

009-660-002-00 2017 Est. T.C.V. O'RILEY PATRICK M & CHERYL A
 Property Class: 401 2042 S SARA DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value H> 660-South Shore					7000	100		7,000
115 Actual Front Feet, 0.46 Total Acres							Total Est. Land Value =	7,000

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

(11) Heating System: Forced Air w/ Ducts

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	58.24	0.00	0.00	1104	64,297

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1415.00	1	1,415
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County Multiplier = 1.38 => Cost New = 99,549

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 79,639

Separately Depreciated Items:

(16) Deck/Balcony

Treated Wood,Standard	7.95	100	795
County Multiplier = 1.38 =>		Cost New =	1,097
Phy/Ab.Phy/Func/Econ/Comb.%Good= 86/100/100/100/86.0,		Depr.Cost =	944

(17) Garages

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

Base Cost	14.85	768	11,405
County Multiplier = 1.38 =>		Cost New =	15,739
Phy/Ab.Phy/Func/Econ/Comb.%Good= 89/100/100/100/89.0,		Depr.Cost =	14,007

Total Depreciated Cost = 94,590

ECF (660 SOUTHSORE FARMS) 0.950 => TCV of Bldg: 1 = 89,861

2017 Est. T.C.V. 009-660-002-00 = 96,861

Est. TCV/Total Floor Area = 87.74

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
45,500	45,500	45,500	33,220	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,900	0	0	298	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
48,400	48,400	48,400	33,518	33,518	33,518	

009-660-003-00 2017 Est. T.C.V. GILL KAY
 Property Class: 402 S SARA DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value H> 660-South Shore					7000	100		7,000
115 Actual Front Feet, 0.46 Total Acres							Total Est. Land Value =	7,000

2017 Est. T.C.V. 009-660-003-00 = 7,000

Est. TCV/Total Floor Area = 6.34, Most recent sale 07/18/2006 for 10,500

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
3,300	3,300	3,300	3,047	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	200	0	27	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
3,500	3,500	3,500	3,074	3,074	0	

009-660-004-00 2017 Est. T.C.V. MOREEN SCOTTIE & MOREEN PATRICIA
 Property Class: 401 2086 S SARA DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value H> 660-South Shore					7000	100		7,000
115 Actual Front Feet, 0.46 Total Acres							Total Est. Land Value =	7,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Ren. Conc.	3.78	1.00	624	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 1975

(11) Heating System: Forced Air w/ Ducts
 Ground Area = Size for Rates = 1080 SF Floor Area = 1080 SF.
 Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost
 1 Story Siding Crawl Space 58.48 -8.59 0.00 1080 53,881

Other Additions/Adjustments Rate Size Cost

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

(14) Water/Sewer
 Well, 50 Feet 1575.00 1 1,575
 1000 Gal Septic 2895.00 1 2,895

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

(16) Porches
 CPP, Standard 33.05 16 529

(17) Garages
 Class:CD Exterior: Siding Foundation: 18 Inch (Unfinished)
 Base Cost 15.75 672 10,584
 Mechanical Doors 350.00 1 350

County Multiplier = 1.38 => Cost New = 99,165

Phy/Ab.Phy/Func/Econ/Comb.%Good= 71/100/100/100/71.0, Depr.Cost = 70,407
 ECF (660 SOUTHSORE FARMS) 0.950 => TCV of Bldg: 1 = 66,887

2017 Est. T.C.V. 009-660-004-00 = 74,837
 Est. TCV/Total Floor Area = 69.29, Most recent sale 03/24/2013 for 55,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
35,200	35,200	35,200	25,985	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,200	0	233	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
37,400	37,400	37,400	26,218	26,218	26,218

009-660-005-00 2017 Est. T.C.V. KEELEAN MARK & NORMA
 Property Class: 401 2108 S SARA DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value H> 660-South Shore					7000	100		7,000
115 Actual Front Feet, 0.46 Total Acres							Total Est. Land Value =	7,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.44	1.00	400	85	1,170
Total Estimated Land Improvements True Cash Value =					1,170

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C-5 Blt 1995

(11) Heating System: Forced Air w/ Ducts

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	62.85	0.00	0.00	1092	68,632

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
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(17) Garages

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

Base Cost	21.75	440	9,570
Common Wall: 1 Wall	-1300.00	1	-1,300

County Multiplier = 1.38 => Cost New = 119,559

Phy/Ab.Phy/Func/Econ/Comb.%Good= 84/100/100/100/84.0, Depr.Cost = 100,430
 ECF (660 SOUTHSORE FARMS) 0.950 => TCV of Bldg: 1 = 95,408

2017 Est. T.C.V. 009-660-005-00 = 103,578

Est. TCV/Total Floor Area = 94.85, Most recent sale 01/01/1998 for 77,500

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
48,700	48,700	48,700	35,564	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,100	0	0	320	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
51,800	51,800	51,800	35,884	35,884	35,884	

009-660-008-00 2017 Est. T.C.V. MCCALLUM TARA C & HOOT PATRICI A C
 Property Class: 401 2172 S SARA DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 8.RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value H> 660-South Shore					7000	100		7,000
115 Actual Front Feet, 0.46 Total Acres							Total Est. Land Value =	7,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

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

Cost Est. for Res. Bldg: 1 Single Family TRI Cls CD Blt 1994

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 836 SF Floor Area = 1254 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
Tri-Level	Siding	Crawl Space	74.18	-4.60	0.00	836	58,169

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

Treated Wood,Standard	9.15	64	586
Treated Wood,Standard	7.59	120	911

(16) Breezeways

Frame Wall,Unfinished	22.75	160	3,640
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(17) Garages

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

Base Cost	18.45	576	10,627
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 => Cost New = 115,572

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0, Depr.Cost = 98,236
 ECF (660 SOUTHSORE FARMS) 0.900 => TCV of Bldg: 1 = 88,412

2017 Est. T.C.V. 009-660-008-00 = 96,362

Est. TCV/Total Floor Area = 76.84, Most recent sale 09/25/2013 for 69,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
47,600	47,600	47,600	34,851	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	600	0	0	313	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
48,200	48,200	48,200	35,164	35,164	0

009-660-009-00	2017 Est. T.C.V.	PAYNE JAMES & CYNTHIA M
Property Class: 401		2194 S SARA DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value H> 660-South Shore					7000	100		7,000
115 Actual Front Feet, 0.47 Total Acres							Total Est. Land Value =	7,000

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.44	1.00	105	80	289
Shed: Wood Frame	12.61	1.00	64	71	573
Total Estimated Land Improvements True Cash Value =					862

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 1990

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1152 SF Floor Area = 1152 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	65.51	-9.42	0.00	1152	64,616

Other Additions/Adjustments Rate Size Cost

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

(14) Water/Sewer
Well, 50 Feet 1575.00 1 1,575
1000 Gal Septic 3085.00 1 3,085

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

(16) Deck/Balcony
Treated Wood,Standard 19.24 16 308
Treated Wood,Standard 19.24 16 308

(17) Garages
Class:CD Exterior: Siding Foundation: 42 Inch (Unfinished)
Base Cost 19.20 528 10,138
Common Wall: 1 Wall -1225.00 1 -1,225

County Multiplier = 1.38 => Cost New = 112,441

Phy/Ab.Phy/Func/Econ/Comb.%Good= 77/100/100/100/77.0, Depr.Cost = 86,580

Separately Depreciated Items:

(16) Deck/Balcony
Treated Wood,Standard 8.72 84 732
County Multiplier = 1.38 => Cost New = 1,011
Phy/Ab.Phy/Func/Econ/Comb.%Good= 92/100/100/100/92.0, Depr.Cost = 930

Total Depreciated Cost = 87,509
ECF (660 SOUTHSORE FARMS) 0.950 => TCV of Bldg: 1 = 83,134

2017 Est. T.C.V. 009-660-009-00 = 90,996

Est. TCV/Total Floor Area = 78.99, Most recent sale 08/01/2001 for 72,500

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
42,800	42,800	42,800	31,385	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	2,700	0	0	282	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
45,500	45,500	45,500	31,667	31,667	31,667

009-660-010-00 2017 Est. T.C.V. HUBBARD JAMES BRIAN
 Property Class: 401 2216 S SARA DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value H> 660-South Shore					7000	100		7,000
115 Actual Front Feet, 0.47 Total Acres							Total Est. Land Value =	7,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.44	1.00	84	71	205
Shed: Wood Frame	12.07	1.00	80	71	686
Total Estimated Land Improvements True Cash Value =					891

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 960 SF Floor Area = 1008 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	67.78	0.00	0.00	960	65,069
1	Story Siding	Overhang	39.31	0.00	0.00	48	1,887

Other Additions/Adjustments Rate Size Cost

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

(14) Water/Sewer
 Well, 50 Feet 1575.00 1 1,575
 1000 Gal Septic 3085.00 1 3,085

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

(16) Porches
 CCP (1 Story), Standard 54.99 24 1,320

(16) Deck/Balcony
 Treated Wood,Standard 6.78 256 1,736

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

(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 = 123,446

Phy/Ab.Phy/Func/Econ/Comb.%Good= 69/100/100/100/69.0, Depr.Cost = 85,177
 ECF (660 SOUTHSORE FARMS) 0.950 => TCV of Bldg: 1 = 80,919

2017 Est. T.C.V. 009-660-010-00 = 88,810

Est. TCV/Total Floor Area = 88.11

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
41,700	41,700	41,700	30,672	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	2,700	0	0	276	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
44,400	44,400	44,400	30,948	30,948	30,948

009-660-011-00 2017 Est. T.C.V. HUBBARD JAMES B
 Property Class: 402
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value H> 660-South Shore					7000	100		7,000
115 Actual Front Feet, 0.47 Total Acres							Total Est. Land Value =	7,000

2017 Est. T.C.V. 009-660-011-00 = 7,000

Est. TCV/Total Floor Area = 6.94

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
3,300	3,300	3,300	1,915	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	200	0	0	17	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
3,500	3,500	3,500	1,932	1,932	0	

009-660-012-00 2017 Est. T.C.V. RADEN RAYMOND D & ROCHELLE A
 Property Class: 401 6562 LORRON DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value H> 660-South Shore					7000	100		7,000
115 Actual Front Feet, 0.47 Total Acres							Total Est. Land Value =	7,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Ren. Conc.	3.78	1.00	1000	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 2500	2500.00	1.00	1.0	95	2,375
Total Estimated Land Improvements True Cash Value =					2,375

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 2000

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1050 SF Floor Area = 1050 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	58.78	0.00	0.00	1050	61,719

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

Well, 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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(17) Garages

Class:CD Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	17.70	624	11,045
Common Wall: 1 Wall	-1225.00	1	-1,225
Mechanical Doors	350.00	1	350
Class:C Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	15.47	768	11,881
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 => Cost New = 126,421

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0, Depr.Cost = 107,458

Separately Depreciated Items:

(16) Deck/Balcony

Treated Wood,Standard	6.40	288	1,843
County Multiplier = 1.38 =>			Cost New = 2,544
Phy/Ab.Phy/Func/Econ/Comb.%Good= 93/100/100/100/93.0,			Depr.Cost = 2,366

Total Depreciated Cost = 109,824

ECF (660 SOUTHSORE FARMS) 0.950 => TCV of Bldg: 1 = 104,333

2017 Est. T.C.V. 009-660-012-00 = 113,708

Est. TCV/Total Floor Area = 108.29, Most recent sale 07/01/2000 for 89,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
53,500	53,500	53,500	39,946	0.90		
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	3,400	0	0	359	0	0

Parcel Number: 009-660-012-00

Page: 2

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
56,900	56,900	56,900	40,305	40,305	40,305

009-660-013-00 2017 Est. T.C.V. RADEN RAYMOND
 Property Class: 402 S SARA DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value H> 660-South Shore					7000	100		7,000
115 Actual Front Feet, 0.47 Total Acres							Total Est. Land Value =	7,000

2017 Est. T.C.V. 009-660-013-00 = 7,000

Est. TCV/Total Floor Area = 6.67, Most recent sale 08/10/2009 for 4,500

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
3,300	3,300	3,300	3,047	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	200	0	0	27	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
3,500	3,500	3,500	3,074	3,074	0	

009-660-015-00 2017 Est. T.C.V. MCDANIEL MICHAEL L & CARRIE A
 Property Class: 401 2173 S SARA DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 8.RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value H> 660-South Shore					7000	100		7,000
115 Actual Front Feet, 0.47 Total Acres							Total Est. Land Value =	7,000

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1994

(11) Heating System: Forced Air w/ Ducts

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	59.23	0.00	0.00	1008	59,704

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

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

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

(15) Built-Ins & Fireplaces

Appliance Allowance		1415.00		1	1,415
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County Multiplier = 1.38 => Cost New = 92,727

Phy/Ab.Phy/Func/Econ/Comb.%Good= 83/100/100/100/83.0, Depr.Cost = 76,964
 ECF (660 SOUTHSORE FARMS) 0.950 => TCV of Bldg: 1 = 73,116

2017 Est. T.C.V. 009-660-015-00 = 80,116

Est. TCV/Total Floor Area = 79.48, Most recent sale 03/01/1997 for 69,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
37,600	37,600	37,600	27,615	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	2,500	0	248	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
40,100	40,100	40,100	27,863	27,863	27,863	

009-660-016-00	2017 Est. T.C.V.	PYLKAS MARK R & JOHANNA C
Property Class: 401		2151 S SARA DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value H> 660-South Shore					7000	100		7,000
115 Actual Front Feet, 0.47 Total Acres							Total Est. Land Value =	7,000

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Asphalt Paving	1.51	1.00	800	0	0
D/W/P: Asphalt Paving	1.51	1.00	336	0	0

Residential Local Cost Land Improvements

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

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1999

(11) Heating System: Forced Air w/ Ducts
Ground Area = Size for Rates = 1512 SF Floor Area = 1512 SF.
Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost
1 Story Siding Basement 55.16 0.00 0.00 1512 83,402

Other Additions/Adjustments Rate Size Cost

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

(14) Water/Sewer
Well, 100 Feet 2550.00 1 2,550
1000 Gal Septic 2895.00 1 2,895

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

(16) Deck/Balcony
Treated Wood w/Roof,Standard 55.20 16 883

(17) Garages
Class:CD Exterior: Siding Foundation: 42 Inch (Unfinished)
Base Cost 18.45 576 10,627
Common Wall: 1 Wall -1225.00 1 -1,225

County Multiplier = 1.38 => Cost New = 142,350

Phy/Ab.Phy/Func/Econ/Comb.%Good= 87/100/100/100/87.0, Depr.Cost = 123,845

Separately Depreciated Items:

(16) Deck/Balcony
Treated Wood,Standard 6.81 192 1,308
County Multiplier = 1.38 => Cost New = 1,804
Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 1,624

Total Depreciated Cost = 125,469
ECF (660 SOUTHSORE FARMS) 0.950 => TCV of Bldg: 1 = 119,195

2017 Est. T.C.V. 009-660-016-00 = 127,145
Est. TCV/Total Floor Area = 84.09, Most recent sale 05/01/1998 for 4,950
2016 Assessed MBOR S.E.V. Base for Cap C.P.I.
59,800 59,800 59,800 43,410 0.90
2017 New Eq. Adjustment Loss Additions Tax Adjustment Losses

Parcel Number: 009-660-016-00

Page: 2

0	3,800	0	0	390	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
63,600	63,600	63,600	43,800	43,800	43,800

009-660-017-00	2017 Est. T.C.V.	YONKMAN ROBERT
Property Class: 401		2129 S SARA DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value H> 660-South Shore					7000	100		7,000
115 Actual Front Feet, 0.47 Total Acres							Total Est. Land Value =	7,000

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	0.2	95	190
Total Estimated Land Improvements True Cash Value =					190

Cost Est. for Res. Bldg: 1 Single Family MANU-BOCA/STATE Cls D+10 Blt 1997

(11) Heating System: Forced Air w/ Ducts

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	53.22	0.00	0.72	1008	54,372

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

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

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

(16) Deck/Balcony
Treated Wood,Standard 6.21 264 1,639

County Multiplier = 1.38 => Cost New = 86,824

Phy/Ab.Phy/Func/Econ/Comb.%Good= 86/100/100/100/86.0, Depr.Cost = 74,669

Separately Depreciated Items:

(9) Basement Finish
Basement Recreation Finish 9.65 1008 9,727
County Multiplier = 1.38 => Cost New = 13,424
Phy/Ab.Phy/Func/Econ/Comb.%Good= 50/100/100/100/50.0, Depr.Cost = 6,712

Total Depreciated Cost = 81,380
ECF (660 SOUTHSHORE FARMS) 0.700 => TCV of Bldg: 1 = 56,966

2017 Est. T.C.V. 009-660-017-00 = 64,156
Est. TCV/Total Floor Area = 63.65, Most recent sale 11/19/2010 for 54,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
29,600	29,600	29,600	25,973	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	2,500	0	233	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
32,100	32,100	32,100	26,206	26,206	26,206	

009-660-018-00 2017 Est. T.C.V. GREEN CHRIS T
 Property Class: 402 S SARA DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value H> 660-South Shore					7000	100		7,000
115 Actual Front Feet, 0.47 Total Acres							Total Est. Land Value =	7,000

2017 Est. T.C.V. 009-660-018-00 = 7,000

Est. TCV/Total Floor Area = 6.94

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
3,300	3,300	3,300	1,915	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	200	0	0	17	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
3,500	3,500	3,500	1,932	1,932	0	

009-660-019-00 2017 Est. T.C.V. REITZ CHRIS ALAN
 Property Class: 401 2087 S SARA DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 8.RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value H> 660-South Shore					7000	100		7,000
115 Actual Front Feet, 0.47 Total Acres							Total Est. Land Value =	7,000

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1992

(11) Heating System: Forced Air w/ Ducts

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	59.23	0.00	0.00	1008	59,704

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1415.00	1	1,415
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(16) Porches

CCP (1 Story), Standard	44.63	36	1,607
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County Multiplier = 1.38 => Cost New = 93,599

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 74,879

Separately Depreciated Items:

(16) Breezeways

Frame Wall,Finished	27.25	77	2,098
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County Multiplier = 1.38 => Cost New = 2,896

Phy/Ab.Phy/Func/Econ/Comb.%Good= 99/100/100/100/99.0, Depr.Cost = 2,867

(17) Garages

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

Base Cost	18.45	576	10,627
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County Multiplier = 1.38 => Cost New = 14,666

Phy/Ab.Phy/Func/Econ/Comb.%Good= 94/100/100/100/94.0, Depr.Cost = 13,786

Total Depreciated Cost = 91,532

ECF (660 SOUTHSORE FARMS) 0.950 => TCV of Bldg: 1 = 86,955

2017 Est. T.C.V. 009-660-019-00 = 93,955

Est. TCV/Total Floor Area = 93.21, Most recent sale 07/30/2008 for 0

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
44,100	44,100	44,100	32,201	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	2,900	0	289	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
47,000	47,000	47,000	32,490	32,490	32,490	

009-660-020-00 2017 Est. T.C.V. GREEN CHRIS T
 Property Class: 402 S SARA DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value H> 660-South Shore					7000	100		7,000
115 Actual Front Feet, 0.47 Total Acres							Total Est. Land Value =	7,000

2017 Est. T.C.V. 009-660-020-00 = 7,000

Est. TCV/Total Floor Area = 6.94

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
3,300	3,300	3,300	1,915	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	200	0	0	17	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
3,500	3,500	3,500	1,932	1,932	0	

009-660-021-00 2017 Est. T.C.V. AJE LLC
 Property Class: 401 2043 S SARA DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 8.RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value H> 660-South Shore					7000	100		7,000
115 Actual Front Feet, 0.47 Total Acres							Total Est. Land Value =	7,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.44	1.00	144	71	352
Total Estimated Land Improvements True Cash Value =					352

Cost Est. for Res. Bldg: 1 Single Family MANU-BOCA/STATE Cls C Blt 1975

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1128 SF Floor Area = 1128 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	65.77	-9.47	1.92	1128	65,672

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
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(17) Garages

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

Base Cost	17.55	576	10,109
Mechanical Doors	350.00	2	700

County Multiplier = 1.38 => Cost New = 115,666

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 75,183
 ECF (660 SOUTHSORE FARMS) 0.700 => TCV of Bldg: 1 = 52,628

2017 Est. T.C.V. 009-660-021-00 = 59,980

Est. TCV/Total Floor Area = 53.17, Most recent sale 12/10/2015 for 14,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
21,000	21,000	21,000	21,000	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
700	8,300	0	700	189	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
30,000	30,000	30,000	21,889	21,889	0

009-660-023-00	2017 Est. T.C.V.	MCNALLY STEPHEN J
Property Class: 401		2022 S AMY DR
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	115.00	176.00	1.0000	1.0000	30	100		3,450
115 Actual Front Feet, 0.47 Total Acres								Total Est. Land Value = 3,450

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Ren. Conc.	3.39	1.00	270	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 D Blt 1994

(11) Heating System: Forced Air w/ Ducts

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

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

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

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

(15) Built-Ins & Fireplaces

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

Treated Wood,Standard	13.47	24	323
Treated Wood,Standard	6.10	300	1,830

(17) Garages

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

Base Cost	15.30	768	11,750
Mechanical Doors	325.00	1	325

County Multiplier = 1.38 => Cost New = 96,208

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0, Depr.Cost = 72,156

Separately Depreciated Items:

(9) Basement Finish

Basement Recreation Finish	9.65	1008	9,727
County Multiplier = 1.38 =>		Cost New =	13,424
Phy/Ab.Phy/Func/Econ/Comb.%Good= 50/100/100/100/50.0,		Depr.Cost =	6,712

Total Depreciated Cost = 78,868

ECF (660 SOUTHSORE FARMS) 0.950 => TCV of Bldg: 1 = 74,924

2017 Est. T.C.V. 009-660-023-00 = 79,324

Est. TCV/Total Floor Area = 78.69, Most recent sale 12/30/2011 for 50,500

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
38,000	38,000	38,000	26,698	0.90
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	1,700	0	240	0

Parcel Number: 009-660-023-00

Page: 2

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
39,700	39,700	39,700	26,938	26,938	0

009-660-024-00 2017 Est. T.C.V. SCHEPERS JERRY L
 Property Class: 401 2044 S AMY DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 8.RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value H> 660-South Shore					7000	100		7,000
115 Actual Front Feet, 0.47 Total Acres							Total Est. Land Value =	7,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.20	1.00	24	0	0
D/W/P: 4in Concrete	3.35	1.00	624	0	0
Shed: Metal Prefab	8.23	1.00	96	50	395

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 =					1,345

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1056 SF Floor Area = 1056 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	58.72	-8.64	0.00	1056	52,884

Other Additions/Adjustments Rate Size Cost

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

(14) Water/Sewer
 Well, 50 Feet 1575.00 1 1,575
 1000 Gal Septic 2895.00 1 2,895

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

(16) Porches
 WPP, Standard 15.19 80 1,215
 WPP, Standard 26.61 24 639

(17) Garages
 Class:CD Exterior: Siding Foundation: 42 Inch (Unfinished)
 Base Cost 15.34 840 12,886
 Common Wall: 1 Wall -1225.00 1 -1,225
 Mechanical Doors 350.00 2 700

County Multiplier = 1.38 => Cost New = 101,587

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 66,032
 ECF (660 SOUTHSORE FARMS) 0.950 => TCV of Bldg: 1 = 62,730

2017 Est. T.C.V. 009-660-024-00 = 71,075

Est. TCV/Total Floor Area = 67.31

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
33,100	33,100	33,100	24,660	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	2,400	0	0	221	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
35,500	35,500	35,500	24,881	24,881	24,881

009-660-025-00 2017 Est. T.C.V. FENBY TERESA L
 Property Class: 401 2070 S AMY DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value H> 660-South Shore					7000	100		7,000
115 Actual Front Feet, 0.47 Total Acres							Total Est. Land Value =	7,000

Cost Est. for Res. Bldg: 1 Single Family MANU-BOCA/STATE Cls C Blt 2016

(11) Heating System: Forced Air w/ Ducts

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	62.72	-8.76	0.00	1512	81,588

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
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(16) Porches

CCP (1 Story), Standard	28.64	109	3,122
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(17) Garages

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

Base Cost	19.20	576	11,059
Automatic Doors	375.00	1	375

County Multiplier = 1.38 => Cost New = 146,112

Phy/Ab.Phy/Func/Econ/Comb.%Good= 99/100/100/100/99.0, Depr.Cost = 144,651
 ECF (660 SOUTHSHORE FARMS) 0.700 => TCV of Bldg: 1 = 101,256

2017 Est. T.C.V. 009-660-025-00 = 108,256

Est. TCV/Total Floor Area = 71.60, Most recent sale 05/16/2016 for 9,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
3,300	3,300	3,300	2,678	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
46,700	4,100	0	46,700	4,722	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
54,100	54,100	54,100	49,402	54,100	54,100	

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009-660-026-00 2017 Est. T.C.V. VANHAITSMA JEFFREY R & TASHA
 Property Class: 401 2088 AMY DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value H> 660-South Shore					7000	100		7,000
115 Actual Front Feet, 0.47 Total Acres							Total Est. Land Value =	7,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	12.07	1.00	80	98	947
Total Estimated Land Improvements True Cash Value =					947

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C-5 Blt 2007

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1276 SF Floor Area = 1276 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	61.17	0.00	1.82	1260	79,367
1	Story Siding	Overhang	37.41	0.00	0.00	16	599

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

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

(14) Water/Sewer

Well, 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	48.28	32	1,545
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(16) Deck/Balcony

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

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

Base Cost	18.40	624	11,482
Common Wall: 1 Wall	-1300.00	1	-1,300
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 => Cost New = 142,791

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 128,512
 ECF (660 SOUTHSORE FARMS) 0.950 => TCV of Bldg: 1 = 122,086

2017 Est. T.C.V. 009-660-026-00 = 130,033

Est. TCV/Total Floor Area = 101.91, Most recent sale 05/01/2000 for 86,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
64,300	64,300	64,300	44,622	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	700	0	401	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
65,000	65,000	65,000	45,023	45,023	45,023	

009-660-027-00 2017 Est. T.C.V. MEADOWCROFT MARY L
 Property Class: 401 2110 AMY DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value H> 660-South Shore					7000	100		7,000
115 Actual Front Feet, 0.47 Total Acres							Total Est. Land Value =	7,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Ren. Conc.	3.39	1.00	1260	0	0
D/W/P: 3.5 Concrete	2.98	1.00	93	0	0

Residential Local Cost Land Improvements

Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.5	95	1,425
Total Estimated Land Improvements True Cash Value =					1,425

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

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1300 SF Floor Area = 1300 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	50.57	-8.62	2.84	1300	58,227

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1235.00	1	1,235
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(16) Porches

WCP (1 Story), Standard	24.20	120	2,904
CCP (1 Story), Standard	29.27	80	2,342

(17) Garages

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

Base Cost	16.32	676	11,032
Common Wall: 1 Wall	-1175.00	1	-1,175
Automatic Doors	350.00	2	700

County Multiplier = 1.38 => Cost New = 113,967
 Notes: MODULAR

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0, Depr.Cost = 96,872
 ECF (660 SOUTHSORE FARMS) 0.700 => TCV of Bldg: 1 = 67,810

2017 Est. T.C.V. 009-660-027-00		=	76,235
Est. TCV/Total Floor Area = 58.64, Most recent sale 10/05/2016 for 0			
2016 Assessed	MBOR	S.E.V.	Base for Cap C.P.I.
35,200	35,200	35,200	32,404 0.90
2017 New Eq.	Adjustment	Loss	Additions Tax Adjustment Losses
0	2,900	0	0 2,993 0
2017 Assessed	MBOR	S.E.V.	Capped ->Taxable<- PRE/MBT
38,100	38,100	38,100	32,695 35,397 35,397

009-660-028-00 2017 Est. T.C.V. FOWLER ERIC A
 Property Class: 402 AMY DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value H> 660-South Shore					7000	100		7,000
115 Actual Front Feet, 0.47 Total Acres							Total Est. Land Value =	7,000

2017 Est. T.C.V. 009-660-028-00 = 7,000

Est. TCV/Total Floor Area = 5.38, Most recent sale 10/30/2009 for 4,500

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
3,300	3,300	3,300	3,047	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	200	0	27	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
3,500	3,500	3,500	3,074	3,074	0	

009-660-033-00 2017 Est. T.C.V. COVENANT CAPITAL INC
 Property Class: 401 2240 S AMY DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value H> 660-South Shore					7000	100		7,000
115 Actual Front Feet, 0.47 Total Acres							Total Est. Land Value =	7,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.44	1.00	144	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.0	95	950
Total Estimated Land Improvements True Cash Value =					950

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

(11) Heating System: Forced Air w/ Ducts

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	66.88	-11.73	0.00	1028	56,694

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
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(17) Garages

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

Base Cost	23.28	384	8,940
Common Wall: 1 Wall	-1300.00	1	-1,300
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 => Cost New = 99,386

Phy/Ab.Phy/Func/Econ/Comb.%Good= 77/100/100/100/77.0, Depr.Cost = 76,527
 ECF (660 SOUTHSORE FARMS) 0.950 => TCV of Bldg: 1 = 72,701

2017 Est. T.C.V. 009-660-033-00 = 80,651

Est. TCV/Total Floor Area = 78.45, Most recent sale 06/01/2012 for 70,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
41,000	35,700	35,700	30,163	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	4,600	0	271	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
40,300	40,300	40,300	30,434	30,434	0

009-660-034-00 2017 Est. T.C.V. MULDER SHAUN & CORTNEY
 Property Class: 401 2241 S AMY DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value F> SITE		\$10000			10000	100		10,000
109 Actual Front Feet, 0.50 Total Acres Total Est. Land Value =								10,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.44	1.00	90	0	0
D/W/P: Asphalt Paving	1.61	1.00	800	0	0
Shed: Wood Frame	11.06	1.00	120	50	663
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 2500	2500.00	1.00	1.0	95	2,375
Total Estimated Land Improvements True Cash Value =					3,038

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

(11) Heating System: Forced Air w/ Ducts
 Ground Area = Size for Rates = 1632 SF Floor Area = 1632 SF.
 Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost
 1 Story Siding Basement 61.99 0.00 0.00 1632 101,168

Other Additions/Adjustments Rate Size Cost

(9) Basement Finish
 Basement Recreation Finish 11.45 500 5,725

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

(14) Water/Sewer
 Well, 50 Feet 1575.00 1 1,575
 1000 Gal Septic 3085.00 1 3,085

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

(16) Porches
 CCP (1 Story), Standard 30.89 90 2,780
 WSEP (1 Story), Standard 30.54 128 3,909

(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 = 183,474

Phy/Ab.Phy/Func/Econ/Comb.%Good= 68/100/100/100/68.0, Depr.Cost = 124,762
 ECF (660 SOUTHSORE FARMS) 0.950 => TCV of Bldg: 1 = 118,524

2017 Est. T.C.V. 009-660-034-00 = 131,562
 Est. TCV/Total Floor Area = 80.61, Most recent sale 07/29/2016 for 131,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
62,300	62,300	62,300	45,551	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,500	0	20,249	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
65,800	65,800	65,800	45,960	65,800	65,800

009-660-035-00 2017 Est. T.C.V. DEGIORGIO THOMAS R & BARBARA C
 Property Class: 401 2221 S AMY DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value F> SITE		\$10000			10000	100		10,000
110 Actual Front Feet, 0.51 Total Acres							Total Est. Land Value =	10,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.20	1.00	72	81	187
Total Estimated Land Improvements True Cash Value =					187

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

(11) Heating System: Forced Air w/ Ducts

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	59.23	0.00	0.00	1008	59,704

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1415.00	1	1,415
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(17) Garages

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

Base Cost	22.32	384	8,571
Common Wall: 1 Wall	-1225.00	1	-1,225
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 => Cost New = 103,831

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 83,065
 ECF (660 SOUTHSORE FARMS) 0.950 => TCV of Bldg: 1 = 78,911

2017 Est. T.C.V. 009-660-035-00 = 89,098

Est. TCV/Total Floor Area = 88.39, Most recent sale 06/28/2013 for 54,900

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
42,200	42,200	42,200	30,876	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	2,300	0	0	277	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
44,500	44,500	44,500	31,153	31,153	31,153

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009-660-036-00 2017 Est. T.C.V. KOBOLDT BRIAN J
 Property Class: 401 2199 AMY DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 8.RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value F> SITE		\$10000			10000	100		10,000
109 Actual Front Feet, 0.50 Total Acres							Total Est. Land Value =	10,000

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 1980

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1040 SF Floor Area = 1040 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	66.74	0.00	0.00	1040	69,410

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

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

(15) Built-Ins & Fireplaces

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

Treated Wood,Standard	19.24	16	308
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(17) Garages

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

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

County Multiplier = 1.38 => Cost New = 120,766

Phy/Ab.Phy/Func/Econ/Comb.%Good= 74/100/100/100/74.0, Depr.Cost = 89,366

Separately Depreciated Items:

Unit-in-Place Cost Items:

ROOF STRUCT. (SQ FT)	3.97	80	318
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County Multiplier = 1.38 => Cost New = 438

Phy/Ab.Phy/Func/Econ/Comb.%Good= 71/100/100/100/71.0, Depr.Cost = 311

Total Depreciated Cost = 89,678

ECF (660 SOUTHSORE FARMS) 0.950 => TCV of Bldg: 1 = 85,194

2017 Est. T.C.V. 009-660-036-00 = 95,194

Est. TCV/Total Floor Area = 91.53, Most recent sale 10/01/2001 for 90,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
45,100	45,100	45,100	32,914	0.90

2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	2,500	0	0	296	0

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
47,600	47,600	47,600	33,210	33,210	33,210

009-660-037-00 2017 Est. T.C.V. DAWSON STEVEN
 Property Class: 402 AMY DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value F> SITE		\$10000			10000	100		10,000
110 Actual Front Feet, 0.51	Total Acres				Total Est.		Land Value =	10,000

2017 Est. T.C.V. 009-660-037-00 = 10,000

Est. TCV/Total Floor Area = 9.62

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
5,000	5,000	5,000	2,757	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	24	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
5,000	5,000	5,000	2,781	2,781	2,781	

009-660-038-00 2017 Est. T.C.V. DAWSON STEVEN E
 Property Class: 401 2157 S AMY DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 8.RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value F> SITE		\$10000			10000	100		10,000
110 Actual Front Feet, 0.51 Total Acres							Total Est. Land Value =	10,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.44	1.00	282	75	728
Total Estimated Land Improvements True Cash Value =					728

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 988 SF Floor Area = 1581 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
Bi-Level	Siding	Bi-Lev. 60%	86.90	-3.73	0.00	988	82,172

Other Additions/Adjustments Rate Size Cost

(1) Exterior							
Brick Veneer		8.25			152		1,254

(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance		1915.00			1		1,915
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(16) Porches

CCP (1 Story), Standard		54.99			24		1,320
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(16) Deck/Balcony

Treated Wood, Standard		8.40			96		806
Pine w/Roof, Standard		26.15			42		1,098

(16) Breezeways

Frame Wall, Finished		27.75			120		3,330
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(17) Garages

Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)							
Base Cost		20.00			528		10,560

County Multiplier = 1.38 => Cost New = 152,629

Phy/Ab.Phy/Func/Econ/Comb.%Good= 71/100/100/100/71.0, Depr.Cost = 108,366
 ECF (660 SOUTHSORE FARMS) 0.900 => TCV of Bldg: 1 = 97,530

2017 Est. T.C.V. 009-660-038-00 = 108,258

Est. TCV/Total Floor Area = 68.47

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
53,800	53,800	53,800	39,131	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	300	0	0	352	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
54,100	54,100	54,100	39,483	39,483	39,483	

009-660-039-00	2017 Est. T.C.V.	WOOD MARCIA & STAUFFER G & GETTY L
Property Class: 402		AMY DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value H> 660-South Shore					7000	100	S1/2 OF LOT	7,000
55 Actual Front Feet, 0.25 Total Acres							Total Est. Land Value =	7,000

2017 Est. T.C.V. 009-660-039-00 = 7,000

Est. TCV/Total Floor Area = 4.43

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	200	0	29	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
3,500	3,500	3,500	3,329	3,329	3,329	

009-660-041-00	2017 Est. T.C.V.	WOOD MARCIA & STAUFFER G & GETTY L
Property Class: 402		AMY DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value F> SITE		\$10000			10000	100		10,000
110 Actual Front Feet, 0.51	Total Acres				Total Est.		Land Value =	10,000

2017 Est. T.C.V. 009-660-041-00 = 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	5,000	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
5,000	5,000	5,000	5,045	5,000	5,000	

009-660-042-00 2017 Est. T.C.V. HALL GREGORY & JOY L
 Property Class: 401 2073 S AMY DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value F> SITE		\$10000			10000	100		10,000
110 Actual Front Feet, 0.51 Total Acres Total Est. Land Value =								10,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Asphalt Paving	1.61	1.00	1050	0	0
D/W/P: 4in Ren. Conc.	4.21	1.00	480	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.5	95	1,425
Total Estimated Land Improvements True Cash Value =					1,425

Cost Est. for Res. Bldg: 1 Single Family TRI Cls C Blt 1975

(11) Heating System: Forced Heat & Cool
 Ground Area = Size for Rates = 1118 SF Floor Area = 1690 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Siding	Slab	104.12	-11.52	3.83	528	50,915
1	Story Siding	Basement	65.88	0.00	1.92	384	26,035
1	Story Siding	Crawl Space	65.88	-9.49	1.92	206	12,012
1	Story Siding	Overhang	38.25	0.00	0.00	44	1,683

Other Additions/Adjustments Rate Size Cost

(1) Exterior
 Brick Veneer 8.25 92 759

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

(14) Water/Sewer
 Well, 50 Feet 1575.00 1 1,575
 1000 Gal Septic 3085.00 1 3,085

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

(16) Porches
 CPP, Standard 28.54 24 685
 WPP, Standard 9.36 291 2,724

(17) Garages
 Class:CD Exterior: Siding Foundation: 42 Inch (Unfinished)
 Base Cost 18.45 576 10,627
 Common Wall: 1 Wall -1225.00 1 -1,225
 Mechanical Doors 350.00 1 350
 Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)
 Base Cost 19.20 576 11,059
 Mechanical Doors 350.00 1 350

County Multiplier = 1.38 => Cost New = 170,167

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 110,608
 ECF (660 SOUTHSORE FARMS) 0.900 => TCV of Bldg: 1 = 99,548

2017 Est. T.C.V. 009-660-042-00 = 110,973
 Est. TCV/Total Floor Area = 65.66, Most recent sale 11/15/2012 for 56,000
 2016 Assessed MBOR S.E.V. Base for Cap C.P.I.
 55,100 55,100 55,100 40,938 0.90

Parcel Number: 009-660-042-00

Page: 2

2017	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	400	0	0	368	0
2017 Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	55,500	55,500	55,500	41,306	41,306	41,306

009-670-014-01	2017 Est. T.C.V.	KLEINHEKSEL DOROTHY E TRUST
Property Class: 401		1510 S MOREY RD A
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table 404R.GREEN KNOLL UNITS

		* Factors *		1/12 INTEREST				
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
UNITS A-G	211.05	638.74	1.0000	1.0000	1800	8	1/12TH INTEREST	30,391
211 Actual Front Feet, 3.10 Total Acres					Total Est. Land Value =			30,391

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	8.65	1.00	199	93	1,600
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.0	50	500
Total Estimated Land Improvements True Cash Value =					2,100

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1954

(11) Heating System: Wall/Floor Furnace

Ground Area = Size for Rates = 634 SF Floor Area = 634 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	65.97	-11.69	-1.63	634	33,380

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1415.00	1	1,415
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(16) Porches

WSEP (1 Story), Standard	24.46	201	4,916
WPP, Standard	12.34	128	1,580

County Multiplier = 1.38 => Cost New = 62,785

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 40,810
 ECF (4041 GREEN KNOLL RES GROUP A) 1.400 => TCV of Bldg: 1 = 57,134

2017 Est. T.C.V. 009-670-014-01 = 89,625

Est. TCV/Total Floor Area = 141.36

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
36,100	36,100	36,100	20,980	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	8,700	0	0	188	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
44,800	44,800	44,800	21,168	21,168	0	

009-670-014-02 2017 Est. T.C.V. KLEINHEKSEL CRAIG
 Property Class: 401 1510 S MOREY RD B
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table 404R.GREEN KNOLL UNITS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
UNITS A-G	211.05	638.75	1.0000	1.0000	1800	8	1/12 INTEREST	30,391
211 Actual Front Feet, 3.10 Total Acres Total Est. Land Value =								30,391

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	8.65	1.00	199	93	1,600
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.0	50	500
Total Estimated Land Improvements True Cash Value =					2,100

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1954

(11) Heating System: Wall/Floor Furnace

Ground Area = Size for Rates = 634 SF Floor Area = 634 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	65.97	-11.69	-1.63	634	33,380

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1415.00	1	1,415
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(16) Porches

WSEP (1 Story), Standard	24.46	201	4,916
WPP, Standard	12.34	128	1,580

County Multiplier = 1.38 => Cost New = 62,785

Notes: DUPLEX -SOUTH 1/2

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 40,810
 ECF (4041 GREEN KNOLL RES GROUP A) 1.400 => TCV of Bldg: 1 = 57,134

2017 Est. T.C.V. 009-670-014-02 = 89,625

Est. TCV/Total Floor Area = 141.36

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
36,100	36,100	36,100	21,627	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	8,700	0	194	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
44,800	44,800	44,800	21,821	21,821	0

009-670-014-03 2017 Est. T.C.V. KLEINHEKSEL DOROTHY E TRUST
 Property Class: 401 1510 S MOREY RD C
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table 404R.GREEN KNOLL UNITS

		* Factors *		1/12 INTEREST				
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
UNITS A-G	211.05	638.75	1.0000	1.0000	1800	8	1/12TH INTEREST	30,391
211 Actual Front Feet, 3.10 Total Acres					Total Est. Land Value =			30,391

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Crushed Rock	1.22	1.00	240	0	0
D/W/P: 3.5 Concrete	3.20	1.00	80	0	0
D/W/P: Patio Blocks	7.45	1.00	144	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.0	50	500
Total Estimated Land Improvements True Cash Value =					500

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1954

(11) Heating System: Wall/Floor Furnace
 Ground Area = Size for Rates = 600 SF Floor Area = 600 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	67.01	-11.85	-1.63	600	32,118

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

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

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

(16) Porches
 CCP (1 Story), Standard 29.55 91 2,689

County Multiplier = 1.38 => Cost New = 55,789

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 36,263
 ECF (4041 GREEN KNOLL RES GROUP A) 1.400 => TCV of Bldg: 1 = 50,768

2017 Est. T.C.V. 009-670-014-03 = 81,659

2016 Assessed		MBOR	S.E.V.	Base for Cap	C.P.I.		
33,100	33,100	33,100		20,258	0.90		
2017 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses		
0	7,700	0	0	182	0		
2017 Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
40,800	40,800	40,800		20,440	20,440	0	

009-670-014-04	2017 Est. T.C.V.	O'BRIEN MICHAEL & DONNA A
Property Class: 401		1510 S MOREY RD D
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table 404R.GREEN KNOLL UNITS

	* Factors *		1/12 INTEREST					
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
UNITS A-G	211.05	638.75	1.0000	1.0000	1800	8	1/12TH INTEREST	30,391
211 Actual Front Feet, 3.10 Total Acres					Total Est. Land Value =			30,391

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Crushed Rock	1.22	1.00	288	0	0
D/W/P: 3.5 Concrete	3.20	1.00	80	0	0
D/W/P: Patio Blocks	7.45	1.00	144	0	0
Shed: Wood Frame	8.71	1.00	195	94	1,596

Residential Local Cost Land Improvements

Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.0	50	500
Total Estimated Land Improvements True Cash Value =					2,096

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1954

(11) Heating System: Wall/Floor Furnace

Ground Area = Size for Rates = 600 SF Floor Area = 600 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	67.01	-11.85	-1.63	600	32,118

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1415.00	1	1,415
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(16) Porches

CCP (1 Story), Standard	29.55	91	2,689
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County Multiplier = 1.38 => Cost New = 55,789

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 36,263

ECF (4041 GREEN KNOLL RES GROUP A) 1.400 => TCV of Bldg: 1 = 50,768

2017 Est. T.C.V. 009-670-014-04 = 83,255

Est. TCV/Total Floor Area = 138.76, Most recent sale 01/19/2007 for 160,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
33,900	33,900	33,900	33,698	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	7,700	0	303	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
41,600	41,600	41,600	34,001	34,001	0

009-670-014-05 2017 Est. T.C.V. VALIERE ROGER & CATHERINE TRUSTEES
 Property Class: 401 1510 S MOREY RD E
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table 404R.GREEN KNOLL UNITS

		* Factors *		1/12TH				
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
UNITS A-G	211.05	638.75	1.0000	1.0000	1800	8	1/12TH INTEREST	30,391
211 Actual Front Feet, 3.10 Total Acres Total Est. Land Value =								30,391

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Crushed Rock	1.22	1.00	480	0	0
D/W/P: Patio Blocks	7.45	1.00	144	0	0
D/W/P: 3.5 Concrete	3.20	1.00	80	0	0
Shed: Wood Frame	8.71	1.00	195	93	1,579
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.0	50	500
Total Estimated Land Improvements True Cash Value =					2,079

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1954

(11) Heating System: Wall/Floor Furnace

Ground Area = Size for Rates = 600 SF Floor Area = 600 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	67.01	-11.85	-1.63	600	32,118

Other Additions/Adjustments Rate Size Cost

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

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

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

(16) Porches
 CCP (1 Story), Standard 29.55 91 2,689

County Multiplier = 1.38 => Cost New = 55,789

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 36,263
 ECF (4041 GREEN KNOLL RES GROUP A) 1.400 => TCV of Bldg: 1 = 50,768

2017 Est. T.C.V. 009-670-014-05 = 83,238

Est. TCV/Total Floor Area = 138.73, Most recent sale 11/18/2010 for 70,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
33,900	33,900	33,900	33,698	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	7,700	0	303	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
41,600	41,600	41,600	34,001	34,001	0	

009-670-014-06 2017 Est. T.C.V. DUIMSTRA RICHARD & DEBORAH
 Property Class: 401 1510 S MOREY RD F
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table 404R.GREEN KNOLL UNITS

		* Factors *		1/12 INTEREST				
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
UNITS A-G	211.05	638.75	1.0000	1.0000	1800	8	1/12 INTEREST	30,391
211 Actual Front Feet, 3.10 Total Acres					Total Est. Land Value =			30,391

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.0	50	500
Total Estimated Land Improvements True Cash Value =					500

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1954

(11) Heating System: Wall/Floor Furnace

Ground Area = Size for Rates = 598 SF Floor Area = 598 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	67.07	-11.86	-1.63	598	32,041

Other Additions/Adjustments Rate Size Cost

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

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

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

(16) Porches
 CGEP (1 Story), Standard 33.85 170 5,755

(17) Garages
 Class:CD Exterior: Siding Foundation: 18 Inch (Unfinished)
 Base Cost 24.80 166 4,117
 Mechanical Doors 350.00 1 350

County Multiplier = 1.38 => Cost New = 66,077

Notes: 2015 SUN ROOM

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 42,950
 ECF (4041 GREEN KNOLL RES GROUP A) 1.400 => TCV of Bldg: 1 = 60,130

2017 Est. T.C.V. 009-670-014-06 = 91,021

Est. TCV/Total Floor Area = 152.21, Most recent sale 10/12/2005 for 0

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
36,300	36,300	36,300	36,079	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	9,200	0	0	324	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
45,500	45,500	45,500	36,403	36,403	0	

009-670-014-07 2017 Est. T.C.V. PUGH JOHN
 Property Class: 401 1510 S MOREY RD G
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table 404R.GREEN KNOLL UNITS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
UNITS A-G	211.05	638.75	1.0000	1.0000	1800	8	1/12TH	30,391
211 Actual Front Feet, 3.10 Total Acres Total Est. Land Value =								30,391

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Residential Local Cost Land Improvements					

Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.0	50	500
Total Estimated Land Improvements True Cash Value =					500

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1954

(11) Heating System: Wall/Floor Furnace

Ground Area = Size for Rates = 587 SF Floor Area = 587 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	67.42	-11.91	-1.63	587	31,628

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1415.00	1	1,415
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(16) Porches

CCP (1 Story), Standard	29.15	95	2,769
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(17) Garages

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

Base Cost	22.58	297	6,706
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 => Cost New = 64,961

Notes: UNIT G

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 42,225
 ECF (4041 GREEN KNOLL RES GROUP A) 1.400 => TCV of Bldg: 1 = 59,114

2017 Est. T.C.V. 009-670-014-07 = 90,005

Est. TCV/Total Floor Area = 153.33, Most recent sale 09/06/2007 for 70,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
36,000	36,000	36,000	34,779	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	9,000	0	0	313	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
45,000	45,000	45,000	35,092	35,092	0	

009-670-014-08 2017 Est. T.C.V. MARSHALL LEONARD E & PENNY
 Property Class: 401 1510 S MOREY RD H
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table 404R.GREEN KNOLL UNITS

		* Factors *		LOT 14				
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
UNITS H,I,J	211.05	638.75	1.0000	1.0000	900	8	1/12TH INTEREST	15,196
211 Actual Front Feet, 3.10 Total Acres					Total Est. Land Value =			15,196

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	100	0	0

Residential Local Cost Land Improvements

Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.0	50	500
Total Estimated Land Improvements True Cash Value =					500

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 2003 SF Floor Area = 2354 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25	Story Siding	Slab	49.53	-7.96	0.83	1404	59,530
1	Story Siding	Crawl Space	42.77	-6.98	0.66	344	12,539
1	Story Siding	Crawl Space	42.77	-6.98	0.66	255	9,295

Other Additions/Adjustments

	Rate	Size	Cost
(13) Plumbing			
Average Fixture(s)	525.00	1	525
(14) Water/Sewer			
Public Sewer	912.00	1	912
Well, 100 Feet	2425.00	1	2,425
(15) Built-Ins & Fireplaces			
Appliance Allowance	1235.00	1	1,235
(16) Porches			
WPP, Standard	7.08	512	3,625
WCP (1 Story), Standard	55.41	20	1,108
(17) Garages			
Class:D Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	13.50	859	11,597
Common Wall: 1 Wall	-975.00	1	-975
Automatic Doors	350.00	2	700
Mechanical Doors	325.00	1	325

County Multiplier = 1.38 => Cost New = 141,919

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 85,151

ECF (4041 GREEN KNOLL RES GROUP A) 1.400 => TCV of Bldg: 1 = 119,212

2017 Est. T.C.V. 009-670-014-08 = 134,908

Est. TCV/Total Floor Area = 57.31, Most recent sale 11/14/1994 for 109,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
49,300	49,300	49,300	47,625	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	18,200	0	0	428	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
67,500	67,500	67,500	48,053	48,053	0

009-670-014-09 2017 Est. T.C.V. MARSHALL PENNIE K
 Property Class: 401 1510 S MOREY RD I
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table 404R.GREEN KNOLL UNITS

		* Factors *		LOT 14				
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
UNITS H,I,J	211.05	638.75	1.0000	1.0000	900	8	1/12TH INTEREST	15,196
211 Actual Front Feet, 3.10 Total Acres					Total Est. Land Value =			15,196

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.0	50	500
Total Estimated Land Improvements True Cash Value =					500

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 1954

(11) Heating System: Space Heater

Ground Area = Size for Rates = 384 SF Floor Area = 384 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	63.46	-11.86	-1.89	384	19,089

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

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

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1235.00	1	1,235
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(16) Porches

CCP (1 Story), Standard	23.18	144	3,338
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County Multiplier = 1.38 => Cost New = 37,983

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, Depr.Cost = 20,890
 ECF (4042 GREEN KNOLL RES GROUP B) 1.400 => TCV of Bldg: 1 = 29,247

2017 Est. T.C.V. 009-670-014-09 = 44,943

Est. TCV/Total Floor Area = 117.04

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
17,700	17,700	17,700	13,108	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	4,800	0	0	117	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
22,500	22,500	22,500	13,225	13,225	0

009-670-014-10 2017 Est. T.C.V. HARVEY ERIC TRUST
 Property Class: 401 1510 S MOREY RD J
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table 404R.GREEN KNOLL UNITS

		* Factors *		LOT 14				
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
UNITS H,I,J	211.05	638.75	1.0000	1.0000	900	8	1/12TH INTEREST	15,196
211 Actual Front Feet, 3.10 Total Acres					Total Est. Land Value =			15,196

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.0	50	500
Total Estimated Land Improvements True Cash Value =					500

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 1954

(11) Heating System: Wall/Floor Furnace

Ground Area = Size for Rates = 352 SF Floor Area = 352 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	63.46	-11.86	-0.78	352	17,889

Other Additions/Adjustments Rate Size Cost

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

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

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

(16) Porches
 CPP, Standard 31.64 16 506

(16) Deck/Balcony
 Treated Wood,Standard 7.31 116 848

County Multiplier = 1.38 => Cost New = 33,589

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, Depr.Cost = 18,474
 ECF (4042 GREEN KNOLL RES GROUP B) 1.400 => TCV of Bldg: 1 = 25,864

2017 Est. T.C.V. 009-670-014-10 = 41,560

Est. TCV/Total Floor Area = 118.07, Most recent sale 10/03/2007 for 34,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
16,600	16,600	16,600	14,776	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	4,200	0	0	132	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
20,800	20,800	20,800	14,908	14,908	0	

009-670-014-11 2017 Est. T.C.V. HALL ROBERT & ABBEY
 Property Class: 401 1510 S MOREY RD K
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table 404R.GREEN KNOLL UNITS

		* Factors *		LOT 14				
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
UNITS K&L	211.05	638.75	1.0000	1.0000	300	8	1/12 INTEREST	5,065
211 Actual Front Feet, 3.10 Total Acres Total Est. Land Value =								5,065

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.0	50	500
Total Estimated Land Improvements True Cash Value =					500

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 1954

(11) Heating System: Wall/Floor Furnace
 Ground Area = Size for Rates = 363 SF Floor Area = 363 SF.
 Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost
 1 Story Siding Slab 63.46 -11.86 -0.78 363 18,448

Other Additions/Adjustments Rate Size Cost

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

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

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

(16) Porches
 CPP, Standard 26.23 24 630

County Multiplier = 1.38 => Cost New = 33,360
 Notes: 2015 NEW SIDING

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 20,016
 ECF (4042 GREEN KNOLL RES GROUP B) 1.400 => TCV of Bldg: 1 = 28,023

2017 Est. T.C.V. 009-670-014-11 = 33,588

Est. TCV/Total Floor Area = 92.53, Most recent sale 09/09/2014 for 22,500

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
12,200	12,200	12,200	11,333	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	4,600	0	0	101	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
16,800	16,800	16,800	11,434	11,434	0

009-670-014-12 2017 Est. T.C.V. STAHL IVAN & RUTH
 Property Class: 401 1510 S MOREY RD L
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table 404R.GREEN KNOLL UNITS

		* Factors *		LOT 14				
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
UNITS K&L	211.05	638.75	1.0000	1.0000	300	8	1/12TH INTEREST	5,065
211 Actual Front Feet, 3.10 Total Acres Total Est. Land Value =								5,065

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	85	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.0	50	500
Total Estimated Land Improvements True Cash Value =					500

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C-5 Blt 1954

(11) Heating System: Wall/Floor Furnace

Ground Area = Size for Rates = 428 SF Floor Area = 428 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Block	Slab	82.66	-13.47	0.00	428	29,613

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
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(16) Porches

CPP, Standard	34.45	16	551
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County Multiplier = 1.42 => Cost New = 52,116

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 33,876
 ECF (4042 GREEN KNOLL RES GROUP B) 1.400 => TCV of Bldg: 1 = 47,426

2017 Est. T.C.V. 009-670-014-12 = 52,991

Est. TCV/Total Floor Area = 123.81, Most recent sale 03/07/2016 for 56,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
13,600	13,600	13,600	13,540	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
9,000	5,300	1,400	9,000	5,354	1,394	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
26,500	26,500	26,500	21,255	26,500	0	

009-680-001-00 2017 Est. T.C.V. MOLITOR C & SCANLON M FAMILY TRUST
 Property Class: 401 7499 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	64.00	166.00	0.9808	1.0000	1800	100		112,991
64 Actual Front Feet, 0.24 Total Acres Total Est. Land Value =								112,991

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

(11) Heating System: Forced Air w/ Ducts
 Ground Area = Size for Rates = 1052 SF Floor Area = 1052 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	66.60	-9.65	0.00	1052	59,911

Other Additions/Adjustments Rate Size Cost

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

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

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

(16) Porches
 CPP, Standard 10.35 273 2,826
 CCP (1 Story), Standard 23.34 180 4,201

County Multiplier = 1.38 => Cost New = 99,843

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 69,890
 ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.390 => TCV of Bldg: 1 = 97,147

2017 Est. T.C.V. 009-680-001-00 = 210,138

Est. TCV/Total Floor Area = 199.75, Most recent sale 07/01/2001 for 165,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
103,500	103,500	103,500	100,500	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,600	0	0	904	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
105,100	105,100	105,100	101,404	101,404	0	

009-680-002-00 2017 Est. T.C.V. ORR ROBERT P & KIMBERLY A CHASE
 Property Class: 401 7489 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	65.00	166.00	0.9763	1.0000	1800	100		114,224
65 Actual Front Feet, 0.25 Total Acres Total Est. Land Value =								114,224

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Ren. Conc.	4.21	1.00	520	0	0
Shed: Wood Frame	11.97	1.00	83	94	934
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 =					1,884

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

(11) Heating System: Forced Heat & Cool
 Ground Area = Size for Rates = 1341 SF Floor Area = 1341 SF.
 Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost
 1 Story Siding Slab 63.89 -11.08 1.92 1341 73,393

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
 WCP (1 Story), Standard 22.35 184 4,112

(17) Garages
 Class:C Exterior: Siding Foundation: 18 Inch (Finished)
 Base Cost 25.71 360 9,256
 Automatic Doors 375.00 1 375

County Multiplier = 1.38 => Cost New = 136,376

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 88,644
 ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.390 => TCV of Bldg: 1 = 123,215

2017 Est. T.C.V. 009-680-002-00						=	239,323
Est. TCV/Total Floor Area = 178.47, Most recent sale 05/09/2014 for 212,000							
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
117,700	117,700	117,700	113,840	0.90			
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses			
0	2,000	0	1,024	0			
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
119,700	119,700	119,700	114,864	114,864	0		

009-680-003-00 2017 Est. T.C.V. KOLARIK ELLEN B TRUST
 Property Class: 401 7479 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	65.00	169.00	0.9763	1.0000	1800	100		114,224
65 Actual Front Feet, 0.25 Total Acres Total Est. Land Value =								114,224

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.44	1.00	621	71	1,517
Shed: Wood Frame	11.06	1.00	120	45	597
Total Estimated Land Improvements True Cash Value =					2,114

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 900 SF Floor Area = 1350 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Crawl Space	91.72	-10.56	0.00	900	73,044

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Porches

WGEP (1 Story), Standard	30.88	220	6,794
CPP, Standard	22.91	40	916
CPP, Standard	24.21	36	872

(16) Deck/Balcony

Treated Wood, Standard	8.30	100	830
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(17) Garages

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

Base Cost	24.25	352	8,536
Common Wall: 1 Wall	-1300.00	1	-1,300

County Multiplier = 1.38 => Cost New = 137,936

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0, Depr.Cost = 103,452
 ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.400 => TCV of Bldg: 1 = 144,833

2017 Est. T.C.V. 009-680-003-00 = 261,171

Est. TCV/Total Floor Area = 193.46, Most recent sale 12/01/2001 for 250,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
125,200	125,200	125,200	118,719	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	5,400	0	0	1,068	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
130,600	130,600	130,600	119,787	119,787	0

009-680-004-00 2017 Est. T.C.V. FEIGHNER RUSSELL D & MAXINE
 Property Class: 401 7469 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	61.00	179.00	0.9951	1.0000	1800	100		109,257
61 Actual Front Feet, 0.25 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	528	74	1,344
Total Estimated Land Improvements True Cash Value =					1,344

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1295 SF Floor Area = 1295 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1+	Story Siding	Crawl Space	70.90	-9.59	0.00	1295	79,396

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Porches

CPP, Standard	22.91	40	916
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(16) Deck/Balcony

Treated Wood,Standard	6.48	373	2,417
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County Multiplier = 1.38 => Cost New = 129,191

Phy/Ab.Phy/Func/Econ/Comb.%Good= 73/100/100/100/73.0, Depr.Cost = 94,310

Separately Depreciated Items:

(17) Garages

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

Base Cost	17.02	616	10,484
Storage area over garage	3.95	32	126
County Multiplier = 1.38 =>			Cost New = 14,643
Phy/Ab.Phy/Func/Econ/Comb.%Good= 71/100/100/100/71.0,			Depr.Cost = 10,396

Total Depreciated Cost = 104,706
 ECF (4520 NORTHSORE LAKE MISSAUKEE AREA)1.400 => TCV of Bldg: 1 = 146,588

2017 Est. T.C.V. 009-680-004-00 = 257,189

Est. TCV/Total Floor Area = 198.60

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
125,500	125,500	125,500	92,237	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,100	0	830	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
128,600	128,600	128,600	93,067	93,067	0

Parcel Number: 009-680-005-00

Page: 2

2017 Est. T.C.V. 009-680-005-00	=	274,542				
Est. TCV/Total Floor Area = 240.83						
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
131,600	131,600	131,600	99,859	0.90		
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	5,700	0	0	898	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
137,300	137,300	137,300	100,757	100,757	0	

009-680-006-00 2017 Est. T.C.V. TIEMAN JAMES & LYNN
 Property Class: 401 7449 W WHITE BIRCH CT
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1800	65.00	143.00	0.9763	1.0000	1800	100		114,224
65 Actual Front Feet, 0.21 Total Acres Total Est. Land Value =								114,224

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	4.04	1.00	300	73	885
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 2500	2500.00	1.00	1.0	100	2,500
Total Estimated Land Improvements True Cash Value =					3,385

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls BC Blt 2004

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1330 SF Floor Area = 2331 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Crawl Space	95.25	-11.38	0.00	1330	111,547
1	Story Siding	Overhang	42.12	0.00	0.00	336	14,152

Other Additions/Adjustments Rate Size Cost

(13) Plumbing
 Average Fixture(s) 1120.00 1 1,120

(14) Water/Sewer
 Public Sewer 1487.00 1 1,487
 Well, 100 Feet 3050.00 1 3,050

(15) Built-Ins & Fireplaces
 Appliance Allowance 2610.00 1 2,610

(17) Garages
 Class:BC Exterior: Siding Foundation: 18 Inch (Finished)
 Base Cost 37.10 240 8,904
 Automatic Doors 425.00 1 425
 Class:BC Exterior: Siding Foundation: 42 Inch (Finished)
 Base Cost 25.59 672 17,196
 Common Wall: 1 Wall -1425.00 1 -1,425
 Automatic Doors 425.00 1 425

County Multiplier = 1.38 => Cost New = 220,099

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 198,089
 ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.400 => TCV of Bldg: 1 = 277,325

2017 Est. T.C.V. 009-680-006-00 = 394,934

Est. TCV/Total Floor Area = 169.43, Most recent sale 09/01/1996 for 117,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
186,900	186,900	186,900	174,052	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	10,600	0	1,566	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
197,500	197,500	197,500	175,618	175,618	0	

009-680-007-00	2017 Est. T.C.V.	BEDELL WAYNE E & CAROL M
Property Class: 401		7439 W WHITE BIRCH CT
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS
 * Factors * BORDERS CUL DE SAC

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1800	78.29	104.14	0.8760	1.0000	1800	100	LOT 7	123,445
GROUP C 1100/FF	15.00	45.32	0.8955	1.0000	1100	25	W 15 F OF LOT8	3,694
93 Actual Front Feet, 0.20 Total Acres Total Est. Land Value =								127,139

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.44	1.00	640	71	1,563
Total Estimated Land Improvements True Cash Value =					1,563

Cost Est. for Res. Bldg: 1 Single Family 2S Cls C+10 Blt 1973

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1600 SF Floor Area = 3056 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Siding	Crawl Space	108.10	-9.49	4.21	1456	149,706
1	Story Siding	Crawl Space	68.35	-9.49	2.11	144	8,780

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Porches

CCP (1 Story), Standard	17.93	448	8,033
CPP, Standard	34.45	16	551

County Multiplier = 1.38 => Cost New = 244,717

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 220,246

Separately Depreciated Items:

Square footage # 2 is depreciated at 71 %Good... Base Cost Was = 8,780
 County Multiplier = 1.38 => Cost New = 12,116
 Phy/Ab.Phy/Func/Econ/Comb.%Good=-19/100/100/100/-19.0, Depr.Cost = -2,302

(17) Garages

Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)
 Base Cost 24.83 336 8,343
 County Multiplier = 1.38 => Cost New = 11,513
 Phy/Ab.Phy/Func/Econ/Comb.%Good= 71/100/100/100/71.0, Depr.Cost = 8,174

Total Depreciated Cost = 226,118
 ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.350 => TCV of Bldg: 1 = 305,259

2017 Est. T.C.V. 009-680-007-00 = 433,961
 Est. TCV/Total Floor Area = 142.00, Most recent sale 03/01/1998 for 125,000
 2016 Assessed MBOR S.E.V. Base for Cap C.P.I.
 211,600 211,600 211,600 181,288 0.90
 2017 New Eq. Adjustment Loss Additions Tax Adjustment Losses

Parcel Number: 009-680-007-00

Page: 2

0	5,400	0	0	1,631	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
217,000	217,000	217,000	182,919	182,919	0

009-680-008-00 2017 Est. T.C.V. TOM'S BAY ASSOCIATION INC.
 Property Class: 700 W WHITE BIRCH CT
 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	46.32	102.29	0.9383	1.0000	1000	100		43,460
GROUP B 1000/FF	27.88	69.61	0.9383	1.0000	1000	100		26,159
74 Actual Front Feet, 0.15 Total Acres Total Est. Land Value =								69,619

2017 Est. T.C.V. 009-680-008-00 = 0

Est. TCV/Total Floor Area = 0.00

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

009-680-009-00 2017 Est. T.C.V. DAVID DAN & DIANE
 Property Class: 401 7409 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 * 60X124

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value J> GROUP J SITE 8K					8000	100		8,000
60 Actual Front Feet, 0.17 Total Acres					Total Est. Land Value =			8,000

Land Improvement Cost Estimates
 Land Improvment Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.44	1.00	195	71	476
Shed: Wood Frame	11.06	1.00	120	62	823
Total Estimated Land Improvements True Cash Value =					1,299

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C Blt 1975

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 816 SF Floor Area = 1224 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Crawl Space	89.20	-10.32	0.00	816	64,366

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Deck/Balcony

Treated Wood,Standard	6.44	415	2,673
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(17) Garages

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

Base Cost	18.95	480	9,096
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County Multiplier = 1.38 => Cost New = 121,159

Phy/Ab.Phy/Func/Econ/Comb.%Good= 71/100/100/100/71.0, Depr.Cost = 86,023
 ECF (404 - MISSAUKEE LAKE BACK LOTS RES) 1.050 => TCV of Bldg: 1 = 90,324

2017 Est. T.C.V. 009-680-009-00 = 99,623
 Est. TCV/Total Floor Area = 81.39, Most recent sale 08/01/1996 for 87,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
52,600	52,600	52,600	45,244	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-2,800	0	0	407	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
49,800	49,800	49,800	45,651	45,651	0	

009-680-010-00 2017 Est. T.C.V. SIMMONDS JULIE
 Property Class: 401 7419 W WHITE BIRCH CT
 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	194.57	1.0000	1.0000	1800	100		108,000
60 Actual Front Feet, 0.27 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	1092	0	0
D/W/P: 3.5 Concrete	3.44	1.00	229	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 2500	2500.00	1.00	1.0	95	2,375
Total Estimated Land Improvements True Cash Value =					2,375

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C+5 Blt 2017

(11) Heating System: Forced Air w/ Ducts
 Ground Area = Size for Rates = 1343 SF Floor Area = 2014 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Crawl Space	86.71	-9.49	0.00	1343	103,706

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

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	19.01	303	5,760
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(17) Garages

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

Base Cost	18.23	912	16,626
Common Wall: 1 Wall	-1300.00	1	-1,300
Automatic Doors	375.00	1	375
Storage area over garage	3.95	456	1,801

County Multiplier = 1.38 => Cost New = 189,758

Phy/Ab.Phy/Func/Econ/Comb.%Good= 99/100/100/100/99.0, Depr.Cost = 187,860
 ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.400 => TCV of Bldg: 1 = 263,004

2017 Est. T.C.V. 009-680-010-00 = 373,379
 Est. TCV/Total Floor Area = 185.39, Most recent sale 08/29/2014 for 110,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
116,700	116,700	116,700	111,144	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
64,800	5,200	0	64,800	1,000	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
186,700	186,700	186,700	176,944	176,944	0

009-680-011-00 2017 Est. T.C.V. BRAZIER STACY T & TRACI D
 Property Class: 401 7399 W WHITE BIRCH AVE
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP H 1400/FF	58.67	231.00	1.0068	1.0000	1400	100		82,689
58 Actual Front Feet, 0.31 Total Acres Total Est. Land Value =								82,689

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	2000	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 1.75S Cls C+5 Blt 1974

(11) Heating System: Forced Heat & Cool
 Ground Area = Size for Rates = 1122 SF Floor Area = 1964 SF.
 Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost
 1.75 Story Siding Crawl Space 100.37 -9.95 3.53 1122 105,412

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
 CPP, Standard 31.49 20 630
 WCP (1 Story), Standard 22.55 180 4,059

(17) Garages
 Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)
 Base Cost 22.80 400 9,120
 Automatic Doors 375.00 1 375
 Class:C Exterior: Siding Foundation: 18 Inch (Unfinished)
 Base Cost 18.95 480 9,096
 Common Wall: 1 Wall -1025.00 1 -1,025
 Mechanical Doors 350.00 1 350

County Multiplier = 1.38 => Cost New = 193,861

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 126,009
 ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.400 => TCV of Bldg: 1 = 176,413

2017 Est. T.C.V. 009-680-011-00 = 261,452
 Est. TCV/Total Floor Area = 133.12, Most recent sale 08/06/2013 for 280,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
114,900	114,900	114,900	114,900	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	15,800	0	1,034	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
130,700	130,700	130,700	115,934	115,934	0

009-680-012-00 2017 Est. T.C.V. SHURTER JEFFREY ETAL
 Property Class: 401 7389 W WHITE BIRCH AVE
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP H 1400/FF	91.00	156.00	0.8825	1.0000	1400	100		112,435
91 Actual Front Feet, 0.33 Total Acres Total Est. Land Value =								112,435

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.20	1.00	80	71	182
Total Estimated Land Improvements True Cash Value =					182

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 825 SF Floor Area = 825 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	61.85	-9.23	0.00	825	43,412

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Porches

WCP (1 Story), Standard	22.91	154	3,528
WPP, Standard	8.16	411	3,354

(17) Garages

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

Base Cost	17.91	500	8,955
Automatic Doors	375.00	1	375

County Multiplier = 1.38 => Cost New = 94,521

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 56,713
 ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.350 => TCV of Bldg: 1 = 76,562

2017 Est. T.C.V. 009-680-012-00 = 189,179
 Est. TCV/Total Floor Area = 229.31

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
83,200	83,200	83,200	83,200	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	11,400	0	0	748	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
94,600	94,600	94,600	83,948	83,948	0	

009-680-013-00 2017 Est. T.C.V. CHERNIK LARRY
 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 H 1400/FF	40.00	117.00	1.1293	1.0000	1400	100		63,243
40 Actual Front Feet, 0.11 Total Acres							Total Est. Land Value =	63,243

2017 Est. T.C.V. 009-680-013-00 = 63,243

Est. TCV/Total Floor Area = 76.66

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
24,300	24,300	24,300	24,300	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	7,300	0	0	218	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
31,600	31,600	31,600	24,518	24,518	0	

009-680-014-00 2017 Est. T.C.V. CHERNIK LARRY
 Property Class: 401 7369 W WHITE BIRCH AVE
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP H 1400/FF	60.00	117.00	1.0000	1.0000	1400	100		84,000
60 Actual Front Feet, 0.16 Total Acres Total Est. Land Value =								84,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.44	1.00	304	94	983
Shed: Wood Frame	10.37	1.00	160	94	1,560
Dock: Light posts	21.31	1.00	280	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 =					4,893

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

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1319 SF Floor Area = 1513 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25	Story Siding	Crawl Space	77.33	-9.54	2.55	776	54,584
1	Story Siding	Crawl Space	67.25	-9.54	2.01	543	32,428

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
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(16) Porches

WPP, Standard	7.98	471	3,759
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County Multiplier = 1.38 => Cost New = 134,940

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0, Depr.Cost = 101,205
 ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.400 => TCV of Bldg: 1 = 141,687

2017 Est. T.C.V. 009-680-014-00 = 230,580

Est. TCV/Total Floor Area = 152.40, Most recent sale 06/08/2004 for 225,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
100,800	100,800	100,800	100,616	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	14,500	0	0	905	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
115,300	115,300	115,300	101,521	101,521	0

009-680-015-00 2017 Est. T.C.V. BRAMAN FREDERICK III ETAL
 Property Class: 401 7359 W WHITE BIRCH AVE
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP H 1400/FF	60.00	117.00	1.0000	1.0000	1400	100		84,000
60 Actual Front Feet, 0.16 Total Acres Total Est. Land Value =								84,000

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls CD Blt 1976

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1236 SF Floor Area = 2426 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Crawl Space	72.59	-8.29	0.00	924	59,413
1.5	Story Siding	Slab	72.59	-9.94	0.00	312	19,547
1	Story Siding	Overhang	32.39	0.00	0.00	572	18,527

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance		1415.00		1	1,415
Fireplace: Exterior 2 Story		4150.00		1	4,150

County Multiplier = 1.38 => Cost New = 149,395

Phy/Ab.Phy/Func/Econ/Comb.%Good= 63/100/100/100/63.0, Depr.Cost = 94,119

Separately Depreciated Items:

Square footage # 2 is depreciated at 51 %Good... Base Cost Was = 19,547

County Multiplier = 1.38 => Cost New = 26,975

Phy/Ab.Phy/Func/Econ/Comb.%Good=-12/100/100/100/-12.0, Depr.Cost = -3,237

(16) Deck/Balcony

Treated Wood, Standard		6.18		424	2,620
County Multiplier = 1.38 =>				Cost New =	3,616
Phy/Ab.Phy/Func/Econ/Comb.%Good= 71/100/100/100/71.0,				Depr.Cost =	2,567

(17) Garages

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

Base Cost		18.51		572	10,588
Common Wall: 1 Wall		-1225.00		1	-1,225
County Multiplier = 1.38 =>				Cost New =	12,921
Phy/Ab.Phy/Func/Econ/Comb.%Good= 56/100/100/100/56.0,				Depr.Cost =	7,236

Total Depreciated Cost = 100,685

ECF (4520 NORTHSORE LAKE MISSAUKEE AREA)1.400 => TCV of Bldg: 1 = 140,959

2017 Est. T.C.V. 009-680-015-00 = 224,959

Est. TCV/Total Floor Area = 92.73, Most recent sale 08/07/2006 for 0

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
98,000	98,000	98,000	73,523	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	14,500	0	661	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
112,500	112,500	112,500	74,184	74,184	0

009-680-016-00 2017 Est. T.C.V. FU HAI PI & JEONG WHA
 Property Class: 401 7349 W WHITE BIRCH AVE
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP H 1400/FF	60.00	117.00	1.0000	1.0000	1400	100		84,000
60 Actual Front Feet, 0.16 Total Acres Total Est. Land Value =								84,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.44	1.00	160	71	391
Total Estimated Land Improvements True Cash Value =					391

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

(11) Heating System: Forced Air w/ Ducts

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	Crawl Space	91.76	-10.67	0.00	720	58,385

Other Additions/Adjustments Rate Size Cost

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

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

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

(16) Porches
 CGEP (1 Story), Standard 53.58 64 3,429
 CCP (1 Story), Standard 38.96 48 1,870

(16) Deck/Balcony
 Treated Wood, Standard 6.73 272 1,831
 Wood Balcony 17.50 80 1,400

(17) Garages
 Class:C Exterior: Siding Foundation: 18 Inch (Unfinished)
 Base Cost 20.98 384 8,056
 Mechanical Doors 350.00 1 350

County Multiplier = 1.38 => Cost New = 111,411

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 77,988
 ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.400 => TCV of Bldg: 1 = 109,183

2017 Est. T.C.V. 009-680-016-00 = 193,574
 Est. TCV/Total Floor Area = 179.24

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
83,500	83,500	83,500	65,057	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	13,300	0	0	585	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
96,800	96,800	96,800	65,642	65,642	0	

009-680-017-00 2017 Est. T.C.V. LARSON KERRY
 Property Class: 401 7339 W WHITE BIRCH AVE
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP H 1400/FF	60.00	116.00	1.0000	1.0000	1400	100		84,000
60 Actual Front Feet, 0.16 Total Acres Total Est. Land Value =								84,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Ren. Conc.	4.21	1.00	220	0	0
Dock: Light posts	21.31	1.00	192	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 2500	2500.00	1.00	2.0	97	4,850
BOAT LIFT	500.00	1.00	1.0	0	0
Total Estimated Land Improvements True Cash Value =					4,850

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C+5 Blt 1965

(11) Heating System: Forced Heat & Cool
 Ground Area = Size for Rates = 1273 SF Floor Area = 1591 SF.
 Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost
 1.25 Story Siding Crawl Space 77.78 -9.63 2.55 1273 90,001

Other Additions/Adjustments Rate Size Cost

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

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

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

(16) Porches
 WPP, Standard 8.80 361 3,177
 CCP (1 Story), Standard 43.37 41 1,778

(16) Deck/Balcony
 Treated Wood, Standard 6.10 1026 6,259

(17) Garages
 Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)
 Base Cost 21.05 473 9,957
 Common Wall: 1 Wall -1300.00 1 -1,300

County Multiplier = 1.38 => Cost New = 164,438

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 106,885
 ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.400 => TCV of Bldg: 1 = 149,639

2017 Est. T.C.V. 009-680-017-00 = 238,489
 Est. TCV/Total Floor Area = 149.90, Most recent sale 06/01/1999 for 135,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
104,400	104,400	104,400	104,400	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	14,800	0	939	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
119,200	119,200	119,200	105,339	105,339	0

009-680-018-00	2017 Est. T.C.V.	SCOTT DOUGLAS J
Property Class: 401		7329 W WHITE BIRCH AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP H 1400/FF	60.00	116.00	1.0000	1.0000	1400	100		84,000
60 Actual Front Feet, 0.16 Total Acres							Total Est. Land Value =	84,000

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 1.5S Cls C Blt 1986

(11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 864 SF Floor Area = 1296 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Crawl Space	88.08	-10.17	-0.40	864	66,969

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
Treated Wood,Standard 6.66 296 1,971
Treated Wood,Standard 9.57 63 603

(17) Garages
Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)
Base Cost 20.83 484 10,082
Automatic Doors 375.00 1 375

County Multiplier = 1.38 => Cost New = 117,868

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0, Depr.Cost = 88,401

Separately Depreciated Items:

Square footage # 1 is depreciated at 71 %Good... Base Cost Was = 66,969
County Multiplier = 1.38 => Cost New = 92,417
Phy/Ab.Phy/Func/Econ/Comb.%Good= -4/100/100/100/-4.0, Depr.Cost = -3,697
ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.400 => TCV of Bldg: 1 = 118,586

2017 Est. T.C.V. 009-680-018-00 = 203,526

Est. TCV/Total Floor Area = 157.04

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
88,100	88,100	88,100	66,704	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	13,700	0	0	600	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
101,800	101,800	101,800	67,304	67,304	67,304

009-680-019-00 2017 Est. T.C.V. ST ONGE WILLIAM E & KRISTINE
 Property Class: 401 7319 W WHITE BIRCH AVE
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP H 1400/FF	52.00	123.00	1.0439	1.0000	1400	100		75,993
52 Actual Front Feet, 0.15 Total Acres Total Est. Land Value =								75,993

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	616	71	1,505
Shed: Wood Frame	11.06	1.00	120	72	955
Total Estimated Land Improvements True Cash Value =					2,460

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 945 SF Floor Area = 945 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	67.99	-9.93	0.00	945	54,867

Other Additions/Adjustments Rate Size Cost

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

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

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

(16) Deck/Balcony
 Treated Wood,Standard 6.43 420 2,701

(16) Breezeways
 Frame Wall,Finished 27.75 36 999

(17) Garages
 Class:C Exterior: Siding Foundation: 18 Inch (Finished)
 Base Cost 27.38 312 8,543

County Multiplier = 1.38 => Cost New = 100,079

Phy/Ab.Phy/Func/Econ/Comb.%Good= 71/100/100/100/71.0, Depr.Cost = 71,056
 ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.400 => TCV of Bldg: 1 = 99,478

2017 Est. T.C.V. 009-680-019-00 = 177,931
 Est. TCV/Total Floor Area = 188.29

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
78,500	0	0	0	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
89,000	0	0	0	0	0

009-680-020-00 2017 Est. T.C.V. SCHRAM CHARLES & LINDA (TTEE)
 Property Class: 401 7309 W WHITE BIRCH AVE
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP H 1400/FF	60.00	139.00	1.0000	1.0000	1400	100		84,000
60 Actual Front Feet, 0.19 Total Acres Total Est. Land Value =								84,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.44	1.00	630	75	1,625
Shed: Wood Frame	10.10	1.00	176	71	1,262
Total Estimated Land Improvements True Cash Value =					2,887

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C+5 Blt 1978

(11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 864 SF Floor Area = 1296 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Crawl Space	92.48	-10.68	-0.42	864	70,312

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

Average Fixture(s)	760.00	1	760
2 Fixture Bath	1600.00	2	3,200

(14) Water/Sewer

Public Sewer	1162.00	1	1,162
Well, 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) Deck/Balcony

Treated Wood,Standard	10.56	48	507
Treated Wood,Standard	6.47	384	2,484

(16) Breezeways

Frame Wall,Finished	27.75	260	7,215
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(17) Garages

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

Base Cost	17.28	720	12,442
Automatic Doors	375.00	1	375

County Multiplier = 1.38 => Cost New = 147,104

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0, Depr.Cost = 110,328
 ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.400 => TCV of Bldg: 1 = 154,459

2017 Est. T.C.V. 009-680-020-00					=	241,346
Est. TCV/Total Floor Area = 186.22, Most recent sale 09/18/2009 for 240,000						
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
105,600	105,600	105,600	105,600	0.90		
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	15,100	0	0	0	950	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
120,700	120,700	120,700	106,550	106,550	0	

009-680-021-00 2017 Est. T.C.V. DULLOCK ROBERT J & CONSTANCE TRUST
 Property Class: 401 7299 W WHITE BIRCH AVE
 Map #: LAKE TOWNSHIP Lake City, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP H 1400/FF	60.00	150.00	1.0000	1.0000	1400	100		84,000
60 Actual Front Feet, 0.21 Total Acres Total Est. Land Value =								84,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Metal Prefab	9.29	1.00	80	45	335
Total Estimated Land Improvements True Cash Value =					335

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

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 891 SF Floor Area = 1336 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Crawl Space	87.53	-10.09	2.87	891	71,556

Other Additions/Adjustments Rate Size Cost

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

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

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

(16) Deck/Balcony
 Treated Wood, Standard 6.40 450 2,880
 Wood Balcony 17.50 24 420

County Multiplier = 1.38 => Cost New = 110,770

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 72,001
 ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.400 => TCV of Bldg: 1 = 100,801

2017 Est. T.C.V. 009-680-021-00 = 185,136

Est. TCV/Total Floor Area = 138.57

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
79,600	79,600	79,600	64,727	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	13,000	0	0	582	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
92,600	92,600	92,600	65,309	65,309	0	

009-680-022-00 2017 Est. T.C.V. HOOGLAND FRANK & DEBRA TRUST
 Property Class: 401 7289 W WHITE BIRCH AVE
 Map #: LAKE TOWNSHIP Lake City, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP H 1400/FF	60.00	157.00	1.0000	1.0000	1400	100		84,000
60 Actual Front Feet, 0.22 Total Acres Total Est. Land Value =								84,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.44	1.00	138	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+5 Blt 1971

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 2132 SF Floor Area = 2888 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25	Story Siding	Crawl Space	72.27	-8.40	2.55	975	64,760
1	Story Siding	Crawl Space	62.85	-8.40	2.01	133	7,509
1.5	Story Siding	Slab	80.10	-10.52	3.01	1024	74,332

Other Additions/Adjustments Rate Size Cost

(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, 50 Feet	1575.00	1	1,575

(15) Built-Ins & Fireplaces

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

(16) Deck/Balcony

Treated Wood,Standard	6.10	1016	6,198
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(17) Garages

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

Base Cost	19.67	768	15,107
Common Wall: 1 Wall	-1300.00	1	-1,300
Automatic Doors	375.00	1	375
Storage area over garage	3.95	384	1,517

County Multiplier = 1.38 => Cost New = 248,274

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 173,792
 ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.400 => TCV of Bldg: 1 = 243,309

2017 Est. T.C.V. 009-680-022-00 = 327,784

Est. TCV/Total Floor Area = 113.50, Most recent sale 07/01/1998 for 187,500

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
137,600	137,600	137,600	137,493	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	26,300	0	0	1,237	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
163,900	163,900	163,900	138,730	138,730	0

009-680-023-00 2017 Est. T.C.V. GANN ROBERT K TRUST &
 Property Class: 401 7279 W WHITE BIRCH AVE
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP H 1400/FF	60.00	161.00	1.0000	1.0000	1400	100		84,000
60 Actual Front Feet, 0.22 Total Acres Total Est. Land Value =								84,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.44	1.00	120	0	0
Shed: Wood Frame	9.17	1.00	264	47	1,137
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 =					1,612

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

(11) Heating System: Forced Heat & Cool
 Ground Area = Size for Rates = 832 SF Floor Area = 1248 SF.
 Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost
 1.5 Story Siding Crawl Space 88.80 -10.27 2.87 832 67,725

Other Additions/Adjustments Rate Size Cost

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

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

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

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

(16) Deck/Balcony
 Treated Wood,Standard 10.56 48 507
 Treated Wood,Standard 6.61 312 2,062

County Multiplier = 1.38 => Cost New = 106,747

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 69,386
 ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.400 => TCV of Bldg: 1 = 97,140

2017 Est. T.C.V. 009-680-023-00 = 182,752
 Est. TCV/Total Floor Area = 146.44, Most recent sale 08/01/1995 for 95,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
78,600	78,600	78,600	68,554	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	12,800	0	616	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
91,400	91,400	91,400	69,170	69,170	69,170

009-680-024-00 2017 Est. T.C.V. ANDRASH STEPHAN & PATRICIA
 Property Class: 401 7269 W WHITE BIRCH AVE
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP H 1400/FF	60.00	166.00	1.0000	1.0000	1400	100		84,000
60 Actual Front Feet, 0.23 Total Acres Total Est. Land Value =								84,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.44	1.00	28	50	48
Shed: Metal Prefab	9.21	1.00	84	45	348
Total Estimated Land Improvements True Cash Value =					396

Cost Est. for Res. Bldg: 1 Single Family GRG Cls C Blt 1972

(11) Heating System: No Heating/Cooling

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

Other Additions/Adjustments Rate Size Cost

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

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

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

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

County Multiplier = 1.38 => Cost New = 27,783

Notes: FORMER GARAGE
 Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, Depr.Cost = 15,281
 ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.400 => TCV of Bldg: 1 = 21,393

2017 Est. T.C.V. 009-680-024-00 = 105,789							
Est. TCV/Total Floor Area = 0.00							
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
48,300	43,500	43,500	43,500	0.90			
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	9,400	0	0	391	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
52,900	52,900	52,900	43,891	43,891	0		

009-680-025-00 2017 Est. T.C.V. MANDRUCH MIKE
 Property Class: 401 7259 W WHITE BIRCH AVE
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP H 1400/FF	60.00	171.00	1.0000	1.0000	1400	100		84,000
60 Actual Front Feet, 0.24 Total Acres Total Est. Land Value =								84,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.44	1.00	96	75	248
Total Estimated Land Improvements True Cash Value =					248

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 = 840 SF Floor Area = 1260 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Crawl Space	88.61	-10.24	0.00	840	65,831

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
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(16) Porches

CPP, Standard	18.14	64	1,161
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(16) Deck/Balcony

Treated Wood,Standard	8.82	80	706
Treated Wood,Standard	6.85	240	1,644

(17) Garages

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

Base Cost	17.55	576	10,109
Automatic Doors	375.00	2	750

County Multiplier = 1.38 => Cost New = 120,353

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 84,247
 ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.400 => TCV of Bldg: 1 = 117,946

2017 Est. T.C.V. 009-680-025-00 = 202,194

Est. TCV/Total Floor Area = 160.47

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
87,500	87,500	87,500	76,256	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	13,600	0	0	686	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
101,100	101,100	101,100	76,942	76,942	0	

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009-680-026-00 2017 Est. T.C.V. WYKES JOSEPH A & BARBARA M
 Property Class: 401 7249 W WHITE BIRCH AVE
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP H 1400/FF	60.00	171.00	1.0000	1.0000	1400	100		84,000
60 Actual Front Feet, 0.24 Total Acres Total Est. Land Value =								84,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.44	1.00	1723	50	2,964
Total Estimated Land Improvements True Cash Value =					2,964

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C Blt 1973

(11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 899 SF Floor Area = 1348 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Crawl Space	87.37	-10.06	-0.40	899	69,142

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
Hot Tub	4455.00	1	4,455
Fireplace: Wood Stove	1350.00	1	1,350

(16) Porches

WGEP (1 Story), Standard	32.25	196	6,321
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(16) Deck/Balcony

Treated Wood,Standard	8.82	80	706
Treated Wood,Standard	8.82	80	706

(17) Garages

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

Base Cost	19.68	676	13,304
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County Multiplier = 1.38 => Cost New = 142,133

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 85,280
 ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.350 => TCV of Bldg: 1 = 115,128

2017 Est. T.C.V. 009-680-026-00	=	202,092			
Est. TCV/Total Floor Area = 149.92, Most recent sale 08/04/2006 for 260,000					
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
89,500	89,500	89,500	89,500	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	11,500	0	805	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
101,000	101,000	101,000	90,305	90,305	0

009-680-027-00 2017 Est. T.C.V. HUGHES GARY R
 Property Class: 401 7239 W WHITE BIRCH AVE
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP H 1400/FF	60.00	165.00	1.0000	1.0000	1400	100		84,000
60 Actual Front Feet, 0.23 Total Acres Total Est. Land Value =								84,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.20	1.00	572	50	915
Shed: Metal Prefab	8.76	1.00	64	45	252
Total Estimated Land Improvements True Cash Value =					1,167

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

(11) Heating System: Forced Air w/ Ducts

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	56.36	-8.13	0.00	925	44,613
1	Story Siding	Crawl Space	56.36	-8.13	0.00	400	19,292

Other Additions/Adjustments Rate Size Cost

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

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

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

(16) Porches
 WCP (1 Story), Standard 20.70 200 4,140
 WPP, Standard 11.45 152 1,740

County Multiplier = 1.38 => Cost New = 102,714

Phy/Ab.Phy/Func/Econ/Comb.%Good= 68/100/100/100/68.0, Depr.Cost = 69,845

Separately Depreciated Items:

Square footage # 2 is depreciated at 94 %Good... Base Cost Was = 19,292
 County Multiplier = 1.38 => Cost New = 26,623
 Phy/Ab.+hy/Func/Econ/Comb.%Good= 26/100/100/100/26.0, Depr.Cost = 6,922

(17) Garages

Class:CD Exterior: Siding Foundation: 18 Inch (Unfinished)
 Base Cost 15.71 676 10,620
 County Multiplier = 1.38 => Cost New = 14,656
 Phy/Ab.Phy/Func/Econ/Comb.%Good= 79/100/100/100/79.0, Depr.Cost = 11,578

Total Depreciated Cost = 88,345
 ECF (4520 NORTSHORE LAKE MISSAUKEE AREA)1.390 => TCV of Bldg: 1 = 122,800

2017 Est. T.C.V. 009-680-027-00 = 207,967

Est. TCV/Total Floor Area = 156.96

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
92,800	92,800	92,800	83,582	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	11,200	0	0	752	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT

Parcel Number: 009-680-027-00

Page: 2

104,000	104,000	104,000	84,334	84,334	0
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009-681-028-00	2017 Est. T.C.V.	HORN BRUCE L & CATHARINE G (TTEE)
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 * 101X134 IRR

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
N OF LK MI BACKLOT WHITE B		0.31 Acres			80000	100		24,960
		0.31 Total Acres					Total Est. Land Value =	24,960

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 Estimates for Commercial/Industrial Building/Section: 1 Built 2012

Costs are taken from the Shed, Utility, 4 Wall cost schedules.
 <<<<< Calculator Cost Computations >>>>>
 Class: D,Pole Quality: Low Cost Percent Adj: +0

Base Rate for Upper Floors = 8.25
 Adjusted Square Foot Cost for Upper Floors = 8.25

1 Stories Number of Stories Multiplier: 1.000
 Average Height per Story: 12 Height per Story Multiplier: 1.040
 Ave. Floor Area: 1,811 Perimeter: 176 Perim. Multiplier: 1.033
 Refined Square Foot Cost for Upper Floors: 8.86

County Multiplier: 1.38, Final Square Foot Cost for Upper Floors = 12.231

Total Floor Area: 1,811 Base Cost New of Upper Floors = 22,151
 Reproduction/Replacement Cost = 22,151
 Eff.Age:1 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 96 /100/100/100/96.0
 Total Depreciated Cost = 21,265

ECF (404 - MISSAUKEE LAKE BACK LOTS RES) 1.200 => TCV of Bldg: 1 = 25,517
 Replacement Cost/Floor Area= 12.23 Est. TCV/Floor Area= 14.09

Total Estimated True Cash Value of Commercial/Industrial Buildings = 25,517

2017 Est. T.C.V. 009-681-028-00	=	52,254				
Est. TCV/Total Floor Area = 28.85, Most recent sale 06/01/1995 for 8,000						
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
26,000	26,000	26,000	14,626	0.90		
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	100		0	0	131	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
26,100	26,100	26,100	14,757	14,757	0	

009-681-029-00 2017 Est. T.C.V. SHURTER JEFFREY ETAL
 Property Class: 401 W WHITE BIRCH AVE
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
N OF LK MI BACKLOT WHITE B		0.38 Acres		80000	100			30,480
		0.38 Total Acres					Total Est. Land Value =	30,480

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Metal Prefab	8.43	1.00	84	45	319
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 =					794

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

(11) Heating System: No Heating/Cooling
 Ground Area = Size for Rates = 0 SF Floor Area = 0 SF.
 Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost
 Other Additions/Adjustments Rate Size Cost
 County Multiplier = 1.38 => Cost New = 0
 Phy/Ab.Phy/Func/Econ/Comb.%Good= 95/100/100/100/95.0, Depr.Cost = 0

Separately Depreciated Items:

(17) Garages
 Class:CD Exterior: Pole Foundation: 18 Inch (Unfinished)
 Base Cost 9.71 1200 11,652
 County Multiplier = 1.38 => Cost New = 16,080
 Phy/Ab.Phy/Func/Econ/Comb.%Good= 91/100/100/100/91.0, Depr.Cost = 14,633
 Total Depreciated Cost = 14,633
 ECF (404 - MISSAUKEE LAKE BACK LOTS RES) 1.050 => TCV of Bldg: 1 = 15,364

2017 Est. T.C.V. 009-681-029-00 = 46,638
 Est. TCV/Total Floor Area = 0.00
 2016 Assessed MBOR S.E.V. Base for Cap C.P.I.
 23,600 23,600 23,600 11,213 0.90
 2017 New Eq. Adjustment Loss Additions Tax Adjustment Losses
 0 -300 0 0 100 0
 2017 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT
 23,300 23,300 23,300 11,313 11,313 0

009-681-033-00 2017 Est. T.C.V. SCOTT DOUGLAS
 Property Class: 401 7328 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 * 100X154.37

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
N OF LK MI BACKLOT WHITE B		0.35 Acres			80000	100		28,320
		0.35 Total Acres					Total Est. Land Value =	28,320

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 2003

(11) Heating System: Forced Air w/o Ducts

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

Other Additions/Adjustments Rate Size Cost

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Fireplace: Wood Stove		1350.00		1	1,350
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(16) Porches

CCP (1 Story), Standard		25.51		140	3,571
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(17) Garages

Class:C Exterior: Pole Foundation: 42 Inch (Unfinished)					
Base Cost		10.91		1280	13,965
Automatic Doors		375.00		1	375
Mechanical Doors		350.00		1	350
Class:C Exterior: Pole Foundation: 42 Inch (Finished)					
Base Cost		15.49		768	11,896
Automatic Doors		375.00		1	375

County Multiplier = 1.38 => Cost New = 49,327

Phy/Ab.Phy/Func/Econ/Comb.%Good= 95/100/100/100/95.0, Depr.Cost = 46,861
 ECF (404 - MISSAUKEE LAKE BACK LOTS RES) 1.050 => TCV of Bldg: 1 = 49,204

2017 Est. T.C.V. 009-681-033-00 = 77,999

Est. TCV/Total Floor Area = 0.00

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
40,000	40,000	40,000	21,037	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-1,000	0	0	189	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
39,000	39,000	39,000	21,226	21,226	21,226

009-681-034-00 2017 Est. T.C.V. DULLOCK ROBERT J & CONSTANCE TRUST
 Property Class: 401 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 * 100X151.45 IRR

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
N OF LK MI BACKLOT WHITE B		0.35 Acres		80000	100			27,840
		0.35 Total Acres					Total Est. Land Value =	27,840

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	256	0	0
Shed: Wood Frame	11.53	1.00	96	94	1,041

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 = 1,991

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

(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	15.83	864	13,677
Automatic Doors	375.00	1	375

County Multiplier = 1.38 => Cost New = 19,392

Phy/Ab.Phy/Func/Econ/Comb.%Good= 92/100/100/100/92.0, Depr.Cost = 17,841
 ECF (404 - MISSAUKEE LAKE BACK LOTS RES) 1.050 => TCV of Bldg: 1 = 18,733

2017 Est. T.C.V. 009-681-034-00 = 48,564

Est. TCV/Total Floor Area = 0.00

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
24,700	24,700	24,700	10,562	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-400	0	95	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
24,300	24,300	24,300	10,657	10,657	0	

009-681-035-00	2017 Est. T.C.V.	DULLOCK ROBERT J & CONSTANCE 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 * 100X149.05 IRR

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
N OF LK MI BACKLOT WHITE B		0.34	Acres		80000	100		27,360
		0.34	Total Acres				Total Est. Land Value =	27,360

2017 Est. T.C.V. 009-681-035-00 = 27,360

Est. TCV/Total Floor Area = 0.00

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
13,700	13,700	13,700	2,720	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	24	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
13,700	13,700	13,700	2,744	2,744	0	

009-681-036-50 2017 Est. T.C.V. GANN ROBERT K TRUST &
 Property Class: 401 7279 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 * 66.696X149 IRR

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
N OF LK MI BACKLOT WHITE B		0.23 Acres			80000	100		18,240
		0.23 Total Acres					Total Est. Land Value =	18,240

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

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

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 0 SF Floor Area = 756 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Overhang	49.33	0.00	0.00	756	37,293

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

(17) Garages
 Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)
 Base Cost 14.65 1008 14,767
 Automatic Doors 375.00 1 375

County Multiplier = 1.38 => Cost New = 79,830

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 71,847
 ECF (404 - MISSAUKEE LAKE BACK LOTS RES) 1.050 => TCV of Bldg: 1 = 75,439

2017 Est. T.C.V. 009-681-036-50 = 94,154

Est. TCV/Total Floor Area = 124.54

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
48,600	48,600	48,600	39,197	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-1,500	0	0	352	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
47,100	47,100	47,100	39,549	39,549	0

009-681-039-00 2017 Est. T.C.V. BORTON CRAIG S & DEANNA G
 Property Class: 401 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 * 100X150.34 IRR

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
N OF LK MI BACKLOT WHITE B		0.34 Acres	80000		100			27,600
		0.34 Total Acres					Total Est. Land Value =	27,600

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Asphalt Paving	1.51	1.00	1600	0	0
D/W/P: Crushed Rock	1.22	1.00	1700	0	0
D/W/P: 4in Ren. Conc.	3.78	1.00	495	0	0
Fencing: Wire Mesh, #9	1.87	1.00	9600	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 Estimates for Commercial/Industrial Building/Section: 1 Built 2012

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

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

Class: D,Pole Quality: Average Percent Adj: +0

Base Rate for Upper Floors = 14.75

Adjusted Square Foot Cost for Upper Floors = 14.75

1 Stories Number of Stories Multiplier: 1.000
 Average Height per Story: 14 Height per Story Multiplier: 1.080
 Ave. Floor Area: 1,446 Perimeter: 152 Perim. Multiplier: 1.053
 Refined Square Foot Cost for Upper Floors: 16.77

County Multiplier: 1.38, Final Square Foot Cost for Upper Floors = 23.149

Total Floor Area: 1,446 Base Cost New of Upper Floors = 33,473

Reproduction/Replacement Cost = 33,473

Eff.Age:1 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 96 /100/100/100/96.0

Total Depreciated Cost = 32,134

ECF (404 - MISSAUKEE LAKE BACK LOTS RES) 1.200 => TCV of Bldg: 1 = 38,561

Replacement Cost/Floor Area= 23.15 Est. TCV/Floor Area= 26.67

Total Estimated True Cash Value of Commercial/Industrial Buildings = 38,561

2017 Est. T.C.V. 009-681-039-00 = 70,911

Est. TCV/Total Floor Area = 49.04

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
35,300	35,300	35,300	23,733	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	200	0	213	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
35,500	35,500	35,500	23,946	23,946	0	

009-690-001-00 2017 Est. T.C.V. COUNTY ROAD COMMISSION
 Property Class: 700 W JAMES RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
M-55/66 \$300	50.00	100.00	1.0000	0.0000	300	100*		0
COMMERCIAL \$1/SQFT			0.12 Acres		43560	100		5,009
* denotes lines that do not contribute to the total acreage calculation.								
50 Actual Front Feet, 0.12 Total Acres Total Est. Land Value =								5,009

2017 Est. T.C.V. 009-690-001-00 = 0

Est. TCV/Total Floor Area = 0.00

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

009-690-002-00	2017 Est. T.C.V.	WILL & SAM PROPERTIES LLC
Property Class: 201		1850 S MOREY RD
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
M-55/66 \$300	74.00	150.00	1.0000	0.0000	300	100*		0
COMMERCIAL \$1.5/SQFT			0.26 Acres		65340	100		16,662

* denotes lines that do not contribute to the total acreage calculation.
74 Actual Front Feet, 0.26 Total Acres Total Est. Land Value = 16,662

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value	
Commercial/Industrial Local Cost Land Improvements						
Description	Rate	CountyMult.	Size	%Good	%Arch.Mult	Cash Value
PAVING	1.00	1.00	1500.0	95	100	1,425
Total Estimated Land Improvements True Cash Value = 1,425						

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1974
Description of Occupancy: CAL 140

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

Base Rate for Upper Floors = 73.65

(10) Heating system: Forced Air Furnace Cost/SqFt: 0.00 100%
Elevator Adjustment (Applied to upper floors rate) Cost/Sq.Ft.: -1.50
Adjusted Square Foot Cost for Upper Floors = 72.15

1 Stories Number of Stories Multiplier: 1.000
Average Height per Story: 8 Height per Story Multiplier: 0.900
Ave. Floor Area: 1,256 Perimeter: 152 Perim. Multiplier: 1.180
Refined Square Foot Cost for Upper Floors: 76.62

County Multiplier: 1.38, Final Square Foot Cost for Upper Floors = 105.740

Total Floor Area: 1,256 Base Cost New of Upper Floors = 132,810

Reproduction/Replacement Cost = 132,810
Eff.Age:40 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 45 /100/100/100/45.0
Total Depreciated Cost = 59,764

<<<<< Segregated Cost Computations >>>>>
Costs taken from Segregated Cost Section 5: Offices, Banks, Hospitals
Item Description Cost # or Height Storys Base
Col. Rate SqFt Adj. Adj. Cost

Total Base Cost New = 0
County Multiplier: 1.38 Architectural Multiplier: 0.95 Combined: 1.311

Reproduction/Replacement Cost = 0
Eff.Age:40 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 45 /100/100/100/45.0
Total Depreciated Cost = 0

ECF (201B COMMERCIAL GROUP B) 0.980 => TCV of Bldg: 1 = 58,569
Replacement Cost/Floor Area= 105.74 Est. TCV/Floor Area= 46.63

Cost Estimates for Commercial/Industrial Building/Section: 2 Built 1993
Description of Occupancy: CAL 56

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

Parcel Number: 009-690-003-00

Page: 2

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
95,900	95,900	95,900	83,944	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	12,500	0	0	755	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
108,400	108,400	108,400	84,699	84,699	0	

009-690-004-00 2017 Est. T.C.V. LAMBOURNE CICIPY S TRUST
 Property Class: 201 S MOREY RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
M-55/66 \$300	85.00	150.00	1.0000	0.0000	300	100*		0
COMMERCIAL \$1.5/SQFT		0.29 Acres	65340	100				19,145
* denotes lines that do not contribute to the total acreage calculation.								
85 Actual Front Feet, 0.29 Total Acres Total Est. Land Value =								19,145

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value	
Commercial/Industrial Local Cost Land Improvements						
Description	Rate	CountyMult.	Size	%Good	%Arch.Mult	Cash Value
PAVING	1.00	1.00	7500.0	88	100	6,600
Total Estimated Land Improvements True Cash Value =						6,600

2017 Est. T.C.V. 009-690-004-00 = 25,745

Est. TCV/Total Floor Area = 13.41

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
12,900	12,900	12,900	8,891	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	80	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
12,900	12,900	12,900	8,971	8,971	0	

009-690-005-00 2017 Est. T.C.V. PARTS PLUS REAL ESTATE LLC
 Property Class: 202 S MOREY RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
M-55/66 \$300	120.00	150.00	1.0000	0.0000	300	100*		0
COMMERCIAL \$.75/SQFT			0.41 Acres		32670	100		13,493
* denotes lines that do not contribute to the total acreage calculation.								
120 Actual Front Feet, 0.41 Total Acres Total Est. Land Value =								13,493

2017 Est. T.C.V. 009-690-005-00 = 13,493

Est. TCV/Total Floor Area = 7.03

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
9,000	9,000	9,000	733	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-2,300	0	0	6	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
6,700	6,700	6,700	739	739	0	

009-690-006-00 2017 Est. T.C.V. PAMIDA STORES OPERATING CO LLC
 Property Class: 201 S MOREY RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
M-55/66 \$300	240.00	150.00	1.0000	0.0000	300	100*		0
COMMERCIAL \$.75/SQFT			0.83 Acres		32670	100		26,985
* denotes lines that do not contribute to the total acreage calculation.								
240 Actual Front Feet, 0.83 Total Acres Total Est. Land Value =								26,985

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Asphalt Paving	1.51	1.42	16225	50	17,395
Total Estimated Land Improvements True Cash Value =					17,395

2017 Est. T.C.V. 009-690-006-00 = 44,380

Est. TCV/Total Floor Area = 23.11, Most recent sale 01/08/2008 for 0

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
35,600	35,600	35,600	33,337	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-13,400	0	0	-11,137	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
22,200	22,200	22,200	33,637	22,200	0

009-690-008-00	2017 Est. T.C.V.	GUNNERSON MATTHEW
Property Class: 201		1980 S MOREY RD
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
M66 N OF JENNIN	267.00	150.00	1.0000	0.0000	350	100*		0
COMMERCIAL \$1/SQFT			0.92 Acres		43560	100		40,032
* denotes lines that do not contribute to the total acreage calculation.								
267 Actual Front Feet, 0.92 Total Acres								Total Est. Land Value = 40,032

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value	
D/W/P: Asphalt Paving	1.61	1.42	16500	50	18,861	
Commercial/Industrial Local Cost Land Improvements						
Description	Rate	CountyMult.	Size	%Good	%Arch.Mult	Cash Value
Outdoor Lighting	590.00	1.00	1.0	88	100	519
Total Estimated Land Improvements True Cash Value =					19,380	

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1979
Description of Occupancy: CAL 14

Costs are taken from the Office Building cost schedules.
<<<<< Calculator Cost Computations >>>>>
Class: C Quality: Average Percent Adj: +0

Base Rate for Upper Floors = 76.50

(10) Heating system: Forced Air Furnace Cost/SqFt: 0.00 100%
Elevator Adjustment (Applied to upper floors rate) Cost/Sq.Ft.: -1.50
Adjusted Square Foot Cost for Upper Floors = 75.00

1 Stories Number of Stories Multiplier: 1.000
Average Height per Story: 14 Height per Story Multiplier: 1.050
Ave. Floor Area: 1,904 Perimeter: 192 Perim. Multiplier: 1.122
Refined Square Foot Cost for Upper Floors: 88.36

County Multiplier: 1.42, Final Square Foot Cost for Upper Floors = 125.468

Total Floor Area: 1,904 Base Cost New of Upper Floors = 238,890
Reproduction/Replacement Cost = 238,890
Eff.Age:25 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 60 /100/100/100/60.0
Total Depreciated Cost = 143,334

Unit in Place Items	Rate	Quantity	Cnty	Arch	%Good	Depr.Cost
UIP2 VALUT DOOR	15200.00	1	1.42	1.00	25	5,396
UIP 14 ATM ENC	29750.00	1	1.42	1.00	25	10,561

ECF (201C COMMERCIAL GROUP C) 0.800 => TCV of Bldg: 1 = 127,433
Replacement Cost/Floor Area= 158.99 Est. TCV/Floor Area= 66.93

Total Estimated True Cash Value of Commercial/Industrial Buildings = 127,433

2017 Est. T.C.V. 009-690-008-00 = 186,845

Est. TCV/Total Floor Area = 98.13, Most recent sale 05/18/2016 for 105,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
130,100	130,100	130,100	130,100	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-50,100	0	0	-50,100	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
93,400	80,000	80,000	131,270	80,000	0

009-690-010-00 2017 Est. T.C.V. BRANDT GREGORY A & JEANENE S TTEE
 Property Class: 201 S MOREY RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
M66 N OF JENNIN	75.00	150.00	1.0000	0.0000	350	100*		0
COMMERCIAL \$.75/SQFT			0.26 Acres		32670	100		8,429
* denotes lines that do not contribute to the total acreage calculation.								
75 Actual Front Feet, 0.26 Total Acres Total Est. Land Value =								8,429

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Asphalt Paving	1.61	1.42	8250	94	17,729
Total Estimated Land Improvements True Cash Value =					17,729

2017 Est. T.C.V. 009-690-010-00	=	26,158			
Est. TCV/Total Floor Area = 13.74					
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
17,200	17,200	17,200	8,013	0.90	
2017 New Eq. Adjustment	Loss		Additions	Tax Adjustment	Losses
0	-4,100	0	0	72	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
13,100	13,100	13,100	8,085	8,085	0

009-690-011-00	2017 Est. T.C.V.	PARTS PLUS REAL ESTATE LLC
Property Class: 201		1970 S MOREY RD
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
M-55/66 \$300	241.00	150.00	1.0000	0.0000	300	100*		0
COMMERCIAL \$.75/SQFT			0.83 Acres		32670	100		27,116

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

241 Actual Front Feet, 0.83 Total Acres Total Est. Land Value = 27,116

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Fencing: Wire Mesh, #9	1.87	1.42	1120	94	2,796

Commercial/Industrial Local Cost Land Improvements

Description	Rate	CountyMult.	Size	%Good	%Arch.Mult	Cash Value
PAVING	1.00	1.00	11000.0	87	100	9,570

Total Estimated Land Improvements True Cash Value = 12,366

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1980

Costs are taken from the Store, Discount cost schedules.

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

Class: C Quality: Average Percent Adj: +0

Base Rate for Upper Floors = 49.00

(10) Heating system: Package Heating & Cooling Cost/SqFt: 0.00 100%

Adjusted Square Foot Cost for Upper Floors = 49.00

1 Stories Number of Stories Multiplier: 1.000

Average Height per Story: 14 Height per Story Multiplier: 0.950

Ave. Floor Area: 12,600 Perimeter: 452 Perim. Multiplier: 0.905

Refined Square Foot Cost for Upper Floors: 42.13

County Multiplier: 1.42, Final Square Foot Cost for Upper Floors = 59.821

Total Floor Area: 12,600 Base Cost New of Upper Floors = 753,750

Reproduction/Replacement Cost = 753,750

Eff.Age:30 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 40 /100/100/100/40.0

Total Depreciated Cost = 301,500

<<<<< Segregated Cost Computations >>>>>

Costs taken from Segregated Cost Section 3: Stores & Commercials

Item Description	Cost Col.	Rate	# or SqFt	Height Adj.	Storys Adj.	Base Cost
(39) Miscellaneous						
Canopies & Marquees:						
Wood Frame	1 Up	16.25	810	1.000	1.000	13163

Total Base Cost of Lump-Sum Items = 13163

Total Base Cost New = 13163

County Multiplier: 1.42 Architectural Multiplier: 1.00 Combined: 1.420

Reproduction/Replacement Cost = 18,691

Eff.Age:30 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 40 /100/100/100/40.0

Total Depreciated Cost = 7,476

ECF (201C COMMERCIAL GROUP C) 0.800 => TCV of Bldg: 1 = 247,181

Replacement Cost/Floor Area= 61.30 Est. TCV/Floor Area= 19.62

Cost Estimates for Commercial/Industrial Building/Section: 2 Built 2011

Parcel Number: 009-690-011-00

Page: 2

Description of Occupancy: LUMBER STORAGE -REAR OF BLDG

Costs are taken from the Shed, Utility, 3 Wall cost schedules.

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

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

Base Rate for Upper Floors = 6.20

Adjusted Square Foot Cost for Upper Floors = 6.20

1 Stories Number of Stories Multiplier: 1.000
Average Height per Story: 8 Height per Story Multiplier: 0.960
Ave. Floor Area: 480 Perimeter: 92 Perim. Multiplier: 1.281
Refined Square Foot Cost for Upper Floors: 7.62

County Multiplier: 1.38, Final Square Foot Cost for Upper Floors = 10.522

Total Floor Area: 480 Base Cost New of Upper Floors = 5,050

Reproduction/Replacement Cost = 5,050

Eff.Age:5 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 82 /100/100/100/82.0

Total Depreciated Cost = 4,141

ECF (201C COMMERCIAL GROUP C) 0.800 => TCV of Bldg: 2 = 3,313

Replacement Cost/Floor Area= 10.52 Est. TCV/Floor Area= 6.90

Total Estimated True Cash Value of Commercial/Industrial Buildings = 250,494

2017 Est. T.C.V. 009-690-011-00 = 289,976

Est. TCV/Total Floor Area = 22.17

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
154,600	154,600	154,600	154,600	0.90	

2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-9,600	0	0	-9,600	0

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
145,000	145,000	145,000	155,991	145,000	0

009-690-014-00	2017 Est. T.C.V.	CHIUCHIARELLI SILVANO & SUSAN
Property Class: 401		W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 8.RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP I 75/FF	120.00	150.00	1.0000	1.0000	75	100		9,000
120 Actual Front Feet, 0.41 Total Acres Total Est. Land Value =								9,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Ren. Conc.	3.78	1.00	125	94	444
Total Estimated Land Improvements True Cash Value =					444

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 2012

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

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

Class: D,Pole Quality: Average Percent Adj: +0

Base Rate for Upper Floors = 14.75

Adjusted Square Foot Cost for Upper Floors = 14.75

1 Stories	Number of Stories Multiplier: 1.000
Average Height per Story: 10	Height per Story Multiplier: 1.000
Ave. Floor Area: 1,223	Perimeter: 141 Perim. Multiplier: 1.080
Refined Square Foot Cost for Upper Floors: 15.93	

County Multiplier: 1.38, Final Square Foot Cost for Upper Floors = 21.983

Total Floor Area: 1,223	Base Cost New of Upper Floors =	26,886
	Reproduction/Replacement Cost =	26,886
Eff.Age:1	Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 96 /100/100/100/96.0	
	Total Depreciated Cost =	25,810

<<<<< Segregated Cost Computations >>>>>

Costs taken from Segregated Cost Section 4: Garages, Industrials, Warehouses

Item Description	Cost Col.	Rate	# or SqFt	Height Adj.	Storys Adj.	Base Cost
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Total Base Cost New = 0

County Multiplier: 1.38 Architectural Multiplier: 0.00 Combined: 0.000

	Reproduction/Replacement Cost =	0
Eff.Age:1	Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 96 /100/100/100/96.0	
	Total Depreciated Cost =	0

ECF (VI-MI-KA SUB, JENNINGS ROAD)	0.850 => TCV of Bldg: 1 =	21,939
Replacement Cost/Floor Area= 21.98	Est. TCV/Floor Area= 17.94	

Total Estimated True Cash Value of Commercial/Industrial Buildings = 21,939

2017 Est. T.C.V. 009-690-014-00 = 31,383

Est. TCV/Total Floor Area = 25.66, Most recent sale 08/12/2011 for 9,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
15,600	15,600	15,600	14,908	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	100	0	0	134	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
15,700	15,700	15,700	15,042	15,042	0	

009-690-015-00 2017 Est. T.C.V. MARTEK PATRICIA J
 Property Class: 401 6146 W JENNINGS 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	120.00	150.00	1.0000	1.0000	30	100		3,600
120 Actual Front Feet, 0.41 Total Acres Total Est. Land Value =								3,600

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	259	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	0.5	95	475
Total Estimated Land Improvements True Cash Value =					475

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

(11) Heating System: Forced Air w/ Ducts

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	58.24	0.00	0.00	552	32,148
1	Story Siding	Crawl Space	58.24	-8.54	0.00	552	27,434

Other Additions/Adjustments	Rate	Size	Cost
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(1) Exterior			
Brick Veneer	8.00	104	832

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

(14) Water/Sewer			
Well, 50 Feet	1575.00	1	1,575
1000 Gal Septic	2895.00	1	2,895

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

(16) Deck/Balcony			
Treated Wood,Standard	6.81	192	1,308

(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 = 112,716

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 78,901
 ECF (VI-MI-KA SUB, JENNINGS ROAD) 0.900 => TCV of Bldg: 1 = 71,011

2017 Est. T.C.V. 009-690-015-00 = 75,086

Est. TCV/Total Floor Area = 68.01

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
40,000	40,000	40,000	31,163	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-2,500	0	0	280	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
37,500	37,500	37,500	31,443	31,443	31,443

009-690-016-00 2017 Est. T.C.V. VANDEWEIDE STEPHEN E TRUST
 Property Class: 402 W JENNINGS 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	240.00	150.00	1.0000	1.0000	30	100		7,200
240 Actual Front Feet, 0.83 Total Acres				Total Est. Land Value =				7,200

2017 Est. T.C.V. 009-690-016-00 = 7,200

Est. TCV/Total Floor Area = 6.52, Most recent sale 11/18/2016 for 5,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
9,000	9,000	9,000	7,084	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-5,400	0	0	-3,484	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
3,600	3,600	3,600	7,147	3,600	0	

009-690-018-00 2017 Est. T.C.V. KRAFVE LOIS A TRUSTEE
 Property Class: 402 W JENNINGS RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 8.RURAL SUBS

Description	Frontage	Depth	* Factors *		Rate	%Adj.	Reason	Value
			Front	Depth				
GROUP A 30/FF	159.00	150.00	1.0000	1.0000	30	100		4,770
159 Actual Front Feet, 0.55 Total Acres Total Est. Land Value =								4,770

2017 Est. T.C.V. 009-690-018-00 = 4,770

Est. TCV/Total Floor Area = 4.32

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
6,000	6,000	6,000	4,222	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-3,600	0	0	-1,822	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
2,400	2,400	2,400	4,259	2,400	0	

009-690-020-00 2017 Est. T.C.V. WYMAN KENNETH E & CHERYL A
 Property Class: 401 W JENNINGS 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	93.00	150.00	1.0000	1.0000	30	100		2,790
93 Actual Front Feet, 0.32 Total Acres Total Est. Land Value =								2,790

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

(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

(16) Deck/Balcony

Roof Cover Only,Standard		10.50		220		2,310
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(17) Garages

Class:D	Exterior:	Pole	Foundation:	42 Inch	(Unfinished)		
Base Cost				14.36		480	6,893
Mechanical Doors				325.00		1	325

County Multiplier = 1.38 => Cost New = 13,148

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 8,546
 ECF (VI-MI-KA SUB, JENNINGS ROAD) 0.900 => TCV of Bldg: 1 = 7,692

2017 Est. T.C.V. 009-690-020-00 = 10,482

Est. TCV/Total Floor Area = 0.00

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
7,300	7,300	7,300	6,088	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-2,100	0	0	-888	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
5,200	5,200	5,200	6,142	5,200	0	

009-690-021-00 2017 Est. T.C.V. DAVIS KATHRYN L
 Property Class: 401 6262 W JENNINGS 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	120.00	150.00	1.0000	1.0000	30	100		3,600
120 Actual Front Feet, 0.41 Total Acres Total Est. Land Value =								3,600

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Ren. Conc.	4.21	1.00	1700	0	0
D/W/P: 3.5 Concrete	3.44	1.00	130	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 2500	2500.00	1.00	1.0	95	2,375
Total Estimated Land Improvements True Cash Value =					2,375

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C-5 Blt 1972

(11) Heating System: Forced Air w/ Ducts
 Ground Area = Size for Rates = 1357 SF Floor Area = 1357 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	60.58	0.00	0.00	1357	82,207

Other Additions/Adjustments	Rate	Size	Cost				
(13) Plumbing							
Average Fixture(s)	760.00	1	760				
3 Fixture Bath	2400.00	1	2,400				
(14) Water/Sewer							
Well, 50 Feet	1575.00	1	1,575				
1000 Gal Septic	3085.00	1	3,085				
(15) Built-Ins & Fireplaces							
Appliance Allowance	1915.00	1	1,915				
(16) Porches							
CCP (1 Story), Standard	31.51	84	2,647				
(16) Deck/Balcony							
Roof Cover Only, Standard	10.20	240	2,448				
(17) Garages							
Class:CD Exterior: Siding Foundation: 18 Inch (Unfinished)							
Base Cost	15.75	672	10,584				
Mechanical Doors	350.00	2	700				

County Multiplier = 1.38 => Cost New = 149,483

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 97,164
 ECF (VI-MI-KA SUB, JENNINGS ROAD) 0.900 => TCV of Bldg: 1 = 87,447

2017 Est. T.C.V. 009-690-021-00	=	93,422			
Est. TCV/Total Floor Area = 68.84					
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
49,100	49,100	49,100	41,271	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-2,400	0	0	371	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
46,700	46,700	46,700	41,642	41,642	41,642

009-690-022-25 2017 Est. T.C.V. REDMAN ROBERT L & SHAWN
 Property Class: 402 W JENNINGS 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	75.00	150.00	1.0000	1.0000	30	100		2,250
75 Actual Front Feet, 0.26 Total Acres Total Est. Land Value =								2,250

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Crushed Rock	1.22	1.00	1000	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	0.5	95	475
Total Estimated Land Improvements True Cash Value =					475

2017 Est. T.C.V. 009-690-022-25 = 2,725
 Est. TCV/Total Floor Area = 2.01, Most recent sale 02/01/2003 for 8,500

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
3,100	3,100	3,100	2,212	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-1,700	0	0	-812	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
1,400	1,400	1,400	2,231	1,400	1,400

009-690-023-00 2017 Est. T.C.V. ACM VISION V LLC
 Property Class: 401 6320 W JENNINGS 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	210.00	150.00	1.0000	1.0000	30	100		6,300
210 Actual Front Feet, 0.72 Total Acres Total Est. Land Value =								6,300

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	3961	50	5,902
Total Estimated Land Improvements True Cash Value =					5,902

Cost Est. for Res. Bldg: 1 Single Family MANU-BOCA/STATE Cls D-10 Blt 1972

(11) Heating System: Forced Air w/ Ducts

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	38.05	0.00	0.59	2032	78,516
1	Story Siding	Crawl Space	38.05	-6.13	0.59	160	5,202

Other Additions/Adjustments Rate Size Cost

(1) Exterior
 Brick Veneer 7.85 116 911

(13) Plumbing
 2 Fixture Bath 1100.00 1 1,100

(14) Water/Sewer
 Well, 50 Feet 1575.00 1 1,575
 1000 Gal Septic 2720.00 1 2,720

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

(16) Porches
 CCP (1 Story), Standard 22.36 160 3,578

(16) Deck/Balcony
 Treated Wood,Standard 6.79 160 1,086

(16) Breezeways
 Frame Wall,Finished 26.75 360 9,630

(17) Garages
 Class:D Exterior: Siding Foundation: 18 Inch (Unfinished)
 Base Cost 12.40 1152 14,285
 Mechanical Doors 325.00 2 650

County Multiplier = 1.38 => Cost New = 168,156

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, Depr.Cost = 92,486
 ECF (VI-MI-KA SUB, JENNINGS ROAD) 0.650 => TCV of Bldg: 1 = 60,116

2017 Est. T.C.V. 009-690-023-00 = 72,318

Est. TCV/Total Floor Area = 32.99, Most recent sale 10/24/2012 for 11,800

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
68,100	68,100	68,100	58,073	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-31,900	0	-21,873	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
36,200	36,200	36,200	58,595	36,200	0

009-690-024-00 2017 Est. T.C.V. JONES PHILLIP
 Property Class: 401 6366 W JENNINGS 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	100.00	150.00	1.0000	1.0000	30	100		3,000
100 Actual Front Feet, 0.34 Total Acres Total Est. Land Value =								3,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 2500	2500.00	1.00	1.0	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 1987

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1260 SF Floor Area = 1260 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	67.75	-9.65	0.00	1260	73,206

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
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(16) Porches

CCP (1 Story), Standard	38.96	48	1,870
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(17) Garages

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

Base Cost	20.00	528	10,560
Common Wall: 1/2 Wall	-650.00	1	-650
Automatic Doors	375.00	1	375

County Multiplier = 1.38 => Cost New = 131,233

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 104,986
 ECF (VI-MI-KA SUB, JENNINGS ROAD) 0.900 => TCV of Bldg: 1 = 94,487

2017 Est. T.C.V. 009-690-024-00 = 99,987

Est. TCV/Total Floor Area = 79.35, Most recent sale 11/30/2012 for 86,450

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
51,900	51,900	51,900	40,456	0.90

2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-1,900	0	0	364	0

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
50,000	50,000	50,000	40,820	40,820	40,820

009-690-025-00	2017 Est. T.C.V.	GUNNERSON MATTHEW A
Property Class: 401		6400 W JENNINGS 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	93.00	150.00	1.0000	1.0000	30	100		2,790
93 Actual Front Feet, 0.32 Total Acres Total Est. Land Value =								2,790

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	80	94	271
D/W/P: Asphalt Paving	1.61	1.00	2000	94	3,027
Total Estimated Land Improvements True Cash Value =					3,298

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1970
Description of Occupancy: CONVERTED HOUSE

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

Base Rate for Upper Floors = 73.65
Storage Basement, Base Rate for Basement = 23.25

(10) Heating system: Forced Air Furnace Cost/SqFt: 0.00 100%
Bsmnt Heating system: Forced Air Furnace Cost/SqFt: 6.00
Elevator Adjustment (Applied to upper floors rate) Cost/Sq.Ft.: -1.50
Adjusted Square Foot Cost for Upper Floors = 72.15
Adjusted Square Foot Cost for Basement = 29.25

1 Stories Number of Stories Multiplier: 1.000
Average Height per Story: 8 Height per Story Multiplier: 0.900
Ave. Floor Area: 768 Perimeter: 112 Perim. Multiplier: 1.252
Basement Area: 768 Perimeter: 112 Basement Perim. Multiplier: 1.252
Basement Height: 8 Basement Height Multiplier: 0.900
Refined Square Foot Cost for Upper Floors: 81.30
Refined Square Foot Cost for Basement: 32.96

County Multiplier: 1.38, Final Square Foot Cost for Upper Floors = 112.192
for Basement = 45.483

Total Floor Area: 768 Base Cost New of Upper Floors = 86,164
Basement Area: 768 Base Cost New of Basement = 34,931

Reproduction/Replacement Cost = 121,095
Eff.Age:30 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 51 /100/100/100/51.0
Total Depreciated Cost = 61,758

<<<<< Segregated Cost Computations >>>>>
Costs taken from Segregated Cost Section 5: Offices, Banks, Hospitals

Item Description	Cost Col.	Rate	# or SqFt	Height Adj.	Storys Adj.	Base Cost
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(39) Miscellaneous
Canopies & Marquees:
Wood Frame 1 Up 17.25 94 1.000 1.000 1622

Total Base Cost of Lump-Sum Items = 1622
Total Base Cost New = 1622

County Multiplier: 1.38 Architectural Multiplier: 1.00 Combined: 1.380

Reproduction/Replacement Cost = 2,238
Eff.Age:30 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 51 /100/100/100/51.0
Total Depreciated Cost = 1,141

ECF (201B COMMERCIAL GROUP B) 0.980 => TCV of Bldg: 1 = 61,642
 Replacement Cost/Floor Area= 160.59 Est. TCV/Floor Area= 80.26

Cost Estimates for Commercial/Industrial Building/Section: 2 Built 1970

Costs are taken from the Residential Garage cost schedules.
 <<<<< Calculator Cost Computations >>>>>
 Class: D,Siding Quality: Average Percent Adj: +0

Base Rate for Upper Floors = 22.06
 Adjusted Square Foot Cost for Upper Floors = 22.06

1 Stories Number of Stories Multiplier: 1.000
 Average Height per Story: 8 Height per Story Multiplier: 1.000
 Average Height per Story: 8 Height per Story Multiplier: 1.000
 Refined Square Foot Cost for Upper Floors: 22.06

County Multiplier: 1.38, Final Square Foot Cost for Upper Floors = 30.436

Total Floor Area: 410 Base Cost New of Upper Floors = 12,479
 Lin. Ft. of Wall: 0 Wall Rate: 89.35 Common wall deduction = 0
 Reproduction/Replacement Cost = 12,479
 Eff.Age:30 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 47 /100/100/100/47.0
 Total Depreciated Cost = 5,865

ECF (201B COMMERCIAL GROUP B) 0.980 => TCV of Bldg: 2 = 5,748
 Replacement Cost/Floor Area= 30.44 Est. TCV/Floor Area= 14.02

Total Estimated True Cash Value of Commercial/Industrial Buildings = 67,390

2017 Est. T.C.V. 009-690-025-00 = 73,478
 Est. TCV/Total Floor Area = 62.38, Most recent sale 08/01/1995 for 37,900

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
34,500	34,500	34,500	30,542	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,200	0	0	274	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
36,700	36,700	36,700	30,816	30,816	0	

009-690-026-00	2017 Est. T.C.V.	DONNELLY WILLIAM J JR
Property Class: 402		W JENNINGS 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	66.00	150.00	1.0000	1.0000	30	100		1,980
66 Actual Front Feet, 0.23 Total Acres							Total Est. Land Value =	1,980

2017 Est. T.C.V. 009-690-026-00 = 1,980

Est. TCV/Total Floor Area = 1.68

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
2,500	2,500	2,500	1,172	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-1,500	0	0	-172	0	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
1,000	1,000	1,000	1,182	1,000	0	

009-690-027-00	2017 Est. T.C.V.	VANDER WEIDE STEPHEN E TRUST
Property Class: 401		6450 W JENNINGS 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	141.93	150.00	1.0000	1.0000	30	100		4,258
GROUP A 30/FF	40.00	150.10	1.0000	1.0000	30	100		1,200
185 Actual Front Feet, 0.62 Total Acres Total Est. Land Value =								5,458

2017 Est. T.C.V. 009-690-027-00 = 5,458

Est. TCV/Total Floor Area = 4.63, Most recent sale 08/06/2014 for 98,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
6,800	6,800	6,800	6,800	0.90	
2017	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-4,100	0	-4,100	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
2,700	2,700	2,700	6,861	2,700	0

Parcel Number: 009-690-028-00

Page: 2

(16) Porches

CSEP (1 Story), Standard	22.50	288	6,480
County Multiplier = 1.38 =>		Cost New =	8,942
Phy/Ab.Phy/Func/Econ/Comb.%Good= 86/100/100/100/86.0,		Depr.Cost =	7,690
		Total Depreciated Cost =	97,835
ECF (VI-MI-KA SUB, JENNINGS ROAD)	0.900 =>	TCV of Bldg: 1 =	88,052

2017 Est. T.C.V. 009-690-028-00 = 105,427

Est. TCV/Total Floor Area = 109.82, Most recent sale 01/29/2016 for 106,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
52,400	52,400	52,400	44,432	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	300	0	0	8,268	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
52,700	52,700	52,700	44,831	52,700	52,700

009-690-029-00 2017 Est. T.C.V. HOFFMAN DIANNE L
 Property Class: 401 6281 W JENNINGS RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 8.RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP I 75/FF	120.00	297.00	1.0000	1.0000	75	100		9,000
120 Actual Front Feet, 0.82 Total Acres Total Est. Land Value =								9,000

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 C+10 Blt 1977

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1320 SF Floor Area = 1320 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	70.44	0.00	0.00	1320	92,981

Other Additions/Adjustments Rate Size Cost

(1) Exterior

Brick Veneer	8.25	220	1,815
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Porches

CCP (1 Story), Standard	32.35	76	2,459
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(16) Deck/Balcony

Treated Wood, Standard	6.97	216	1,506
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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 = 168,642

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 109,617
 ECF (VI-MI-KA SUB, JENNINGS ROAD) 0.900 => TCV of Bldg: 1 = 98,655

2017 Est. T.C.V. 009-690-029-00 = 108,625

Est. TCV/Total Floor Area = 82.29

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
54,000	54,000	54,000	41,723	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	300	0	0	375	0	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
54,300	54,300	54,300	42,098	42,098	0	

009-690-030-00 2017 Est. T.C.V. HOFFMAN DIANNE L
 Property Class: 402 W JENNINGS RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP I 75/FF	120.00	297.00	1.0000	1.0000	75	100		9,000
120 Actual Front Feet, 0.82 Total Acres							Total Est. Land Value =	9,000

2017 Est. T.C.V. 009-690-030-00 = 9,000

Est. TCV/Total Floor Area = 6.82

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
4,500	4,500	4,500	3,917	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	35	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
4,500	4,500	4,500	3,952	3,952	0	

009-690-031-00	2017 Est. T.C.V.	RANDEL BARBARA J
Property Class: 401		6359 W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP I 75/FF	120.00	297.00	1.0000	1.0000	75	100		9,000
120 Actual Front Feet, 0.82 Total Acres Total Est. Land Value =								9,000

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	2.98	1.00	1980	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 MANU-BOCA/STATE Cls D Blt 1969

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1357 SF Floor Area = 1357 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	45.63	0.00	0.66	1357	62,816

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1235.00	1	1,235
Jacuzzi Tub	2995.00	1	2,995
Fireplace: Wood Stove	950.00	1	950

(16) Porches

WGEP (1 Story), Standard	28.55	216	6,167
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(17) Garages

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

Base Cost	14.18	768	10,890
Mechanical Doors	325.00	1	325

County Multiplier = 1.38 => Cost New = 124,473

Notes: HUD

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 74,684

Separately Depreciated Items:

(9) Basement Finish

Basement Recreation Finish	9.65	1400	13,510
County Multiplier = 1.38 =>		Cost New =	18,644
Phy/Ab.Phy/Func/Econ/Comb.%Good= 50/100/100/100/50.0,		Depr.Cost =	9,322

Total Depreciated Cost = 84,005
ECF (VI-MI-KA SUB, JENNINGS ROAD) 0.650 => TCV of Bldg: 1 = 54,604

2017 Est. T.C.V. 009-690-031-00 = 64,554

Est. TCV/Total Floor Area = 47.57

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
32,100	32,100	32,100	29,688	0.90

Parcel Number: 009-690-031-00

Page: 2

2017	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	200	0	0	267	0
2017 Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	32,300	32,300	32,300	29,955	29,955	29,955

009-690-032-00 2017 Est. T.C.V. CRAWFORD JEANNIE
 Property Class: 401 6401 W JENNINGS RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP I 75/FF	120.00	297.00	1.0000	1.0000	75	100		9,000
120 Actual Front Feet, 0.82 Total Acres Total Est. Land Value =								9,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.20	1.00	578	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.5	95	1,425
Total Estimated Land Improvements True Cash Value =					1,425

Cost Est. for Res. Bldg: 1 Single Family BI Cls CD Blt 1977

(11) Heating System: Forced Air w/ Ducts
 Ground Area = Size for Rates = 1424 SF Floor Area = 2278 SF.
 Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost
 Bi-Level Siding Bi-Lev. 60% 67.68 -2.98 0.00 1424 92,133

Other Additions/Adjustments Rate Size Cost

(1) Exterior
 Brick Veneer 8.00 648 5,184

(13) Plumbing
 Average Fixture(s) 630.00 1 630
 3 Fixture Bath 1975.00 2 3,950

(14) Water/Sewer
 Well, 100 Feet 2550.00 1 2,550
 1000 Gal Septic 2895.00 1 2,895

(15) Built-Ins & Fireplaces
 Appliance Allowance 1415.00 1 1,415
 Fireplace: Interior 1 Story 2900.00 1 2,900

(16) Porches
 CCP (1 Story), Standard 34.15 60 2,049

(16) Deck/Balcony
 Treated Wood,Standard 7.59 120 911

(17) Garages
 Class:CD Exterior: Siding Foundation: 42 Inch (Unfinished)
 Base Cost 18.45 576 10,627
 Common Wall: 1 Wall -1225.00 1 -1,225
 Mechanical Doors 350.00 1 350
 Class:CD Exterior: Pole Foundation: 18 Inch (Unfinished)
 Base Cost 10.56 864 9,124
 Mechanical Doors 350.00 1 350

County Multiplier = 1.38 => Cost New = 184,703

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 129,292
 ECF (VI-MI-KA SUB, JENNINGS ROAD) 0.900 => TCV of Bldg: 1 = 116,363

2017 Est. T.C.V. 009-690-032-00 = 126,788
 Est. TCV/Total Floor Area = 55.66, Most recent sale 09/30/2015 for 134,000
 2016 Assessed MBOR S.E.V. Base for Cap C.P.I.
 63,900 63,900 63,900 63,900 0.90

Parcel Number: 009-690-032-00

Page: 2

2017	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-500	0	0	-500	0
2017 Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	63,400	63,400	63,400	64,475	63,400	63,400

009-690-034-00 2017 Est. T.C.V. LYDICK CLAUDE & JANICE
 Property Class: 401 6429 W JENNINGS RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP I 75/FF	120.00	297.00	1.0000	1.0000	75	100		9,000
120 Actual Front Feet, 0.82 Total Acres Total Est. Land Value =								9,000

Land Improvement Cost Estimates
 Land Improvment Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.44	1.00	96	71	234
Shed: Metal Prefab	8.48	1.00	140	71	843
Total Estimated Land Improvements True Cash Value =					1,077

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 884 SF Floor Area = 884 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	72.33	-10.62	0.00	884	54,552

Other Additions/Adjustments Rate Size Cost

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

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

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

(16) Porches
 CCP (1 Story), Standard 38.96 48 1,870
 CPP, Standard 16.66 80 1,333

(17) Garages
 Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)
 Base Cost 20.34 510 10,373
 Common Wall: 2 Wall -2575.00 1 -2,575
 Automatic Doors 375.00 1 375
 Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)
 Base Cost 20.90 480 10,032
 Common Wall: 1 Wall -1300.00 1 -1,300
 Automatic Doors 375.00 1 375

County Multiplier = 1.38 => Cost New = 115,223

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 80,656
 ECF (VI-MI-KA SUB, JENNINGS ROAD) 0.900 => TCV of Bldg: 1 = 72,590

2017 Est. T.C.V. 009-690-034-00 = 82,667
 Est. TCV/Total Floor Area = 93.51, Most recent sale 06/16/2015 for 83,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
41,100	41,100	41,100	41,100	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	200	0	0	200	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
41,300	41,300	41,300	41,469	41,300	41,300

009-690-035-00	2017 Est. T.C.V.	MANSFIELD ROBERT
Property Class: 401		6445 W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 8.RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP I 75/FF	140.00	297.00	1.0000	1.0000	75	100		10,500
140 Actual Front Feet, 0.95 Total Acres								Total Est. Land Value = 10,500

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.44	1.00	200	0	0
D/W/P: 4in Ren. Conc.	4.21	1.00	144	0	0
D/W/P: 4in Ren. Conc.	4.21	1.00	160	0	0
D/W/P: 4in Ren. Conc.	4.21	1.00	1200	100	5,052
Fencing: Wd, Solid, 6 ft.	16.41	1.00	192	0	0
Shed: Wood Frame	9.83	1.00	192	50	943

Residential Local Cost Land Improvements

Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 2500	2500.00	1.00	1.0	100	2,500
Total Estimated Land Improvements True Cash Value =					8,495

Cost Est. for Res. Bldg: 1 Single Family 2S Cls C Blt 1970

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1008 SF Floor Area = 2016 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
Bi-Level	Siding	Bi-Lev.100%	86.55	0.00	3.83	1008	91,103

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
Fireplace: Exterior 2 Story	4650.00	1	4,650
Fireplace: Wood Stove	1350.00	1	1,350

(16) Porches

CCP (2 Story), Standard	29.22	168	4,909
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(16) Deck/Balcony

Treated Wood, Standard	7.10	195	1,385
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(17) Garages

Class:C Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	20.23	720	14,566
Common Wall: 1 Wall	-1300.00	1	-1,300
Automatic Doors	375.00	1	375
Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	29.25	1	29

County Multiplier = 1.38 => Cost New = 175,434

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 105,261
 ECF (VI-MI-KA SUB, JENNINGS ROAD) 0.900 => TCV of Bldg: 1 = 94,735

2017 Est. T.C.V. 009-690-035-00 = 113,730
 Est. TCV/Total Floor Area = 56.41, Most recent sale 06/21/2012 for 71,000

Parcel Number: 009-690-035-00

Page: 2

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
53,700	53,700	53,700	37,892	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
2,800	400	0	2,800	341	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
56,900	56,900	56,900	41,033	41,033	41,033	

009-690-037-00	2017 Est. T.C.V.	BOUZA LARRY A
Property Class: 401		6451 W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 8.RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP I 75/FF	218.00	297.00	1.0000	1.0000	75	100		16,350
218 Actual Front Feet, 1.49 Total Acres Total Est. Land Value =								16,350

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.44	1.00	480	0	0
D/W/P: Asphalt Paving	1.61	1.00	3500	94	5,297

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 =					7,722

Cost Est. for Res. Bldg: 1 Single Family 2.5S Cls C Blt 1994

(11) Heating System: Forced Air w/ Ducts
 Ground Area = Size for Rates = 1188 SF Floor Area = 2772 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2.5	Story Siding	Basement	119.46	0.00	0.00	1056	126,150
1	Story Siding	Slab	65.14	-11.37	0.00	132	7,098

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
Fireplace: Exterior 2 Story	4650.00	1	4,650

(16) Porches

CCP (1 Story), Standard	35.60	60	2,136
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(16) Deck/Balcony

Treated Wood, Standard	19.24	16	308
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(17) Garages

Class:C Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	15.95	720	11,484
Mechanical Doors	350.00	2	700
Class:CD Exterior: Pole Foundation: 18 Inch (Unfinished)			
Base Cost	9.71	1936	18,799
Automatic Doors	375.00	1	375
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 => Cost New = 252,414

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0, Depr.Cost = 214,552
 ECF (VI-MI-KA SUB, JENNINGS ROAD) 0.900 => TCV of Bldg: 1 = 193,097

2017 Est. T.C.V. 009-690-037-00 = 217,169

Est. TCV/Total Floor Area = 78.34

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
107,900	107,900	107,900	83,966	0.90

2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
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Parcel Number: 009-690-037-00

Page: 2

	0	700	0	0	755	0
2017 Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	108,600	108,600	108,600	84,721	84,721	84,721

009-700-001-00	2017 Est. T.C.V.	LEAVER RICHARD
Property Class: 402		BAYBERRY LN
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE

* Factors * EFF - IRRGULAR SHAPE

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value F> GROUP F15K/SITE					15000	100		15,000
96 Actual Front Feet, 0.40 Total Acres							Total Est. Land Value =	15,000

2017 Est. T.C.V. 009-700-001-00	=	15,000			
Est. TCV/Total Floor Area = 5.41, Most recent sale 04/01/1999 for 32,000					
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

009-700-002-00 2017 Est. T.C.V. WEBER RONALD J & PATRICIA A
 Property Class: 402 S BAYBERRY LN
 Map #: LAKE TOWNSHIP Lake City, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE

		* Factors *		FLOOD PLAIN AREA AT LAKE			
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
<Site Value F> GROUP F15K/SITE					15000	100	15,000
58 Actual Front Feet, 0.70 Total Acres						Total Est. Land Value =	15,000

2017 Est. T.C.V. 009-700-002-00 = 15,000

Est. TCV/Total Floor Area = 5.41, Most recent sale 01/09/2007 for 60,800

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	0

009-700-003-00 2017 Est. T.C.V. WEBER RONALD J & PATRICIA A
 Property Class: 401 BAYBERRY LN
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP J 250	93.33	239.35	0.8811	1.0000	250	100		20,558
70 Actual Front Feet, 0.58 Total Acres Total Est. Land Value =								20,558

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

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

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C+10 Blt 2008

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1841 SF Floor Area = 2762 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Basement	85.45	0.00	3.16	1841	163,131

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	2	3,200

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
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(16) Porches

CCP (1 Story), Standard	26.63	124	3,302
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(16) Deck/Balcony

Treated Wood, Standard	6.47	380	2,459
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(17) Garages

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

Base Cost	22.65	576	13,046
Common Wall: 1 Wall	-1300.00	1	-1,300
Automatic Doors	375.00	2	750

County Multiplier = 1.38 => Cost New = 268,134

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 241,321

ECF (410- SAPPHIRE LAKE AREA) 1.300 => TCV of Bldg: 1 = 313,717

2017 Est. T.C.V. 009-700-003-00 = 336,650

Est. TCV/Total Floor Area = 121.89

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
170,600	170,600	170,600	119,903	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-2,300	0	0	1,079	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
168,300	168,300	168,300	120,982	120,982	0

Parcel Number: 009-700-004-00

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2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
157,300	157,300	157,300	154,474	0.90		
2017 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-9,200	0	0	-6,374	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
148,100	148,100	148,100	155,864	148,100	0	

009-700-006-00 2017 Est. T.C.V. MASTERS MARK D & JOY RENEE
 Property Class: 401 1424 S BAYBERRY LN
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP J 250	81.67	233.80	0.7291	1.0000	250	100	LOT 6	14,886
GROUP J 250	78.63	243.94	0.7291	1.0000	250	100	LOT 7	14,332
130 Actual Front Feet, 0.96 Total Acres Total Est. Land Value =								29,218

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

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

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C Blt 1996

(11) Heating System: Forced Heat & Cool
 Ground Area = Size for Rates = 1380 SF Floor Area = 2070 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Basement	80.98	0.00	2.87	1380	115,713

Other Additions/Adjustments	Rate	Size	Cost
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(9) Basement Finish

Basement Recreation Finish	11.45	308	3,527
Walk out Basement Door(s)	775.00	1	775

(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Porches

WCP (1 Story), Standard	18.12	368	6,668
WGEP (1 Story), Standard	36.83	144	5,304
WPP, Standard	8.17	448	3,660

(17) Garages

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

Base Cost	19.67	768	15,107
Mechanical Doors	350.00	2	700
Storage area over garage	3.95	384	1,517

County Multiplier = 1.38 => Cost New = 231,987

Phy/Ab.Phy/Func/Econ/Comb.%Good= 79/100/100/100/79.0, Depr.Cost = 183,270
 ECF (410- SAPPHIRE LAKE AREA) 1.300 => TCV of Bldg: 1 = 238,251

2017 Est. T.C.V. 009-700-006-00					=	269,844
Est. TCV/Total Floor Area = 130.36, Most recent sale 08/19/2016 for 255,000						
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
137,800	137,800	137,800	130,867	0.90		
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-2,900	0	0	4,033	0

Parcel Number: 009-700-006-00

Page: 2

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
134,900	134,900	134,900	132,044	134,900	0

009-700-009-00 2017 Est. T.C.V. SUTTON HELEN L TR
 Property Class: 401 1458 S BAYBERRY LN
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP J 250	81.67	256.74	0.7166	1.0000	250	100	LOT 8	14,631
GROUP J 250	86.74	252.75	0.7166	1.0000	250	100	LOT 9	15,541
132 Actual Front Feet, 1.09 Total Acres Total Est. Land Value =								30,172

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	256	84	740
Total Estimated Land Improvements True Cash Value =					740

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C Blt 1993

(11) Heating System: Electric Baseboard

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	75.73	0.00	-0.34	1120	84,437

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
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(16) Porches

WGEP (1 Story), Standard	30.68	224	6,872
WCP (1 Story), Standard	19.13	296	5,662

County Multiplier = 1.38 => Cost New = 152,778

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 122,222

Separately Depreciated Items:

(17) Garages

Class:C Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	17.55	576	10,109
County Multiplier = 1.38 =>		Cost New =	13,950
Phy/Ab.Phy/Func/Econ/Comb.%Good= 88/100/100/100/88.0,		Depr.Cost =	12,276
Class:C Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	15.47	768	11,881
County Multiplier = 1.38 =>		Cost New =	16,396
Phy/Ab.Phy/Func/Econ/Comb.%Good= 84/100/100/100/84.0,		Depr.Cost =	13,772

Total Depreciated Cost = 148,271
 ECF (410- SAPPHIRE LAKE AREA) 1.300 => TCV of Bldg: 1 = 192,752

2017 Est. T.C.V. 009-700-009-00 = 223,664

Est. TCV/Total Floor Area = 159.76

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
118,400	118,400	118,400	118,400	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-6,600	0	0	-6,600	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT

Parcel Number: 009-700-009-00

Page: 2

111,800	111,800	111,800	119,465	111,800	111,800
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03:42 PM

009-700-010-00 2017 Est. T.C.V. PREE CORINNE A
 Property Class: 401 1470 S BAYBERRY LN
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value I> GROUP I 40K					45000	100		45,000
49 Actual Front Feet, 0.39 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: Asphalt Paving	1.61	1.00	2150	71	2,458
Total Estimated Land Improvements True Cash Value =					2,458

Cost Est. for Res. Bldg: 1 Single Family 1S C1s C+5 Blt 1975

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1040 SF Floor Area = 1200 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	70.08	-10.16	0.00	720	43,142
1.5	Story Siding	Crawl Space	89.21	-10.16	0.00	320	25,296

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

WPP, Standard	8.70	380	3,306
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(16) Deck/Balcony

Pine w/Roof,Standard	26.15	48	1,255
Treated Wood,Standard	7.65	136	1,040

(17) Garages

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

Base Cost	19.88	432	8,588
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County Multiplier = 1.38 => Cost New = 130,155

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 91,108
 ECF (410- SAPPHIRE LAKE AREA) 1.300 => TCV of Bldg: 1 = 118,441

2017 Est. T.C.V. 009-700-010-00 = 165,899

Est. TCV/Total Floor Area = 138.25, Most recent sale 05/01/1998 for 135,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
69,300	69,300	69,300	59,370	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	13,600	0	534	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
82,900	82,900	82,900	59,904	59,904	59,904	

009-700-011-00 2017 Est. T.C.V. PREE CORINNE A
 Property Class: 402 S BAYBERRY LN
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP J 250	38.33	222.82	1.0000	1.0000	250	100		9,583
33 Actual Front Feet, 0.21 Total Acres Total Est. Land Value =								9,583

2017 Est. T.C.V. 009-700-011-00 = 9,583

Est. TCV/Total Floor Area = 7.99

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
7,300	7,300	7,300	7,300	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-2,500	0	0	-2,500	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
4,800	4,800	4,800	7,365	4,800	4,800	

009-700-012-00 2017 Est. T.C.V. KOETS GARY MILTON
 Property Class: 401 1494 S BAYBERRY LN
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE

		* Factors *		LOT 12, 13 & 1/2 OF 11				
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP J 250	38.33	225.93	0.6544	1.0000	250	100		6,271
GROUP J 250	83.33	223.10	0.6544	1.0000	250	100		13,633
GROUP J 250	96.67	164.03	0.6544	1.0000	250	100	LOT 13	15,814
193 Actual Front Feet, 1.05 Total Acres Total Est. Land Value =								35,718

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	1.5	95	3,563
Total Estimated Land Improvements True Cash Value =					3,563

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C Blt 1975

(11) Heating System: Electric Baseboard
 Ground Area = Size for Rates = 840 SF Floor Area = 1260 SF.
 Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost
 1.5 Story Siding Crawl Space 88.61 -10.24 -0.40 840 65,495

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: Prefab 1 Story 2200.00 1 2,200

(16) Deck/Balcony
 Treated Wood,Standard 6.47 380 2,459
 Treated Wood,Standard 7.34 168 1,233

(17) Garages
 Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)
 Base Cost 17.84 672 11,988
 Automatic Doors 375.00 2 750
 Storage area over garage 3.95 336 1,327

County Multiplier = 1.38 => Cost New = 128,705

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 83,658
 ECF (410- SAPPHIRE LAKE AREA) 1.300 => TCV of Bldg: 1 = 108,755

2017 Est. T.C.V. 009-700-012-00 = 148,036

Est. TCV/Total Floor Area = 117.49, Most recent sale 10/06/2011 for 175,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
80,300	80,300	80,300	80,300	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-6,300	0	0	-6,300	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
74,000	74,000	74,000	81,022	74,000	74,000

009-700-014-00 2017 Est. T.C.V. BRIGGS ROBERT L & MARTHA A
 Property Class: 401 BAYBERRY LN
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP J 250	52.00	545.34	1.0000	1.0000	250	100		13,000
52 Actual Front Feet, 0.65 Total Acres Total Est. Land Value =								13,000

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

(11) Heating System: No Heating/Cooling

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

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

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

Base Cost	15.83	864	13,677
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County Multiplier = 1.38 => Cost New = 18,874

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 13,212
 ECF (410- SAPPHIRE LAKE AREA) 1.250 => TCV of Bldg: 1 = 16,515

2017 Est. T.C.V. 009-700-014-00 = 29,515

Est. TCV/Total Floor Area = 0.00

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
17,600	17,600	17,600	13,988	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-2,800	0	0	125	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
14,800	14,800	14,800	14,113	14,113	0	

009-700-015-00 2017 Est. T.C.V. BOWLIN TRUST
 Property Class: 401 BAYBERRY LN
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> Back Lots	600				6000	100		6,000
<Site Value B> Back Lots	600				6000	100		6,000
106 Actual Front Feet, 0.45 Total Acres Total Est. Land Value =								12,000

Cost Est. for Res. Bldg: 1 Single Family GRG CIs 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

Other Additions/Adjustments Rate Size Cost

(17) Garages
 Class:CD Exterior: Pole Foundation: 18 Inch (Unfinished)
 Base Cost 9.78 1008 9,858
 Mechanical Doors 350.00 2 700

County Multiplier = 1.38 => Cost New = 14,570

Phy/Ab.Phy/Func/Econ/Comb.%Good= 86/100/100/100/86.0, Depr.Cost = 12,531
 ECF (410- SAPPHIRE LAKE AREA) 1.250 => TCV of Bldg: 1 = 15,663

2017 Est. T.C.V. 009-700-015-00 = 27,663

Est. TCV/Total Floor Area = 0.00

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
13,500	13,500	13,500	11,488	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	300	0	0	2,312	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
13,800	13,800	13,800	11,591	13,800	0	

009-700-015-50 2017 Est. T.C.V. BRIGGS MICHAEL F & VICTORIA B
 Property Class: 401 BAYBERRY LN
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> Back Lots	600				6000	100		6,000
<Site Value B> Back Lots	600				6000	100		6,000
106 Actual Front Feet, 0.45 Total Acres Total Est. Land Value =								12,000

Cost Est. for Res. Bldg: 1 Single Family GRG Cls D Blt 2004

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

Other Additions/Adjustments Rate Size Cost

(17) Garages
 Class:D Exterior: Siding Foundation: 42 Inch (Unfinished)
 Base Cost 13.79 960 13,238

County Multiplier = 1.38 => Cost New = 18,269

Phy/Ab.Phy/Func/Econ/Comb.%Good= 94/100/100/100/94.0, Depr.Cost = 17,173
 ECF (412 - SAPPHIRE LAKE BACK LOTS RES) 0.980 => TCV of Bldg: 1 = 16,829

2017 Est. T.C.V. 009-700-015-50 = 28,829

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	14,400	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
14,400	14,400	14,400	14,529	14,400	0

009-700-018-00 2017 Est. T.C.V. BRIGGS MICHAEL F & VICTORIA B
 Property Class: 401 1473 S BAYBERRY LN
 Map #: LAKE TOWNSHIP Lake City, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value I> GROUP I 40K					45000	100	EAST SIDE	45,000
80 Actual Front Feet, 0.25 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 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 1.75S Cls C Blt 1982

(11) Heating System: Forced Heat & Cool
 Ground Area = Size for Rates = 1079 SF Floor Area = 1888 SF.
 Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost
 1.75 Story Siding Crawl Space 96.27 -9.58 3.37 1079 97,175

Other Additions/Adjustments Rate Size Cost

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

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

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

(16) Porches
 WPP, Standard 7.19 607 4,364

(16) Deck/Balcony
 Treated Wood,Standard 7.58 141 1,069
 Treated Wood,Standard 9.73 60 584

County Multiplier = 1.38 => Cost New = 155,538

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 124,430
 ECF (410- SAPPHIRE LAKE AREA) 1.300 => TCV of Bldg: 1 = 161,759

2017 Est. T.C.V. 009-700-018-00 = 209,184
 Est. TCV/Total Floor Area = 110.80

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
96,200	96,200	96,200	79,638	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	8,400	0	716	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
104,600	104,600	104,600	80,354	80,354	0

009-700-021-50 2017 Est. T.C.V. BROOKS LEE R
 Property Class: 402 BAYBERRY LN
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP H \$800	42.00	193.00	1.0000	1.0000	800	100		33,600
42 Actual Front Feet, 0.19 Total Acres							Total Est. Land Value =	33,600

2017 Est. T.C.V. 009-700-021-50 = 33,600

Est. TCV/Total Floor Area = 32.31

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
18,900	18,900	18,900	13,129	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-2,100	0	0	118	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
16,800	16,800	16,800	13,247	13,247	0	

009-700-022-00	2017 Est. T.C.V.	BROOKS LEE R
Property Class: 401		1417 S BAYBERRY LN
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP H \$800	80.00	218.00	0.9306	1.0000	800	100		59,559
80 Actual Front Feet, 0.40 Total Acres								Total Est. Land Value = 59,559

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	9.85	1.00	120	50	591
Shed: Wood Frame	8.05	1.00	280	50	1,126
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 =					4,142

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

(11) Heating System: Forced Air w/ Ducts

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	54.28	0.00	0.00	1232	66,873
1	Story Siding	Piers	54.28	-11.08	0.00	448	19,354

Other Additions/Adjustments Rate Size Cost

(9) Basement Finish

Basement Living Finish	16.50	750	12,375
Walk out Basement Door(s)	700.00	1	700

(13) Plumbing

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

(14) Water/Sewer

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	5.90	560	3,304
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(17) Garages

Class:CD Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	13.39	960	12,854

County Multiplier = 1.38 => Cost New = 170,299

Phy/Ab.Phy/Func/Econ/Comb.%Good= 84/100/100/100/84.0, Depr.Cost = 143,051

Separately Depreciated Items:

Square footage # 2 is depreciated at 58 %Good...	Base Cost Was =	19,354
County Multiplier = 1.38 =>	Cost New =	26,708
Phy/Ab.Phy/Func/Econ/Comb.%Good=-26/100/100/100/-26.0,	Depr.Cost =	-6,944

(16) Deck/Balcony

Treated Wood,Standard	5.85	1120	6,552
County Multiplier = 1.38 =>	Cost New =	9,042	
Phy/Ab.Phy/Func/Econ/Comb.%Good= 96/100/100/100/96.0,	Depr.Cost =	8,680	

Parcel Number: 009-700-022-00 Page: 2

Treated Wood,Standard	5.90	560	3,304
Treated Wood,Standard	7.10	160	1,136
County Multiplier = 1.38 =>		Cost New =	1,568
Phy/Ab.Phy/Func/Econ/Comb.%Good= 97/100/100/100/97.0,		Depr.Cost =	1,521
		Total Depreciated Cost =	146,308
ECF (410- SAPPHIRE LAKE AREA)	1.300 =>	TCV of Bldg: 1 =	190,200

2017 Est. T.C.V. 009-700-022-00 = 253,901

Est. TCV/Total Floor Area = 151.13

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
128,900	128,900	128,900	100,328	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-1,900	0	0	902	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
127,000	127,000	127,000	101,230	101,230	0

009-700-023-00 2017 Est. T.C.V. JORAE KEVIN CHRLES & KING AMY JO
 Property Class: 401 1401 S BAYBERRY LN
 Map #: LAKE TOWNSHIP Lake City, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP H \$800	80.00	242.00	0.9306	1.0000	800	100		59,559
80 Actual Front Feet, 0.44 Total Acres Total Est. Land Value =								59,559

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 1.75S Cls CD Blt 1976

(11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 768 SF Floor Area = 1344 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.75	Story Siding	Basement	89.87	0.00	-0.38	768	68,728

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Porches

CSEP (1 Story), Standard	25.75	192	4,944
WPP, Standard	8.55	344	2,941

(16) Deck/Balcony

Treated Wood, Standard	12.51	32	400
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(17) Basement Garages

Basement Garage: 1 Car	1525.00	1	1,525
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 => Cost New = 120,900

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 78,585
 ECF (410- SAPPHIRE LAKE AREA) 1.300 => TCV of Bldg: 1 = 102,161

2017 Est. T.C.V. 009-700-023-00 = 164,145

Est. TCV/Total Floor Area = 122.13, Most recent sale 08/11/2014 for 172,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
86,000	86,000	86,000	83,549	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-3,900	0	0	-1,449	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
82,100	82,100	82,100	84,300	82,100	0

009-700-024-00 2017 Est. T.C.V. WHITCOMB CHARLES & ANGELA
 Property Class: 401 1385 S BAYBERRY LN
 Map #: LAKE TOWNSHIP Lake City, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP H \$800	80.00	265.00	0.9306	1.0000	800	100		59,559
80 Actual Front Feet, 0.49 Total Acres Total Est. Land Value =								59,559

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-5 Blt 1975

(11) Heating System: Forced Air w/ Ducts

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25	Siding	Basement	78.80	0.00	0.00	720	56,736

Other Additions/Adjustments Rate Size Cost

(9) Basement Finish

Basement Recreation Finish	11.45	196	2,244
Walk out Basement Door(s)	775.00	1	775

(13) Plumbing

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

(14) Water/Sewer

Public Sewer	1162.00	1	1,162
Well, 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	6.81	249	1,696
Treated Wood,Standard	13.84	27	374
Wood Balcony	17.50	32	560

County Multiplier = 1.38 => Cost New = 99,183

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 64,469
 ECF (410- SAPPHIRE LAKE AREA) 1.300 => TCV of Bldg: 1 = 83,809

2017 Est. T.C.V. 009-700-024-00 = 145,793

Est. TCV/Total Floor Area = 161.99, Most recent sale 10/14/2005 for 169,900

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
77,300	77,300	77,300	69,470	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-4,400	0	625	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
72,900	72,900	72,900	70,095	70,095	0	

009-700-025-00 2017 Est. T.C.V. BALANDA PETER B
 Property Class: 402 S BAYBERRY LN
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP H \$800	86.00	187.00	0.9139	1.0000	800	100		62,878
74 Actual Front Feet, 0.40 Total Acres							Total Est. Land Value =	62,878

2017 Est. T.C.V. 009-700-025-00 = 62,878

Est. TCV/Total Floor Area = 69.86

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
38,700	38,700	38,700	28,353	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-7,300	0	0	255	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
31,400	31,400	31,400	28,608	28,608	0	

009-700-026-00 2017 Est. T.C.V. O'DOHERTY MARY ELLEN
 Property Class: 401 1345 S BAYBERRY LN
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP H \$800	100.00	204.00	0.8801	1.0000	800	100		70,409
100 Actual Front Feet, 0.47 Total Acres Total Est. Land Value =								70,409

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 1S Cls C Blt 1975

(11) Heating System: Electric Baseboard, Air Conditioning

Ground Area = Size for Rates = 1600 SF Floor Area = 1600 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	62.14	-8.63	4.71	1600	93,152

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

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

(15) Built-Ins & Fireplaces

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

(16) Porches

WPP, Standard	8.60	400	3,440
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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: 18 Inch (Unfinished)

Base Cost	20.98	384	8,056
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 => Cost New = 156,250

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 109,375

ECF (410- SAPPHIRE LAKE AREA) 1.300 => TCV of Bldg: 1 = 142,188

2017 Est. T.C.V. 009-700-026-00 = 215,022

Est. TCV/Total Floor Area = 134.39

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
109,600	109,600	109,600	81,491	0.90

2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-2,100	0	733	0

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
107,500	107,500	107,500	82,224	82,224	0

009-700-027-00 2017 Est. T.C.V. ZMYSLO DENNIS & LAURA
 Property Class: 401 1319 S BAYBERRY LN
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP G \$1000	76.00	263.50	1.0000	1.0000	1000	100		76,000
76 Actual Front Feet, 0.46 Total Acres Total Est. Land Value =								76,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	11.40	1.00	100	94	1,072
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 =					3,497

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C Blt 1975

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1344 SF Floor Area = 1848 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Crawl Space	81.35	-9.04	0.00	1008	72,888
1	Story Siding	Slab	63.87	-11.07	0.00	336	17,741

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, 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

WPP, Standard	8.79	362	3,182
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(16) Deck/Balcony

Treated Wood, Standard	7.34	169	1,240
Wood Balcony	17.50	28	490

(17) Garages

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

Base Cost	20.00	528	10,560
Common Wall: 1 Wall	-1300.00	1	-1,300
Mechanical Doors	350.00	2	700

County Multiplier = 1.38 => Cost New = 163,066

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 105,993
 ECF (410- SAPPHIRE LAKE AREA) 1.300 => TCV of Bldg: 1 = 137,791

2017 Est. T.C.V. 009-700-027-00 = 217,288

Est. TCV/Total Floor Area = 117.58, Most recent sale 06/07/2012 for 217,500

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
105,500	105,500	105,500	97,942	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	3,100	0	0	881	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT

Parcel Number: 009-700-027-00

Page: 2

108,600	108,600	108,600	98,823	98,823	0
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009-700-028-00 2017 Est. T.C.V. B & W INVESTMENT COMPANY
 Property Class: 700 S BAYBERRY LN
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value F> GROUP F15K/SITE					15000	100		15,000
<Site Value F> GROUP F15K/SITE					15000	100		15,000
296 Actual Front Feet, 2.36 Total Acres Total Est. Land Value =								30,000

2017 Est. T.C.V. 009-700-028-00 = 0

Est. TCV/Total Floor Area = 0.00

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

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

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

009-700-029-00	2017 Est. T.C.V.	WILDWOOD ESTATES SUBDIVISION PARK
Property Class: 700		S BAYBERRY LN
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP J 250	360.00	498.00	0.5493	1.0000	250	100		49,437
360 Actual Front Feet, 4.12 Total Acres							Total Est. Land Value =	49,437

2017 Est. T.C.V. 009-700-029-00 = 0

Est. TCV/Total Floor Area = 0.00

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

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

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

009-821-021-00	2017 Est. T.C.V.	COMMERCIAL FOREST CERT # 2013-47-57
Property Class: 700		W LOTAN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SALES & 2013 EQ RATE			40.000		1,600	100		64,000
		40.00	Total Acres		Total Est.		Land Value =	64,000

2017 Est. T.C.V. 009-821-021-00 = 0

Est. TCV/Total Floor Area = 0.00

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

009-821-023-00	2017 Est. T.C.V.	COMMERCIAL FOREST CERT # 2013-47-57
Property Class: 700		W LOTAN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SALES & 2013 EQ RATE			20.000		Acres	2,100	100	42,000
		20.00	Total Acres			Total Est. Land Value =		42,000

2017 Est. T.C.V. 009-821-023-00 = 0

Est. TCV/Total Floor Area = 0.00

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

009-890-004-00 2017 Est. T.C.V. GTP TOWERS II, LLC
 Property Class: 206 3622 S MOREY RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table .

* Factors *

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

2017 Est. T.C.V. 009-890-004-00 = 14,700

Est. TCV/Total Floor Area = 7.95

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
7,500	7,500	7,500	2,531	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-100	0	0	22	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
7,400	7,400	7,400	2,553	2,553	0	

009-890-004-10 2017 Est. T.C.V. AT&T MOBILITY LLC
 Property Class: 205 3622 S MOREY RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table .

* Factors *

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

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 2013

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

<<<<< Calculator Cost Computations >>>>>
 Class: D Quality: Average Percent Adj: +0

Base Rate for Upper Floors = 13.75

Adjusted Square Foot Cost for Upper Floors = 13.75

1 Stories Number of Stories Multiplier: 1.000
 Average Height per Story: 8 Height per Story Multiplier: 0.960
 Ave. Floor Area: 24 Perimeter: 2 Perim. Multiplier: 0.996
 Refined Square Foot Cost for Upper Floors: 13.15

County Multiplier: 1.38, Final Square Foot Cost for Upper Floors = 18.143

Total Floor Area: 24 Base Cost New of Upper Floors = 435

Reproduction/Replacement Cost = 435
 Eff.Age:1 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 98 /100/100/100/98.0
 Total Depreciated Cost = 427

ECF (201A GENERAL COMMERCIAL) 1.070 => TCV of Bldg: 1 = 457
 Replacement Cost/Floor Area= 18.14 Est. TCV/Floor Area= 19.02

Total Estimated True Cash Value of Commercial/Industrial Buildings = 457

2017 Est. T.C.V. 009-890-004-10 = 457

Est. TCV/Total Floor Area = 19.04

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
200	200	200	200	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	
200	200	200	201	200	0	

009-890-005-00 2017 Est. T.C.V. AT&T MOBILITY LLC
 Property Class: 205 9590 W KELLY RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table .

* Factors *

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

2017 Est. T.C.V. 009-890-005-00 = 6,288

Est. TCV/Total Floor Area = 262.00

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
3,600	3,600	3,600	3,600	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-500	0	0	-500	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
3,100	3,100	3,100	3,632	3,100	0	

