V. 009-590-080-00 = 5,000

Est. TCV/Total Floor Area = 4.63

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
2,000	2,000	2,000	932	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	500	0	0	8	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
2,500	2,500	2,500	940	940	940	

009-590-081-00 2017 Est. T.C.V. BUTZIN GERALD & CYNTHIA ANN
 Property Class: 402 FIRST ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Bk Lot 580,590					5000	100		5,000
50 Actual Front Feet, 0.12 Total Acres							Total Est. Land Value =	5,000

2017 Est. T.C.V. 009-590-081-00 = 5,000

Est. TCV/Total Floor Area = 4.63, Most recent sale 09/01/2001 for 82,500

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
2,000	2,000	2,000		932	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	500	0	8	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
2,500	2,500	2,500	940	940	940	

009-590-082-00 2017 Est. T.C.V. BUTZIN GERALD & CYNTHIA ANN
 Property Class: 401 8240 W FIRST ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Bk Lot 580,590					5000	100		5,000
50 Actual Front Feet, 0.12 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	12.07	1.00	80	94	908
Shed: Wood Frame	12.07	1.00	80	94	908
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.0	95	950
Total Estimated Land Improvements True Cash Value =					2,766

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

(11) Heating System: Forced Heat & Cool

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	60.66	-10.25	1.92	960	50,237
1	Story Siding	Basement	60.66	0.00	1.92	960	60,077

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
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(16) Porches

CCP (1 Story), Standard	25.25	144	3,636
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(17) Garages

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

Base Cost	14.55	1104	16,063
Common Wall: 1 Wall	-1300.00	1	-1,300
Automatic Doors	375.00	2	750

County Multiplier = 1.38 => Cost New = 193,200

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0, Depr.Cost = 164,220
 ECF (409 - RURAL SUBS) 0.950 => TCV of Bldg: 1 = 156,009

2017 Est. T.C.V. 009-590-082-00 = 163,775
 Est. TCV/Total Floor Area = 85.30

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
76,700	76,700	76,700	66,135	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	5,200	0	0	595	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
81,900	81,900	81,900	66,730	66,730	66,730

009-590-083-00	2017 Est. T.C.V.	RITCHIE J C & GILLESPIE M J JT LE &
Property Class: 401		1750 S SAPPHIRE ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> GROUP C 10K					10000	100		10,000
51 Actual Front Feet, 0.12 Total Acres							Total Est. Land Value =	10,000

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.20	1.00	20	71	45
Total Estimated Land Improvements True Cash Value =					45

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

(11) Heating System: No Heating/Cooling
Ground Area = Size for Rates = 0 SF Floor Area = 0 SF.

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

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

Base Cost	16.05	576	9,245
Mechanical Doors	325.00	1	325

County Multiplier = 1.38 => Cost New = 13,206

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 7,924
ECF (412 - SAPPHIRE LAKE BACK LOTS RES) 0.980 => TCV of Bldg: 1 = 7,765

2017 Est. T.C.V. 009-590-083-00 = 17,810

Est. TCV/Total Floor Area = 0.00

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
8,900	8,900	8,900	4,599	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	41	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
8,900	8,900	8,900	4,640	4,640	0	

009-590-084-00 2017 Est. T.C.V. STAFFORD CHARLES E ETAL
 Property Class: 401 W FIRST ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> GROUP C 10K					10000	100		10,000
51 Actual Front Feet, 0.13 Total Acres Total Est. Land Value =								10,000

Cost Est. for Res. Bldg: 1 Single Family GRG Cls C Blt 2000

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

Base Cost	10.13	1200	12,156
Mechanical Doors	350.00	2	700

County Multiplier = 1.38 => Cost New = 17,741

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 15,967
 ECF (412 - SAPPHIRE LAKE BACK LOTS RES) 0.980 => TCV of Bldg: 1 = 15,648

2017 Est. T.C.V. 009-590-084-00 = 25,648

Est. TCV/Total Floor Area = 0.00

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
12,800	12,800	12,800	8,267	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	74	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
12,800	12,800	12,800	8,341	8,341	0	

009-590-085-00 2017 Est. T.C.V. CARLSON SARA L LE
 Property Class: 402 FIRST ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> GROUP C 10K					10000	100		10,000
51 Actual Front Feet, 0.10 Total Acres							Total Est. Land Value =	10,000

2017 Est. T.C.V. 009-590-085-00 = 10,000

Est. TCV/Total Floor Area = 0.00

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
5,000	5,000	5,000	1,198	0.90		
2017 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	10	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
5,000	5,000	5,000	1,208	1,208	0	

009-590-086-00 2017 Est. T.C.V. CARLSON SARA L LE
 Property Class: 402 SAPHIRE AVE
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> GROUP C 10K					10000	100		10,000
51 Actual Front Feet, 0.11 Total Acres							Total Est. Land Value =	10,000

2017 Est. T.C.V. 009-590-086-00 = 10,000

Est. TCV/Total Floor Area = 0.00

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
5,000	5,000	5,000	1,198	0.90		
2017 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	10	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
5,000	5,000	5,000	1,208	1,208	0	

009-590-087-00 2017 Est. T.C.V. BECK JOHN M & MARY LOU
 Property Class: 402 W FIRST ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Bk Lot 580,590					5000	100		5,000
50 Actual Front Feet, 0.12 Total Acres							Total Est. Land Value =	5,000

2017 Est. T.C.V. 009-590-087-00 = 5,000

Est. TCV/Total Floor Area = 0.00

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
2,000	2,000	2,000	932	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	500	0	8	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
2,500	2,500	2,500	940	940	0	

009-590-088-00	2017 Est. T.C.V.	LILEY WALLACE A & TIMOTHY W
Property Class: 402		W FIRST ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Bk Lot 580,590					5000	100		5,000
50 Actual Front Feet, 0.12 Total Acres							Total Est. Land Value =	5,000

2017 Est. T.C.V. 009-590-088-00 = 5,000

Est. TCV/Total Floor Area = 0.00

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
2,000	2,000	2,000	932	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	500	0	0	8	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
2,500	2,500	2,500	940	940	0	

009-590-089-00 2017 Est. T.C.V. LAWTON MARCIA J
 Property Class: 402 W FIRST ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Bk Lot 580,590					5000	100		5,000
60 Actual Front Feet, 0.14 Total Acres							Total Est. Land Value =	5,000

2017 Est. T.C.V. 009-590-089-00 = 5,000

Est. TCV/Total Floor Area = 0.00, Most recent sale 07/01/1998 for 44,500

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
2,000	2,000	2,000	1,335	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	500	0	12	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
2,500	2,500	2,500	1,347	1,347	1,347	

009-590-090-00	2017 Est. T.C.V.	LAWTON MARCIA JEAN
Property Class: 401		8221 W FIRST ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Bk Lot	580,590				5000	100		5,000
<Site Value A> Bk Lot	580,590				5000	100		5,000
90 Actual Front Feet, 0.21 Total Acres Total Est. Land Value =								10,000

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Metal Prefab	7.19	1.00	140	94	947
Shed: Wood Frame	9.59	1.00	80	94	721
Total Estimated Land Improvements True Cash Value =					1,668

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

(11) Heating System: Wall/Floor Furnace

Ground Area = Size for Rates = 567 SF Floor Area = 567 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	56.23	-9.83	-0.78	567	25,867

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

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

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

(16) Porches
WGEP (1 Story), Standard 79.17 24 1,900

(16) Deck/Balcony
Treated Wood, Standard 6.85 150 1,028

County Multiplier = 1.38 => Cost New = 46,770

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 28,062
ECF (409 - RURAL SUBS) 0.850 => TCV of Bldg: 1 = 23,853

2017 Est. T.C.V. 009-590-090-00 = 35,521

Est. TCV/Total Floor Area = 62.65

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
17,400	17,400	17,400	14,523	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	400	0	130	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
17,800	17,800	17,800	14,653	14,653	14,653

009-590-092-00 2017 Est. T.C.V. LAWTON MARCIA J
 Property Class: 402 W FIRST ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Bk Lot 580,590					5000	100		5,000
50 Actual Front Feet, 0.12 Total Acres							Total Est. Land Value =	5,000

2017 Est. T.C.V. 009-590-092-00 = 5,000

Est. TCV/Total Floor Area = 8.82

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
2,000	2,000	2,000	932	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	500	0	8	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
2,500	2,500	2,500	940	940	940	