



009-001-002-00 2024 Est. T.C.V. THOMSEN ALLEN CHARLES  
 Property Class: 401 6731 W NORTHSHORE DR  
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

SEC 1 T22N R8W BEG AT PT N 48 DEG 40' W 60 FT FR NW CORLOT 29 NORTH LAWN BEACH  
 TH N 48 DEG 40' W TO NE COR LOT 28 E 312 FT S TO PT WH LIES N 41 DEG 20'E 60 FT  
 FROM POB, TH S 41 DEG 20'W 60 FT TO POB. .57A.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
E 67' @ 170/	78.23	315.00	0.9620	1.2550	170	100		16,056
78 Actual Front Feet, 0.57 Total Acres Total Est. Land Value =								16,056

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.49	144	0	0
<b>Residential Local Cost Land Improvements</b>				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

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

(11) Heating System: No Heating/Cooling  
 Ground Area = 0 SF Floor Area = 0 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Deck					
	Treated Wood		100	2,490	1,618
Garages					
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)					
	Base Cost		768	24,361	15,835
Totals:				26,851	17,453

Notes:

ECF (416 RURAL METES & BOUNDS) 0.930 => TCV: 16,231

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2024 Est. T.C.V. 009-001-002-00	=						33,237
Est. TCV/Total Floor Area = 0.00, Most recent sale 06/01/1998 for 130,000							
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
16,400	16,400	16,400	8,248	5.00			
2024 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	200	0	0	412	0		
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
16,600	16,600	16,600	8,660	8,660	8,660		

009-001-003-00 2024 Est. T.C.V. T J'S TRUCKING INC  
 Property Class: 401 W NORTSHORE DR  
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

2016-XXXX SEC 1 T22N RSW BEG AT NW COR LOT 29 NORTH LAWN BEACH TH N 48 DEG 40' W  
 60 FT, NE'LY AT RT ANGLES TO FIRST COURSE TO PT DIRECTLY N OF POB, N 70 DEG 16'E  
 124FT, S 41 DEG 20'W 176.7 FTTO POB .1763 A M/L

FORMERLY . SEC 1 T22N R8W BEG AT NW COR LOT 29 NORTH LAWN BEACH TH N 48 DEG 40'  
 W 60 FT NE'LY AT RT ANGLES TO FIRST COURSE TO PT DIRECTLY N OF POB S TO POB. APP  
 .1 A.

1/12/2016 PTA FOR \$0 FROM WILLARD & ROBINEET DRUM SEC 36 T23N R8W BEG AT NW  
 COR LOT 29 NORTH LAWN BEACH TH N 90.8 FT, N 70 DEG 16"E 124 FT, S 41 DEG 20"W  
 176.7 FT TO POB. .1281A. ASSESSED WITH 009-001-003-00

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
E 67' @ 170/	60.00	127.99	1.0280	1.0020	170	100		10,506
60 Actual Front Feet, 0.18 Total Acres							Total Est. Land Value =	10,506

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	3.10	1000	50	1,550
Wood Frame	24.41	224	50	2,734
				Total Estimated Land Improvements True Cash Value = 4,284

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

(11) Heating System: No Heating/Cooling  
 Ground Area = 0 SF Floor Area = 0 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					

Garages

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

Base Cost	624	18,146	11,795
Door Opener	1	430	279
<b>Totals:</b>		<b>18,576</b>	<b>12,074</b>

Notes:

ECF (416 RURAL METES & BOUNDS) 0.930 => TCV: 11,229

2024 Est. T.C.V. 009-001-003-00 = 26,019

Est. TCV/Total Floor Area = 0.00

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
12,700	12,700	12,700	10,824	5.00	
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	300	0	0	541	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
13,000	13,000	13,000	11,365	11,365	0



009-002-001-00                                 2024 Est. T.C.V.                                 INDIAN LAKES L C  
 Property Class: 402                                 S CAROLYN AVE  
 Map #:   LAKE TOWNSHIP                                 LAKE CITY, MI 49651

GOV'T LOTS 1 & 2 EXC PCL 27 A AS SHOWN IN BOOK OF SURVEY'S S-5, P223 & EXC THAT PART OF GOVT LOT 2 LYING WITHIN BEG AT NE COR LOT 27 CROWS NEST TH N 88DEG02'50"W 252.02 FT, N 03DEG13'31"E 175.04FT, S 88DEG02'50"E 298.72FT, S18DEG04'36"W 182.16FT TO POB SEC 2 T22N R82 58.7241 A  
 SPLIT ON 04/30/2018 PART TO 009-002-001-92;  
 FORMERLY SEC 2 T22N R8W GOV'T LOTS 1 & 2. EXC THAT PART OF GOV'T LOT 2 LYING WITHIN BEG AT NE COR LOT 27 CROWS NEST TH N88DEG02'0"W 252.02', N03DEG13'31"E 75.02', S88DEG02'5"E 272.04', S18DEG04'36"W 78.07' TO POB 58.9341 A  
 SPLIT ON 5/2017 TO 002-001-95  
 FORMERLY . SEC 2 T22N R8W GOV'T LOTS 1 & 2. 59.08 A.

Split/Comb. on 04/30/2018 completed 04/30/2018 TIM ;  
 Parent Parcel(s): 009-002-001-00;  
 Child Parcel(s): 009-002-001-92;  
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 SPLIT ON 4/30/18 PART TO 002-001-92  
 SPLIT/COMB. ON 05/16/2017 COMPLETED 05/16/2017 TIM ;  
 PARENT PARCEL(S): 009-002-001-00;  
 CHILD PARCEL(S): 009-002-001-95;  
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 PARCEL IS IN MULTI PARCEL TRACT

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE  
 \* Factors \*   ~2640X~968.948; 58.724 A

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP J 430/FF	2640.00	57.72	0.8927	0.9738	430	100		986,792
2640 Actual Front Feet, 3.50 Total Acres                         Total Est. Land Value =								986,792

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2024 Est. T.C.V.	009-002-001-00	=	986,792				
Est. TC/Total Floor Area	= 0.00						
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
567,600	567,600	567,600	388,489	5.00			
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-74,200	0	0	19,424	0		
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
493,400	493,400	493,400	407,913	407,913	407,913		

009-002-001-92                      2024 Est. T.C.V.                      HALL ROB  
 Property Class: 401                                                                248 S CAROLYN AVE  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

2018-02071 L S-5P0255 A PORTION OF GOV LOT 2 AND 3, SEC2 T22N R8W LAKE TOWNSHIP  
 MISSAUKEE MICHIGN COMM AT THE NE COR OF LOT 27 IN THE PLAT OF CROWS NEST, SAID  
 POINT SHOWN ON SAID PLAT BEING S88DEG02'50"E 226.91FT, S 1320,81 FT AND  
 N88DEG02'50"W 68.74FEET FROM THE NORTH 1/4 COR OF SAID SECT 2 THENCE  
 N18DEG04'36"E 78.07 FT ALONG THE WESTERLY RIGHT OF WAY LINE OF CAROLYN DR TO THE  
 POB, THENCE N88DEG02'50"W PARALEL TO THE NORTH LINE OF SAID PLAT TO THE SHORE OF  
 LAKE MISSAUKEE, 272.04 FT TO A POINT ON THE TRAVERSE LINE ALONG SAID SHORE  
 THENCE N03DEG13'31"E ALONG SAID TRAVERSE LINE 100.02 FT, THENCE S88DEG02'50"E  
 298.72 FT TO A POINT ON SAID WESTERLY ROW LINE OF CAROLYN DR, THENCE  
 S18DEG04'36"W 104.09 FT ALONG SAID ROW LINE TO THE POB.    PARCEL LINES EXTEND TO  
 THE WATERS EDGE.    .66A M/L SUBJECT TO EASEMENTS, RESERVATIONS AND RESTRICTIONS  
 OF RECORD.  
 .SPLIT ON 04/30/2018 FROM 009-002-001-00

Split/Comb. on 04/30/2018 completed 04/30/2018 TIM ;  
 Parent Parcel(s): 009-002-001-00;  
 Child Parcel(s): 009-002-001-92;

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 67' @ 3000/FF	100.02	287.44	0.9047	1.2266	3000	100		332,959
100 Actual Front Feet, 0.66 Total Acres      Total Est. Land Value =								332,959

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.18	1092	50	4,466
Total Estimated Land Improvements True Cash Value =				4,466

Cost Est. for Res. Bldg: 1    Single Family    1S                      Cls    C    5    Blt 2018

(11) Heating System: Forced Heat & Cool  
 Ground Area = 1884 SF    Floor Area = 1884 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=94/100/100/100/94

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Siding	Basement	1,884			
Total:				282,914	265,928	
Other Additions/Adjustments						
Recreation Room				1884	36,418	34,233
Exterior						
Stone Veneer				104	3,948	3,711
Basement, Outside Entrance, Above Grade				2	3,740	3,516
Plumbing						
Average Fixture(s)				1	1,476	1,387
3 Fixture Bath				1	4,646	4,367
Porches						
CCP (1 Story)				80	2,306	2,168
Balcony						
Wood Balcony				128	5,215	4,902
Garages						
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)						
Base Cost				936	35,147	33,038
Common Wall: 1.5 Wall				1	-4,028	-3,786
Door Opener				2	1,093	1,027

Parcel Number: 009-002-001-92

Page: 2

## Water/Sewer

Public Sewer	1	1,494	1,404
Water Well, 100 Feet	1	5,808	5,460
	Totals:	380,177	357,355

## Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE ) 1.460 => TCV: 521,738

2024 Est. T.C.V. 009-002-001-92 = 859,163

Est. TCV/Total Floor Area = 456.03, Most recent sale 04/27/2018 for 125,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
338,700	338,700	338,700	271,530	5.00		
2024 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	90,900	0	0	13,576	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
429,600	429,600	429,600	285,106	285,106	285,106	

009-002-001-95	2024 Est. T.C.V.	GLASHOWER THOMAS J & KIMERLY A
Property Class: 401		S CAROLYN AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

2017-01631 PCL 27A S-5P223 A PORTION OF GOVERNMENT LOTS 2 AND 3, SECTION 2, T22N R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN, MORE FULLY DESCRIBED AS:  
 BEGINNING AT THE NORTHEAST CORNER OF LOT 27 IN THE PLAT OF CROW'S NEST, SAID POINT SHOWN ON SAID PLAT BEING S88°02'50"E 226.91 FEET, SOUTH 1320.81 FEET, AND N88°02'50"W 68.74 FEET FROM THE NORTH 1/4 CORNER OF SAID SECTION 2, THENCE N88°02'50"W ALONG THE NORTH LINE OF SAID LOT 27 TO THE SHORE OF LAKE MISSAUKEE, 252.02 FEET (REC. AS 252.85 FEET) TO A POINT ON THE TRAVERSE LINE ON SAID SHORE 272.04 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF CAROLYN DRIVE, THENCE S18°04'36"W 78.07 FEET ALONG SAID RIGHT OF WAY LINE TO THE POINT OF BEGINNING. PARCEL LINES EXTEND TO THE WATER'S EDGE. CONTAINING 0.45 ACRES MORE OR LESS. SUBJECT TO EASEMENTS, RESERVATIONS AND RESTRICTIONS OF RECORD.  
 5/2017 COMBINE 2017-01630 S-5P223 WITH 002-003-64  
 SPLIT ON 05/16/2017 FROM 009-002-001-00; SPLIT PART SEC2 T22N R8W THAT PART OF GOV'T LOT 2 LYING WITHIN BET AT NE COR LOT 27 CROWS NEST TH N88DEG02'5"W 252.02' N03DEG13'31"E 75.02', S88DEG02'0"E 272.04', S18DEG04'36"W 78.07' TO POB .1459  
 A

5/2017 COMBINE 2017-01630 S-5P223 WITH 002-003-64  
 SPLIT/COMB. ON 05/16/2017 COMPLETED 05/16/2017 TIM ;  
 PARENT PARCEL(S): 009-002-001-00;  
 CHILD PARCEL(S): 009-002-001-95;  
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Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C 67' @ 2800/FF	75.02	261.29	0.9721	1.1976	2800	100		244,562
75 Actual Front Feet, 0.45 Total Acres				Total Est. Land Value =				244,562

Cost Est. for Res. Bldg: 1 Single Family GRG Cls C Blt 2018

(11) Heating System: No Heating/Cooling  
 Ground Area = 0 SF Floor Area = 0 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=94/100/100/100/94

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Plumbing					
3	Fixture Bath		1	-4,646	-4,367
Garages					
Class: C Exterior: Pole (Unfinished)					
	Storage Over Garage		480	6,595	6,199
	Door Opener		1	547	514
	Base Cost		2400	57,912	54,437
Totals:				60,408	56,783

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE ) 1.460 => TCV: 82,903

2024 Est. T.C.V.	009-002-001-95	=	327,465
Est. TCV/Total Floor Area = 0.00, Most recent sale 05/15/2017 for 100,000			
2023 Assessed	MBOR	S.E.V.	Base for Cap C.P.I.
103,400	103,400	103,400	81,699 5.00
2024 New Eq.	Adjustment	Loss	Additions Tax Adjustment Losses
0	60,300	0	0 4,084 0
2024 Assessed	MBOR	S.E.V.	Capped ->Taxable<- PRE/MBT
163,700	163,700	163,700	85,783 85,783 0





009-002-002-25                                      2024 Est. T.C.V.                                      CORRIGAN MICHELLE L  
 Property Class: 401                                      W REDMAN DR  
 Map #:                                      LAKE TOWNSHIP                                      LAKE CITY, MI 49651

. SEC 2 T22M R8W THAT PART OF A PARCEL RECORDED IN LIBER S-2 PG 38 LYING W OF A  
 LINE BEG AT A PT S 88 DEG 12' 57" E 1737.5 FT FROM N 1/4 COR SEC 2 TH S TO N R/W  
 LINE REDMAN DRIVE. APP .35A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 200/	70.00	217.80	1.3001	0.8590	200	100		15,635
70 Actual Front Feet, 0.35 Total Acres                      Total Est. Land Value =								15,635

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.49	1700	50	5,516
Total Estimated Land Improvements True Cash Value =				5,516

Cost Est. for Res. Bldg: 1 Single Family GRG                                      Cls CD                                      Blt 1998

(11) Heating System: No Heating/Cooling  
 Ground Area = 0 SF      Floor Area = 0 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					

Garages

Class: CD Exterior: Pole (Unfinished)

Door Opener	2	970	727
Base Cost	1120	24,192	18,144

Porches

CCP (1 Story)	24	1,131	848
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Totals:                                      26,293                                      19,719

Notes:

ECF (416 RURAL METES & BOUNDS) 0.930 => TCV:                                      18,339

2024 Est. T.C.V. 009-002-002-25                                      =                                      39,490

Est. TCV/Total Floor Area = 0.00

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
19,300	19,300	19,300	10,936	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	400	0	0	546	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
19,700	19,700	19,700	11,482	11,482	11,482	

009-002-002-50                            2024 Est. T.C.V.                            ELENBAAS LYNN J & LUANNE TURST  
 Property Class: 401                            W REDMAN DR  
 Map #:                            LAKE TOWNSHIP                            LAKE CITY, MI 49651

SEC 2 T22N R8W PCL H OF SURVEY RECORDED IN BOOK OF SURVEYS S-2, PP 39-46 INCL.  
 EXC PCL H-1 OF THE SURVEY RECORDED IN LIBER S-6 P? 10.3A.  
 10/29/2021 SPLIT PART TO 009-002-002-90  
 FORMERLY. SEC 2 T22N R8W PCL H OF SURVEY RECORDED IN BOOK OF SURVEYS S-2, PP  
 39-46 INCL. 12.3A.

Split/Comb. on 10/29/2021 completed 10/29/2021 TIM ;  
 Parent Parcel(s): 009-002-002-50;  
 Child Parcel(s): 009-002-002-90;

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 18	-29 @\$3000	10.30	Acres	3000	100			30,900
		10.30	Total Acres				Total Est. Land Value =	30,900

2024 Est. T.C.V.	009-002-002-50						=	30,900
Est. TCV/Total Floor Area = 0.00, Most recent sale 06/13/2016 for 38,000								
2023 Assessed	MBOR	S.E.V.		Base for Cap		C.P.I.		
13,400	13,400	13,400		10,081		5.00		
2024	New Eq. Adjustment	Loss		Additions		Tax Adjustment		Losses
0	2,100	0		0		504		0
2024 Assessed	MBOR	S.E.V.		Capped		->Taxable<-		PRE/MBT
15,500	15,500	15,500		10,585		10,585		0



009-002-003-00  
 Property Class: 401  
 Map #:

2024 Est. T.C.V.  
 LAKE TOWNSHIP

ROGERS CORY L & RACHEL R TRUST  
 7200 W WHITE BIRCH AVE  
 LAKE CITY, MI 49651

SEC 2 T22N R8W (4\*2001) GOV'T LOTS 3, 4, 5 & 6 EXC PLATTED PARTSTHEREOF & EXC THAT PART LYING N'LY OF REDMAN DR IN CLAYTON'S HARBOR & N'LY OF RD R/W REC IN L 171 P 619 & EXC THE AREA SHOWN AS NOT INCLUDED IN THIS PLAT ON THE PLAT OF CROW'S NEST & EXC PCLS A & B AS SHOWN IN BOOK OF SURVEY'S S-1 P 377 MISS CO REC BEING PART OF GOV'T LOT 4.& EXC BEG AT SW COR LOT 28 TOM'S BAY NO 2 TH N 73 DEG 52' 20"W 223.32 FT, N67 DEG 52'20" W 29.65 FT, NN 18 DEG 10' 40" E 153.32 FT, S 71 DEG 43'31"E TO THE W LINE TOM'S BAY NO2 , S18 DEG 16' 29"W TO POB & EXC THAT PART OF GOV'TS 3 & 4 LYING N'LY OF PLAT OF CROW'S NEST & W'LY OF CAROLYN AVE & COUNTY ROAD & EXC COMM AT N 1/4 COR SEC 2, TH S 83 DEG 05'43"E 1843.44 FT, TH S 06 DEG 54'17"W 1353.22 FT TO POB, TH N 56 DEG 33' E 176.91 FT, TH N 67 DEG 50'E 151.29 FT, N 80 DEG 45' E 109.81 FT, S 6 DEG 52'30"E 200.17 FT, S 80 DEG 45'W 78.88 FT, S 67 DEG 50'W 108.89 FT, S 56 DEG 33'W 124.19 FT, N 42 DEG 48'30"W 202.7 FT TO POB & EXC PCLS A,B,C,& D OF SURVEY RECORDED IN LIBER S-3 PP 148-150 INCL & EXC BEG AT NE COR OF LOT 7 NANCY PLAT TH W'LY ALONG N LINE OF LOTS 7 & 8 TO NW COR LOT 8, N 06 DEG 52'30"W 127.26 FT, E TO ROB TRAILS'LY ALONG W LINE OF ROB TRAIL TO POB & EXC BEG AT INT OF NE COR ROB TRAIL & LOT 6 NANCY PLAT, TH N87 DEG 22'W 42 FT, N'LY AND PAR WITH W LINE LOT 6, 67 FT, E'LY TO A PT LYING N OF NW COR LOT 6, S TO POB...AND PIN 009-003-83 2012-02924 LEGAL DESCRIPTION: NEW PARCEL 0.97 ACRES A PARCEL OF LAND BEING PART OF PARCELS B-1 AND B-2 IN A SURVEY DATED 09/18/1996 BY PHIL CASE P.S.#30079, BEING PART OF GOVERNMENT LOT #4 OF SECTION 2, T22N-R08W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE NORTH ONE-QUARTER CORNER OF SAID SECTION; THENCE S88°02'50"E, 244.54 FEET (RECORDED AS 226.91 FEET); THENCE SOUTH 1308.70 FEET (RECORDED AS 1320.81 FEET) TO THE POINT OF BEGINNING OF THE PLAT OF CROWS NEST; THENCE S18°10'40"W, 227.41 FEET; THENCE S71 °49'20"E, 486.48 FEET TO THE POINT OF BEGINNING OF SAID NEW PARCEL; THENCE S18°13'00"W, 194.46 FEET; THENCE S67°53'27"E, 309.90 FEET; THENCE N18°12'33"E, 215.70 FEET; THENCE N71 °49'20"W, 309.43 FEET TO THE POINT OF BEGINNING. CONTAINING 0.97 ACRES MORE OR LESS. SUBJECT TO ALL AGREEMENTS, COVENANTS, EASEMENTS, AND RESTRICTIONS OF RECORD, IF ANY...AND EXCEPT 2017-01912 L:S-5P0227 CSUR ...38.138 A M/L 6/2023 COMBINE 009-002-003-89

FORMERLY . SEC 2 T22N R8W (4\*2001) GOV'T LOTS 3, 4, 5 & 6 EXC PLATTED PARTSTHEREOF & EXC THAT PART LYING N'LY OF REDMAN DR IN CLAYTON'S HARBOR & N'LY OF RD R/W REC IN L 171 P 619 & EXC THE AREA SHOWN AS NOT INCLUDED IN THIS PLAT ON THE PLAT OF CROW'S NEST & EXC PCLS A & B AS SHOWNIN BOOK OF SURVEY'S S-1 P 377 MISS CO REC BEING PART OF GOV'T LOT 4. & EXC THAT PART OF GOV'T LOT 4 COMM. AT N 1/4 COR OF SEC 2 1685.41 FT, TH S 06 DEG 54'17"W AT RT ANGLES TO N SEC LINE 1711.06 FT, TH S 52 DEG 45'08"E 151.65 FT TO PT ON W'LY R/W LINE, TH S 37 DEG 50'W ALG R/W LINE 161.37 FT, TH S37 DEG 14'52"W ALG R/W LINE 125.64 FT,THS 28 DEG 04'14"W ALG R/W LINE 313.02 FT,TH S 16 DEG 36'16"W ALG R/W LINE 628.77 FT, TH S 32 DEG 49'10"W ALG R/W LINE 73.09 FT, TH N 73 DEG 55'47"W ALG N'LY R/W LINE OF WHITE BIRCH AVE 41.39 FT TO POB OF TOM'S BAY, TH N 73 DEG 32'20"W ALG R/W LINE 174.64 FT TO POB OF THIS PARCEL, CONT N 73 DEG 32'20"W ALG R/W LINE 157.29 FT, TH N 67 DEG 52'20"W ALG R/W LINE 24.65 FT, TH N 18 DEG 10'40"E 153.32 FT, TH S 71 DEG 43'31"E 182.06 FTTH S 18 DEG 16'29"W 150 FT TO POB & EXC THAT PART OF GOV'TS 3 & 4 LYING N'LY OF PLAT OF CROW'S NEST & W'LY OF CAROLYN AVE & COUNTY ROAD & EXC COMM AT N 1/4 COR SEC 2, TH S 83 DEG 05'43"E 1843.44 FT, TH S 06 DEG 54'17"W 1353.22 FT TO POB, TH N 56 DEG 33' E 176.91 FT, TH N 67 DEG 50'E 151.29 FT, N 80 DEG 45' E 109.81 FT, S 6 DEG 52'30"E 200.17 FT, S 80 DEG 45'W 78.88 FT, S 67 DEG 50'W 108.89 FT, S 56 DEG 33'W 124.19 FT, N 42 DEG 48'30"W 202.7 FT TO POB & EXC PCLS A,B,C,& D OF SURVEY RECORDED IN LIBER S-3 PP 148-150 INCL & EXC BEG AT NE COR OF LOT 7 NANCY PLAT TH W'LY ALONG N LINE OF LOTS 7 & 8 TO NW COR LOT 8, N 06 DEG 52'30"W 127.26 FT, E TO ROB TRAILS'LY ALONG W LINE OF ROB TRAIL TO POB & EXC BEG AT INT OF NE COR ROB TRAIL & LOT 6 NANCY PLAT, TH N87 DEG 22'W 42 FT, N'LY AND PAR WITH W LINE LOT 6, 67 FT, E'LY TO A PT LYING N OF NW COR LOT 6, S TO POB...AND PIN 009-003-83 2012-02924 LEGAL DESCRIPTION: NEW PARCEL 0.97 ACRES A PARCEL OF LAND BEING PART OF PARCELS B-1 AND B-2 IN A SURVEY DATED 09/18/1996 BY PHIL CASE P.S.#30079, BEING PART OF GOVERNMENT LOT #4 OF SECTION 2, T22N-R08W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE NORTH ONE-QUARTER CORNER OF SAID SECTION; THENCE S88°02'50"E, 244.54 FEET (RECORDED AS 226.91 FEET); THENCE SOUTH, 1308.70 FEET (RECORDED AS 1320.81 FEET) TO THE POINT OF BEGINNING OF THE PLAT OF CROWS NEST; THENCE S18°10'40"W, 227.41 FEET; THENCE S71 °49'20"E, 486.48 FEET TO THE POINT OF BEGINNING OF SAID NEW PARCEL; THENCE S18°13'00"W, 194.46 FEET; THENCE S67°53'27"E, 209.92 FEET; THENCE N18°12'24"E, 208.86 FEET; THENCE N71 °49'20"W,

209.43 FEET TO THE POINT OF BEGINNING. CONTAINING 0.97 ACRES MORE OR LESS.  
SUBJECT TO ALL AGREEMENTS, COVENANTS, EASEMENTS, AND RESTRICTIONS OF RECORD, IF ANY...AND EXCEPT 2017-01912 L:S-5P0227 CSUR ...38.368A M/  
6/12/2023 SPLIT PART TO 009-002-003-35  
FORMERLY SEC 2 T22N R8W (4\*2001) GOV'T LOTS 3, 4, 5 & 6 EXC PLATTED PARTSTHEREOF & EXC THAT PART LYING N'LY OF REDMAN DR IN CLAYTON'S HARBOR & N'LY OF RD R/W REC IN L 171 P 619 & EXC THE AREA SHOWN AS NOT INCLUDED IN THIS PLAT ON THE PLAT OF CROW'S NEST & EXC PCLS A & B AS SHOWNIN BOOK OF SURVEY'S S-1 P 377 MISS CO REC BEING PART OF GOV'T LOT 4. & EXC THAT PART OF GOV'T LOT 4 COMM. AT N 1/4 COR OF SEC 2 1685.41 FT, TH S 06 DEG 54'17"W AT RT ANGLES TO N SEC LINE 1711.06 FT, TH S 52 DEG 45'08"E 151.65 FT TO PT ON W'LY R/W LINE, TH S 37 DEG 50'W ALG R/W LINE 161.37 FT, TH S37 DEG 14'52"W ALG R/W LINE 125.64 FT, THS 28 DEG 04'14"W ALG R/W LINE 313.02 FT, TH S 16 DEG 36'16"W ALG R/W LINE 628.77 FT, TH S 32 DEG 49'10"W ALG R/W LINE 73.09 FT, TH N 73 DEG 55'47"W ALG N'LY R/W LINE OF WHITE BIRCH AVE 41.39 FT TO POB OF TOM'S BAY, TH N 73 DEG 32'20"W ALG R/W LINE 174.64 FT TO POB OF THIS PARCEL, CONT N 73 DEG 32'20"W ALG R/W LINE 157.29 FT, TH N 67 DEG 52'20"W ALG R/W LINE 24.65 FT, TH N 18 DEG 10'40"E 153.32 FT, TH S 71 DEG 43'31"E 182.06 FTTH S 18 DEG 16'29"W 150 FT TO POB & EXC THAT PART OF GOV'TS 3 & 4 LYING N'LY OF PLAT OF CROW'S NEST & W'LY OF CAROLYN AVE & COUNTY ROAD & EXC COMM AT N 1/4 COR SEC 2, TH S 83 DEG 05'43"E 1843.44 FT, TH S 06 DEG 54'17"W 1353.22 FT TO POB, TH N 56 DEG 33' E 176.91 FT, TH N 67 DEG 50'E 151.29 FT, N 80 DEG 45' E 109.81 FT, S 6 DEG 52'30"E 200.17 FT, S 80 DEG 45'W 78.88 FT, S 67 DEG 50'W 108.89 FT, S 56 DEG 33'W 124.19 FT, N 42 DEG 48'30"W 202.7 FT TO POB & EXC PCLS A,B,C,& D OF SURVEY RECORDED IN LIBER S-3 PP 148-150 INCL & EXC BEG AT NE COR OF LOT 7 NANCY PLAT TH W'LY ALONG N LINE OF LOTS 7 & 8 TO NW COR LOT 8, N 06 DEG 52'30"W 127.26 FT, E TO ROB TRAILS'LY ALONG W LINE OF ROB TRAIL TO POB & EXC BEG AT INT OF NE COR ROB TRAIL & LOT 6 NANCY PLAT, TH N87 DEG 22'W 42 FT, N'LY AND PAR WITH W LINE LOT 6, 67 FT, E'LY TO A PT LYING N OF NW COR LOT 6, S TO POB...AND PIN 009-003-83 2012-02924 LEGAL DESCRIPTION: NEW PARCEL 0.97 ACRES A PARCEL OF LAND BEING PART OF PARCELS B-1 AND B-2 IN A SURVEY DATED 09/18/1996 BY PHIL CASE P.S .#30079, BEING PART OF GOVERNMENT LOT #4 OF SECTION 2, T22N-R08W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE NORTH ONE-QUARTER CORNER OF SAID SECTION; THENCE S88°02'50"E, 244.54 FEET (RECORDED AS 226.91 FEET); THENCE SOUTH, 1308.70 FEET (RECORDED AS 1320.81 FEET) TO THE POINT OF BEGINNING OF THE PLAT OF CROWS NEST; THENCE S18°10'40"W, 227.41 FEET; THENCE S71 °49'20"E, 486.48 FEET TO THE POINT OF BEGINNING OF SAID NEW PARCEL; THENCE S18°13'00"W, 194.46 FEET; THENCE S67°53'27"E, 309.90 FEET; THENCE N18°12'33"E, 215.70 FEET; THENCE N71 °49'20"W, 309.43 FEET TO THE POINT OF BEGINNING. CONTAINING 0.97 ACRES MORE OR LESS.  
SUBJECT TO ALL AGREEMENTS, COVENANTS, EASEMENTS, AND RESTRICTIONS OF RECORD, IF ANY...AND EXCEPT 2017-01912 L:S-5P0227 CSUR ...38.858 A M/L  
6/2023 COMBINE 009-002-003-89  
FORMERLY . SEC 2 T22N R8W (4\*2001) GOV'T LOTS 3, 4, 5 & 6 EXC PLATTED PARTSTHEREOF & EXC THAT PART LYING N'LY OF REDMAN DR IN CLAYTON'S HARBOR & N'LY OF RD R/W REC IN L 171 P 619 & EXC THE AREA SHOWN AS NOT INCLUDED IN THIS PLAT ON THE PLAT OF CROW'S NEST & EXC PCLS A & B AS SHOWNIN BOOK OF SURVEY'S S-1 P 377 MISS CO REC BEING PART OF GOV'T LOT 4. & EXC THAT PART OF GOV'T LOT 4 COMM. AT N 1/4 COR OF SEC 2 1685.41 FT, TH S 06 DEG 54'17"W AT RT ANGLES TO N SEC LINE 1711.06 FT, TH S 52 DEG 45'08"E 151.65 FT TO PT ON W'LY R/W LINE, TH S 37 DEG 50'W ALG R/W LINE 161.37 FT, TH S37 DEG 14'52"W ALG R/W LINE 125.64 FT, THS 28 DEG 04'14"W ALG R/W LINE 313.02 FT, TH S 16 DEG 36'16"W ALG R/W LINE 628.77 FT, TH S 32 DEG 49'10"W ALG R/W LINE 73.09 FT, TH N 73 DEG 55'47"W ALG N'LY R/W LINE OF WHITE BIRCH AVE 41.39 FT TO POB OF TOM'S BAY, TH N 73 DEG 32'20"W ALG R/W LINE 174.64 FT TO POB OF THIS PARCEL, CONT N 73 DEG 32'20"W ALG R/W LINE 157.29 FT, TH N 67 DEG 52'20"W ALG R/W LINE 24.65 FT, TH N 18 DEG 10'40"E 153.32 FT, TH S 71 DEG 43'31"E 182.06 FTTH S 18 DEG 16'29"W 150 FT TO POB & EXC THAT PART OF GOV'TS 3 & 4 LYING N'LY OF PLAT OF CROW'S NEST & W'LY OF CAROLYN AVE & COUNTY ROAD & EXC COMM AT N 1/4 COR SEC 2, TH S 83 DEG 05'43"E 1843.44 FT, TH S 06 DEG 54'17"W 1353.22 FT TO POB, TH N 56 DEG 33' E 176.91 FT, TH N 67 DEG 50'E 151.29 FT, N 80 DEG 45' E 109.81 FT, S 6 DEG 52'30"E 200.17 FT, S 80 DEG 45'W 78.88 FT, S 67 DEG 50'W 108.89 FT, S 56 DEG 33'W 124.19 FT, N 42 DEG 48'30"W 202.7 FT TO POB & EXC PCLS A,B,C,& D OF SURVEY RECORDED IN LIBER S-3 PP 148-150 INCL & EXC BEG AT NE COR OF LOT 7 NANCY PLAT TH W'LY ALONG N LINE OF LOTS 7 & 8 TO NW COR LOT 8, N 06 DEG 52'30"W 127.26 FT, E TO ROB TRAILS'LY ALONG W LINE OF ROB TRAIL TO POB & EXC BEG AT INT OF NE COR ROB TRAIL & LOT 6 NANCY PLAT, TH N87 DEG 22'W 42 FT, N'LY AND PAR WITH W LINE LOT 6, 67 FT, E'LY TO A PT LYING N OF NW COR LOT 6, S TO POB...AND PIN 009-003-83 2012-02924 LEGAL DESCRIPTION: NEW PARCEL 0.97

ACRES A PARCEL OF LAND BEING PART OF PARCELS B-1 AND B-2 IN A SURVEY DATED 09/18/1996 BY PHIL CASE P.S .#30079, BEING PART OF GOVERNMENT LOT #4 OF SECTION 2, T22N-R08W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE NORTH ONE-QUARTER CORNER OF SAID SECTION; THENCE S88°02'50"E, 244.54 FEET (RECORDED AS 226.91 FEET); THENCE SOUTH, 1308.70 FEET (RECORDED AS 1320.81 FEET) TO THE POINT OF BEGINNING OF THE PLAT OF CROWS NEST; THENCE S18°10'40"W, 227.41 FEET; THENCE S71 °49'20"E, 486.48 FEET TO THE POINT OF BEGINNING OF SAID NEW PARCEL; THENCE S18°13'00"W, 194.46 FEET; THENCE S67°53'27"E, 209.92 FEET; THENCE N18°12'24"E, 208.86 FEET; THENCE N71 °49'20"W, 209.43 FEET TO THE POINT OF BEGINNING. CONTAINING 0.97 ACRES MORE OR LESS. SUBJECT TO ALL AGREEMENTS, COVENANTS, EASEMENTS, AND RESTRICTIONS OF RECORD, IF ANY...AND EXCEPT 2017-01912 L:S-5P0227 CSUR ...38.368A M/L COMB ON 1/2/2013 WIH 009-002-003-83; SPLIT ON 7/14/2017 INTO 009-002-003-36

Split/Comb. on 06/12/2023 completed 06/12/2023 TIM ;  
 Parent Parcel(s): 009-002-003-00;  
 Child Parcel(s): 009-002-003-35;

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 2017-01912L:S-5P0227CSUR SPLIT PART .23 TO NEW PIN 009-002-003-36  
 05 SPLIT .07 AC. TO 002-003-37 FOR 06 EXEMPT..ADJ OWNER

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 30 - 65	\$3000	38.14	Acres	3000	100			114,414
38.14 Total Acres Total Est. Land Value =								114,414

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 10000	10,000.00	1	100	10,000
Total Estimated Land Improvements True Cash Value =				10,000

Cost Est. for Res. Bldg: 1 Single Family 1.75S Cls BC Blt 2004

(11) Heating System: Forced Heat & Cool  
 Ground Area = 1568 SF Floor Area = 3420 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.75 Story	Siding	Basement	1,344		
1.75 Story	Siding	Crawl Space	224		
1 Story	Siding	Overhang	676		
Total:				476,301	381,041

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	2,172	1,738
3 Fixture Bath	2	13,663	10,930

Water/Sewer

1000 Gal Septic	1	5,636	4,509
Water Well, 100 Feet	1	6,244	4,995

Porches

WCP (1 Story)	180	9,697	7,758
WCP (1 Story)	720	29,779	23,823

Deck

Treated Wood	216	4,644	3,715
Treated Wood	396	6,867	5,494

Garages

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

Parcel Number: 009-002-003-00

Page: 4

Base Cost	784	39,670	31,736
Common Wall: 1 Wall	1	-3,117	-2,494
Door Opener	1	683	546
Class: BC Exterior: Siding Foundation: 42 Inch (Finished)			
Door Opener	2	1,366	1,093
Base Cost	1631	89,199	71,359

Built-Ins			
Appliance Allow.	1	3,975	3,180

Totals:		686,779	549,423
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Notes:

ECF (416 RURAL METES & BOUNDS) 0.930 => TCV: 510,963

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2024 Est. T.C.V. 009-002-003-00 = 635,377

Est. TCV/Total Floor Area = 185.78, Most recent sale 01/01/2003 for 93,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
311,000	311,000	311,000	195,060	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
3,600	3,398	298	0	12,726	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
317,700	317,700	317,700	204,813	204,813	204,813	



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009-002-003-35                                    2024 Est. T.C.V.                                    CURRIER ROBERT J TRUST  
 Property Class: 401                                    7532 W WHITE BIRCH AVE  
 Map #:                                    LAKE TOWNSHIP                                    LAKE CITY, MI 49651

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SEC2T22NR8W BEG AT SW COR LOT 28 TOM'S BAY NO 2, TH N 73DEG 52' 20" W 66.03 FT,  
 N18DEG 16' 29"E 150 FT, S73DEG 43' 31"E TO THE W LINE TOM'S BAY NO 2, S  
 18DEG 16' 29"W TO POB.  
 SPLIT ON 6/12/2023 FROM 009-002-003

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Split/Comb. on 06/12/2023 completed 06/12/2023 TIM ;  
 Parent Parcel(s): 009-002-003-00;  
 Child Parcel(s): 009-002-003-35;  
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Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
F 67' @ 300/	66.03	150.00	1.0037	1.0425	300	100		20,726
66 Actual Front Feet, 0.23 Total Acres							Total Est. Land Value =	20,726

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2024 Est. T.C.V. 009-002-003-35							=	20,726
Est. TCW/Total Floor Area = 6.06, Most recent sale 06/23/2023 for 60,000								
2023 Assessed	MBOR	S.E.V.	Base for Cap		C.P.I.			
0	0	0	196		5.00			
2024	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses		
10,400		0	0	0	10,400	0		
2024 Assessed	MBOR	S.E.V.	Capped		->Taxable<-		PRE/MBT	
10,400	10,400	10,400	205		10,400		0	

009-002-003-36 2024 Est. T.C.V. VERBERKMOES DANIEL D & DAWN TRUST  
Property Class: 401 S CAROLYN AVE  
Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

2017-01912L:S-5P0227CSUR SPLIT PART .23 FROM PIN 009-002-003-00 A PART OF  
GOVERNMENT LOT 3, SECTION 2, T22N-R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN  
BEING MORE PARTICULARLY DESCRIBED AS BEGINNING AT THE NORTHEAST CORNER OF LOT  
IF 18, CAROLYN'S PLAT; TRIENCE NORTHEASTERLY ALONG THE RIGHT-OF-WAY FOR GREEN  
ROAD, 73.45 FEET ALONG A CURVE TO THE LEFT (RADIUS = I I 86.84 FEET, LONG CHORD  
= N48°27'52"E, 73.44 FEET) TO THE SOUTH RIGHT-OF-WAY OF REDMAN DRIVE; THENCE  
SOUTHEASTERLY, ALONG SAID RIGHT-OF-WAY, 47.65 FEET ALONG A CURVE TO THE  
LEFT(RADIUS= 163.54 FEET, LONG CHORD = S55°30'35"E, 47.48 FEET); THENCE  
S06DEG037'24"E, 102.01 FEET; THENCE S57°44'50"W, 54.90 FEET TO THE EAST LINE OF  
LOT# 18, CAROLYN'S PLAT; THENCE N28°38'46"W, ALONG SAID LINE, I 24.00 FEET TO  
THE POINT OF BEGINNING. CONTAINING 0.23± ACRES

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value J> CAROLYN'S AREA					20000	100		20,000
73 Actual Front Feet, 0.23 Total Acres Total Est. Land Value =								20,000

Cost Est. for Res. Bldg: 1 Single Family GRG Cls C Blt 2018

(11) Heating System: No Heating/Cooling  
Ground Area = 0 SF Floor Area = 0 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=94/100/100/100/94

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Plumbing					
3	Fixture Bath		1	-4,646	-4,367
Garages					
Class: C Exterior: Pole (Unfinished)					
	Door Opener		1	547	514
	Base Cost		1280	30,886	29,033
Totals:				26,787	25,180

Notes:

ECF (409 RURAL PLATTED SUBDIVISIONS) 0.930 => TCV: 23,417

2024 Est. T.C.V. 009-002-003-36						=	43,417
Est. TCV/Total Floor Area = 0.00, Most recent sale 06/22/2017 for 6,500							
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
19,300	19,300	19,300	11,703	5.00			
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses			
0	2,400	0	0	585		0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-		PRE/MBT	
21,700	21,700	21,700	12,288	12,288		0	

009-002-003-37	2024 Est. T.C.V.	ORAZEN MICHAEL C & KERRIE L
Property Class: 402		W WHITE BIRCH AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 2 T22N R8W  
 BEG AT INT OF NE COR ROB TRAIL & LOT 6 NANCY PLAT, TH N87 DEG 22'W 42 FT, N'LY  
 AND PAR WITH W LINE LOT 6, 67 FT, E'LY TO A PT LYING N OF NW COR LOT 6, S TO  
 POB. .065A.

Split from 009-002-003-00 for 06.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> GROUP B 10K					10000	100		10,000
42 Actual Front Feet, 0.07 Total Acres							Total Est. Land Value =	10,000

2024 Est. T.C.V. 009-002-003-37 = 10,000

Est. TCv/Total Floor Area = 0.00, Most recent sale 02/10/2023 for 629,900

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
4,000	4,000	4,000	3,253	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	1,000	0	0	1,747	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
5,000	5,000	5,000	3,415	5,000	0	

009-002-003-38	2024 Est. T.C.V.	RHODE ROY & MARY ANN
Property Class: 402		W WHITE BIRCH AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 2 T22N R8W (0\*2001) BEG AT NE COR OF LOT 7 NANCY PLAT TH W'LY ALONG N LINE  
OF LOTS 7 & 8 TO NW COR LOT 8, N 06 DEG 52'30"W 127.26 FT, E TO ROB TRAIL, S'LY  
ALONG W LINE OF ROBTRAIL TO POB. .35A.

01 SPLIT FROM 003-00 FOR 02

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
E 67' @ 170/	127.26	119.80	0.8518	0.9855	170	100		18,162
127 Actual Front Feet, 0.35 Total Acres							Total Est. Land Value =	18,162

2024 Est. T.C.V. 009-002-003-38 = 18,162

Est. TC/Total Floor Area = 0.00

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
9,100	9,100	9,100	2,682	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	134	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
9,100	9,100	9,100	2,816	2,816	0	

009-002-003-40 2024 Est. T.C.V. MULDER JOHN A  
 Property Class: 401 W WHITE BIRCH AVE  
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

. SEC 2 T22N R8W PCL A OF THE SURVEY RECORDED IN LIBER S-3 PP 148-150 INCL.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE  
 \* Factors \* 70X200

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
F 67' @ 300/	70.00	200.00	0.9891	1.1202	300	100		23,269
70 Actual Front Feet, 0.32 Total Acres					Total Est. Land Value =			23,269

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

(11) Heating System: No Heating/Cooling  
 Ground Area = 0 SF Floor Area = 0 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					

Garages

Class: C Exterior: Pole (Unfinished)					
Base Cost			2230	53,810	40,357
			Totals:	53,810	40,357

Notes:

ECF (404 MISSAUKEE LAKE AREA BACK LOTS) 1.100 => TCV: 44,393

2024 Est. T.C.V. 009-002-003-40 = 67,662

Est. TCV/Total Floor Area = 0.00

Year	Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
2023	30,900	30,900	30,900	20,977	5.00		
2024	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	2,900	0	0	1,048	0	
2024	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
	33,800	33,800	33,800	22,025	22,025	0	

009-002-003-43	2024 Est. T.C.V.	UTECH KEITH & MEGHAN
Property Class: 401		W WHITE BIRCH AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 2 T22N R8W PCLS B & C OF THE SURVEY RECORDED IN LIBER S-3 PP 148-150 INCL.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE  
 \* Factors \* 140X180 IRR

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
F 67' @ 300/	140.00	180.00	0.8317	1.0911	300	100		38,116
140 Actual Front Feet, 0.58 Total Acres							Total Est. Land Value =	38,116

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

(11) Heating System: No Heating/Cooling  
 Ground Area = 0 SF Floor Area = 0 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			2400	77,184	57,888
Totals:				77,184	57,888

Notes:

ECF (404 MISSAUKEE LAKE AREA BACK LOTS) 1.100 => TCV: 63,677

2024 Est. T.C.V.	009-002-003-43	=	101,793
Est. TCV/Total Floor Area	= 0.00, Most recent sale 01/01/2024 for 130,000		
2023 Assessed	MBOR	S.E.V.	Base for Cap C.P.I.
46,800	46,800	46,800	21,747 5.00
2024 New Eq.	Adjustment	Loss	Additions Tax Adjustment Losses
0	4,100	0	0 1,087 0
2024 Assessed	MBOR	S.E.V.	Capped ->Taxable<- PRE/MBT
50,900	50,900	50,900	22,834 22,834 0

009-002-003-47	2024 Est. T.C.V.	STANHOPE KRISTY L ETAL
Property Class: 401		W WHITE BIRCH AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 2 T22N R8W PCL D OF THE SURVEY RECORDED IN LIBER S-3 PP 148-150 INCL.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

		* Factors *		78X160 IRR		
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
F 67' @ 300/	78.00	160.00	0.9627	1.0594	300 100	23,867
78 Actual Front Feet, 0.29 Total Acres Total Est. Land Value =						23,867

Land Improvement Cost Estimates

Description	Rate	Size % Good	Cash Value
D/W/P: 4in Concrete	6.97	96 50	334
D/W/P: 4in Concrete	6.97	144 50	502
Total Estimated Land Improvements True Cash Value =			836

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

(11) Heating System: No Heating/Cooling  
 Ground Area = 0 SF Floor Area = 0 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					

Garages

Class: C Exterior: Pole (Unfinished)					
Base Cost	2400	57,912	43,434		
Totals:		57,912	43,434		

Notes:

ECF (404 MISSAUKEE LAKE AREA BACK LOTS) 1.100 => TCV: 47,777

2024 Est. T.C.V.	009-002-003-47	=	72,480
Est. TCV/Total Floor Area = 0.00, Most recent sale 10/01/2000 for 45,000			
2023 Assessed	MBOR	S.E.V.	Base for Cap C.P.I.
33,100	33,100	33,100	28,701 5.00
2024 New Eq.	Adjustment	Loss	Additions Tax Adjustment Losses
0	3,100	0	0 1,435 0
2024 Assessed	MBOR	S.E.V.	Capped ->Taxable<- PRE/MBT
36,200	36,200	36,200	30,136 30,136 0

009-002-003-50	2024 Est. T.C.V.	MIC LIMITED
Property Class: 402		S CAROLYN AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

THAT PART OF GOVT LOTS 3 & 4 LYING N L/Y OF PLAT OF CROWS NEST W'LY OF CAROLYN AVE EXC N 400FT THOF & EXC PCL 27A AS SHOWN IN LIER S-5 P223 7 ECX THAT PART OF GOVT LOT 3 LYING WITHIN BEG A NE COR LOT 27 CROWS NEST TH N88DEG 02'50"W 252.02' N03DEG13'31"E175.04FT, 588DEG02'50"E298.72FT, S18DEG04'36"W182.16FT TO POB SEC2 T22N R8W 11.521 A  
 SPLIT ON 4/30/18 TO 002-003-63  
 FORMERLY SEC 2 T22N R8W (5\*2000) THAT PART OF GOV'T LOTS 3 & 4 LYING N'LYOF PLAT OF CROW'S NEST & W'LY OF CAROLYN AVE & COUNTY ROAD EXC N 400 FT THOF & EXC THAT PART OF GOV'T LOT 3 LYING WITHIN BEG AT NE COR LOT 27 CROWS NEST TH N88DEG 02'50"W 252.02', N03DEG 13'31"E 75.02', S88DEG02'50"E 272.04', S18DEG04'36"W 78.07' TO POB. 11.71A  
 SPLIT ON 05/17/2017 TO 009-002-003-64 FORMERLY SEC 2 T22N R8W (5\*2000) THAT PART OF GOV'T LOTS 3 & 4 LYING N'LYOF PLAT OF CROW'S NEST & W'LY OF CAROLYN AVE & COUNTY ROAD EXC N 400 FT THOF. 12.0585A.  
 00 SPLIT 9.24 AC. TO 003-65 4 01

Split/Comb. on 04/30/2018 completed 04/30/2018 TIM ;  
 Parent Parcel(s): 009-002-003-50;  
 Child Parcel(s): 009-002-003-63;

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 Split/Comb. on 05/16/2017 completed 05/16/2017 TIM ;  
 Parent Parcel(s): 009-002-003-50;  
 Child Parcel(s): 009-002-003-64;  
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Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$3000		11.52 Acres			3000	100		34,563
		11.52 Total Acres			Total Est.		Land Value =	34,563

2024 Est. T.C.V.	009-002-003-50	=	34,563			
Est. TCV/Total Floor Area =	0.00					
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
16,100	16,100	16,100	6,472	5.00		
2024 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	1,200	0	0	323	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
17,300	17,300	17,300	6,795	6,795	0	



009-002-003-65	2024 Est. T.C.V.	INDIAN LAKES L C
Property Class: 402		S CAROLYN AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 2 T22N R8W (0\*2000) N 400 FT OF GOV'T LOTS 3 & 4 LYING N'LY OF PLAT OF CROW'S NEST & W'LY OF CAROLYNAVE & COUNTY ROAD. 9.2424A.

00 SPLIT FROM 003-50 FOR 01

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS  
\* Factors \* 400 X 1006.236

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 90/FF	400.00	1006.24	0.8409	1.2594	90	100		38,125
<Site Value A> GROUP A	\$10000		10000		100			10,000
400 Actual Front Feet, 9.24 Total Acres			Total Est. Land Value =					48,125

2024 Est. T.C.V. 009-002-003-65 = 48,125

Est. TCV/Total Floor Area = 0.00

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
18,300	18,300	18,300	12,755	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	5,800	0	0	637	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
24,100	24,100	24,100	13,392	13,392	0	

009-002-003-80  
Property Class: 401  
Map #:

2024 Est. T.C.V.  
LAKE TOWNSHIP

VEURINK RUTH M TRUST  
W WHITE BIRCH AVE  
LAKE CITY, MI 49651

SPLIT ON 08/28/2012 INTO 009-002-003-83;  
NEW PARCEL 4.00 ACRES A PARCEL OF LAND BEING PART OF PARCELS B-1 AND B-2 IN A SURVEY DATED 09/18/1996 BY PHIL CASE P.S.#30079, BEING PART OF GOVERNMENT LOT #4 OF SECTION 2, T22N-R08W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS: COMMENCING AT NORTH ONE-QUARTER CORNER OF SAID SECTION; THENCE S88°02'50"E, 244.54 FEET (RECORDED AS 226.91 FEET); THENCE SOUTH 1308.70 FEET (RECORDED AS 1320.81 FEET) TO POB OF PLAT OF CROWS NEST; THENCE S18°10'40"W, 227.41 FEET; THENCE S71°49'20"E, 695.91 FEET; THENCE S18°12'42"W, 208.86 FEET TO THE POINT OF BEGINNING OF SAID NEW PARCEL; THENCE N67°53'27"W, 209.92 FEET; THENCE S18°13'00"W, 832.00 FEET TO NORTH UNE OF WHITE BIRCH AVENUE; THENCE S67°53'27"E, 210.01 FEET; THENCE N18°12'42"E, 832.00 FEET TO THE POINT OF BEGINNING. CONTAINING 4.00 ACRES MORE OR LESS. SUBJECT TO ALL AGREEMENTS, COVENANTS, EASEMENTS, AND RESTRICTIONS OF RECORD, IF ANY.

2012-01721 QC PARCEL\_'\_'B" AS SHOWN IN BOOK OF SURVEY'S S-1, PAGE 377, EXCEPT THAT PART OF GOVERNMENT LOT 4, SECTION 2, T22N, R8W;'THENCE S 88°02' 50" E 244.54 FEET (RECORDED AS 226.91 FEET), THENCE DUE SOUTH, 1308.7 FEET (RECORDED AS 1320.81 FEET) TO THE POINT OF BEGINNING OFTHE RECORDED PLAT OFCROW'S NEST; THENCE S 18°10'40" W ALONG THE EASTERLY RIGHT-OF-WAY OF THE PLATTED ROAD OF CAROLYN AVENUE, 227.41 FEET, THENCE S 71 °49'20" E 695.92 FEET FOR A POINT OFBEGINNING. THENCE S 18°12'20" W 1040.86 FEET; THENCE S 67°5'27" E (RECORDED ASS 67°52'20" E) 210.01 FEET, THENCE N 18°12'24" E (RECORDED AS N 18°10'40" E) I 055.26 FEET; THENCE N 71°49'20" W 209.44 FEET TO THE POINT OF BEGINNING.

FORMERLY ABBREVIATED AS SEC 2 T22N R8W PCL B AS SHOWN IN BOOK OF SURVEYS S-1 PG 377 EXC BEG S 88 DEG 02'50"E 244.54 FT, S 1308.7 FT, S 18 DEG 10'40"W 227.41 FT, S 71 DEG 49'20"E 695.92 FT FROM N 1/4 COR SEC 2 TH S 18 DEG 12'42"W 1040.86 FT, S 67 DEG 53'27"E 210.01 FT, N 18 DEG 12'24"E 1055.26 FT, N 71 DEG 49'20"W 209.64 FT TO POB. 5.06A.

SPLIT ON 08/28/2012 INTO 009-002-003-83;

Split/Comb. on 08/28/2012 completed 08/28/2012 TIM LAND DIVISION APPLICATION;  
Parent Parcel(s): 009-002-003-80;  
Child Parcel(s): 009-002-003-83;  
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Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
F 67' @ 300/	210.01	829.67	0.7516	1.5987	300	100		75,700
210 Actual Front Feet, 4.00 Total Acres Total Est. Land Value =								75,700

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	28.72	80	95	2,183
Total Estimated Land Improvements True Cash Value =				2,183

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

(11) Heating System: No Heating/Cooling  
Ground Area = 0 SF Floor Area = 0 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas

Stories Exterior Foundation Size Cost New Depr. Cost  
Other Additions/Adjustments

Water/Sewer  
Water Well, 100 Feet 1 5,640 5,076

Garages  
Class: CD Exterior: Pole (Unfinished)

Parcel Number: 009-002-003-80

Page: 2

Base Cost	2414	52,142	46,928
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Totals:	57,782	52,004
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Notes:

ECF (416 RURAL METES & BOUNDS) 0.930 => TCV: 48,364

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2024 Est. T.C.V. 009-002-003-80 = 126,247

Est. TCV/Total Floor Area = 0.00, Most recent sale 08/18/2016 for 90,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
47,200	47,200	47,200	31,786	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	15,900	0	0	1,589	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
63,100	63,100	63,100	33,375	33,375	0	

009-002-003-85	2024 Est. T.C.V.	MILLER JUDITH A TRUST
Property Class: 402		W WHITE BIRCH AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 2 T22N R8W BEG S 88 DEG 02'50"E 244.54 FT, S 1308.7FT, S 18 DEG 10'40"W  
 227.41 FT, S 71 DEG49'20"E 795.66 FT FROM N 1/4 COR, TH S 18 DEG 12'33"W 1047.72  
 FT, S 67 DEG 53' 27"E110 FT, N 18 DEG 12'24"E 1055.26 FT,N 71 DEG 49'20"W 109.7  
 FT TO POB. 2.65A.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
F 67' @ 300/	109.70	1052.27	0.8840	1.6966	300	100		49,360
110 Actual Front Feet, 2.65 Total Acres							Total Est. Land Value =	49,360

2024 Est. T.C.V. 009-002-003-85 = 49,360

Est. TCV/Total Floor Area = 0.00

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
9,000	9,000	9,000	5,403	5.00			
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses			
0	15,700	0	270	0			
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
24,700	24,700	24,700	5,673	5,673	0		

009-002-003-87  
 Property Class: 401  
 Map #:

2024 Est. T.C.V.  
 LAKE TOWNSHIP

VEURINK RUTH M TRUST  
 W WHITE BIRCH AVE  
 LAKE CITY, MI 49651

A PARCEL OF LAND BEING PART OF PARCEL B-3 IN A SURVEY DATED 09/18/1996 BY PHIL CASE P.S.#30079, BEING PART OF GOVERNMENT LOT #4 OF SECTION 2, T22N-R08W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE NORTH ONE-QUARTER CORNER OF SAID SECTION; THENCE S88°02'50"E, 244.54 FEET (RECORDED AS 226.91 FEET); THENCE SOUTH, 1308.70 FEET (RECORDED AS 1320.81 FEET) TO THE POINT OF BEGINNING OF THE PLAT OF CROWS NEST; THENCE S18°10'40"W, 227.41 FEET; THENCE S71 °49'20"E, 695.91 FEET; THENCE S18°12'42"W, 208.86 FEET TO THE POINT OF BEGINNING OF SAID NEW PARCEL; THENCE S67°53'27"E, 99.98 FEET; THENCE S18°12'33"W, 832.02 FEET TO THE NORTH LINE OF WHITE BIRCH AVENUE; THENCE N67°53'27"W, 100.01 FEET; THENCE NL8°12'42"E, 832.00 FEET TO THE POINT OF BEGINNING. CONTAINING 1.91 ACRES MORE OR LESS. SUBJECT TO ALL AGREEMENTS, COVENANTS, EASEMENTS, AND RESTRICTIONS OF RECORD, IF ANY SPLIT ON 12/02/2016 COMPLETED 12/02/2016 APPROVAL DALE MOSHER;  
 PARENT PARCEL(S): 009-002-003-87;  
 CHILD PARCEL(S): 009-002-003-89;  
 FORMERLY SEC 2 T22N R8W BEG S 88 DEG 02'50"E 244.54 FT, S 1308.7FT, S 18 DEG 10'40"W 227.41 FT, S 71 DEG49'20"E 695.92 FT FROM N 1/4 COR SEC 2 TH S 18 DEG 12'42"W 1040.86 FT, S 67 DEG53'27"E 100.01 FT, N 18 DEG 12'33"E 1047.72 FT, N 71 DEG 49'20"W 99.74 FT TOPOB. 2.39A.

SPLIT/COMB. ON 12/02/2016 COMPLETED 12/02/2016 TIM SPLIT APPROVAL DALE MOSHER;  
 PARENT PARCEL(S): 009-002-003-87;  
 CHILD PARCEL(S): 009-002-003-89;

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
F 67' @ 300/	100.01	831.91	0.9047	1.5998	300	100		43,425
100 Actual Front Feet, 1.91 Total Acres					Total Est.		Land Value =	43,425

2024 Est. T.C.V.	009-002-003-87	=	43,425		
Est. TCV/Total Floor Area	=	0.00, Most recent sale 06/01/2002 for 8,500			
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
5,500	5,500	5,500	4,338	5.00	
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	16,200	0	0	216	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
21,700	21,700	21,700	4,554	4,554	0

009-002-003-90                    2024 Est. T.C.V.                    LEHMAN DUANE S TRUST  
Property Class: 401                                       W WHITE BIRCH AVE  
Map #:                    LAKE TOWNSHIP                    LAKE CITY, MI 49651

. SEC 2 T22N R8W THAT PART OF GOV'T LOT 4 COMM AT N 1/4 COR OF SEC 2 1685.41 FT TH S 06 DEG 54' 17" W AT RIGHT ANGLES TO N SEC LINE 1711.06 FT TH S 52 DEG 45' 08" E 151.65 FT TO A PT ON THE W'LY R/W LINE TH S 37 DEG 50' W ALONG R/W LINE 161.37 FT TH S 37 DEG 14' 52" W ALONG R/W LINE 125.64 FT TH S 28 DEG 04' 14" W ALONG R/W LINE 313.02 FT TH S 16 DEG 36' 16" WALONG R/W LINE 628.77 FT TH S 32 DEG 49' 10" W ALONG R/W 73.09 FT TH N 73 DEG 55' 47" W ALONG N'LY R/W LINE OF WHITE BIRCH AVE 41.39 FT TO POB OF TOM'S BAY TH N 73 DEG 32' 20"W ALG R/W 174.64 FT TO POB OF THIS PCL CONTINUING N 73 DEG 32' 20"W ALG R/W 157.29 FT TH N 67 DEG 52' 20"W ALG R/W 24.65 FT TH N 18 DEG 10' 40"E 153.32 FT TH S 71 DEG 43' 31"E 182.06 FT TH S 18 DEG 16' 29"W 150 FT TO POB. .64A.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
F 67' @ 300/	181.94	153.23	0.7790	1.0481	300	100		44,563
182 Actual Front Feet, 0.64 Total Acres      Total Est. Land Value =								44,563

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	9	85	50
Total Estimated Land Improvements True Cash Value =				50

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

(11) Heating System: No Heating/Cooling  
Ground Area = 0 SF    Floor Area = 0 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					

Garages

Class: C Exterior: Pole (Unfinished)					
Base Cost		1280		30,886	26,253
Totals:				30,886	26,253

Notes:

ECF (416 RURAL METES & BOUNDS) 0.930 => TCV:                    24,415

2024 Est. T.C.V. 009-002-003-90					=	69,028
Est. TCV/Total Floor Area = 0.00, Most recent sale 08/15/2017 for 50,000						
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
20,800	20,800	20,800	17,266	5.00		
2024	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	13,700		0	0	863	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
34,500	34,500	34,500	18,129	18,129		0

009-002-003-95                                      2024 Est. T.C.V.                                      MORRIS GERALDINE M  
 Property Class: 401                                      7149 W WHITE BIRCH AVE  
 Map #:                                      LAKE TOWNSHIP                                      LAKE CITY, MI 49651

SEC 2 T22N R8W COMM AT N 1/4 COR SEC 2, TH S 83 DEG 05'43" E 1843.44 FT, TH S 06 DEG 54'17" W 1353.22 FT TO POB, TH N 56 DEG 33' E 176.91 FT, N 67 DEG 50' E 151.29 FT, N 80 DEG 45' E 109.81 FT, S 06 DEG 52'30" E 200.17 FT, S 80 DEG 45' W 78.88 FT, S 67 DEG 50' W 108.89 FT, S 56 DEG 33' W 124.19 FT, N 42 DEG 48'30" W 202.7 FT TOPOB. 1.75A.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
E 67' @ 170/	312.88	236.68	0.6803	1.1684	170	100		42,276
313 Actual Front Feet, 1.70 Total Acres                      Total Est. Land Value =								42,276

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	29.96	72	50	1,078
Total Estimated Land Improvements True Cash Value =				1,078

Cost Est. for Res. Bldg: 1 Single Family GRG                                      Cls CD                                      Blt 1986

(11) Heating System: No Heating/Cooling  
 Ground Area = 0 SF      Floor Area = 0 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Plumbing					
	Average Fixture(s)		1	1,230	922
Garages					
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)					
	Base Cost		784	24,704	18,528
Fireplaces					
	Wood Stove		1	2,149	1,612
Totals:				28,083	21,062

Notes:

ECF (416 RURAL METES & BOUNDS) 0.930 => TCV:                                      19,588

2024 Est. T.C.V. 009-002-003-95                                      =                                      62,942

Est. TCV/Total Floor Area = 0.00

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
31,100	31,100	31,100	11,472	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	400	0	0	573	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
31,500	31,500	31,500	12,045	12,045	12,045	

009-002-004-00	2024 Est. T.C.V.	HINDY GERARD T & MOLLIE M
Property Class: 402		W WHITE BIRCH AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 2 T22N R8W PARCEL DESC IN THE SURVEY RECORDED IN BLOOK OF SURVEYS S-6 P55  
EXC LOT 26 DESC AS: THAT AREA SHOWN AS NOT INCLUDED IN THIS PLAT IN THE PLAT OF  
CROW'S NEST. APP 1.07 A.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

		* Factors *		BETWEEN PINE DR & WA, IRR			
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
G 67' @ 800/	37.06	280.14	1.1595	1.2187	800	100	41,900
25 Actual Front Feet, 0.28 Total Acres						Total Est. Land Value =	41,900

2024 Est. T.C.V. 009-002-004-00	=	41,900			
Est. TCV/Total Floor Area =	0.00, Most recent sale 05/11/2018 for	20,000			
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
11,200	11,200	11,200	5,423	5.00	
2024	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	9,800	0	271	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
21,000	21,000	21,000	5,694	5,694	0



009-002-005-00	2024 Est. T.C.V.	PRAY JOSEPH E
Property Class: 402		S CAROLYN AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 2 T22N R8W PCL A AS SHOWN IN BOOK OF SURVEY'S S-1 P 377 MISS CO REC BEING  
A PART OF GOV'T LOT 4. 10.01 A.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

\* Factors \* 298' X 1463 IRR

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
E 67' @ 170/	298.00	1463.00	0.6886	1.8423	170	100		64,267
298 Actual Front Feet, 10.01 Total Acres							Total Est. Land Value =	64,267

2024 Est. T.C.V. 009-002-005-00 = 64,267

Est. TCV/Total Floor Area = 0.00

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
14,000	14,000	14,000	6,437	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	18,100	0	0	321	0	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
32,100	32,100	32,100	6,758	6,758	0	0

009-002-006-00	2024 Est. T.C.V.	LAKE MISSAUKEE ISLAND ASSOC
Property Class: 402		W WHITE BIRCH AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 2 T22N R8W THAT PART OF SEC 1 & 2 LYING NE'LY OF WHITE BIRCH AVE & SE'LY OF  
LOT 1 NANCY'S PLAT EXC E 175 FT THOF.

WETLAND / LAKE ACCESS - ADJ ROAD RIGHT OF WAY

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
E 67' @ 170/	80.00	150.00	0.9566	1.0425	170	100	ACCESS POINT ONLY	13,563
80 Actual Front Feet, 0.28 Total Acres					Total Est.		Land Value =	13,563

2024 Est. T.C.V. 009-002-006-00 = 13,563

Est. TCV/Total Floor Area = 0.00

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
6,800	6,800	6,800	368	5.00			
2024 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	18	0		
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
6,800	6,800	6,800	386	386	0		

009-002-006-50	2024 Est. T.C.V.	LAKE MISSAUKEE ISLAND ASSOC
Property Class: 402		W WHITE BIRCH AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 2 T22N R8W E 175 FT OF ALL THAT PART SEC 1 & 2 LYING NE'LY OF WHITE BIRCH AVE & SE'LY OF LOT 1 NANCY'S PLAT.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

\* Factors \* TRIANGULAR SHAPE

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
E 67' @ 170/	175.00	10.00	0.7866	0.5297	170	100	ACCESS POINT ONLY	12,396
175 Actual Front Feet, 0.04 Total Acres							Total Est. Land Value =	12,396

2024 Est. T.C.V. 009-002-006-50 = 12,396

Est. TCV/Total Floor Area = 0.00

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
6,200	6,200	6,200	245	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	12	0	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
6,200	6,200	6,200	257	257	0	0

009-002-007-00	2024 Est. T.C.V.	LAKE MISSAUKEE ISLAND ASSOC
Property Class: 402		ISLAND IN LAKE MISSAUKEE AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 2 T22N R8W A PCL OF LAND BEING AN ISLAND IN LAKE MISSAUKEE DESC AS COM AT SW COR LOT 67 REDMAN'S ISLE N 2 DEG 25'03" W 258.67 FT TO POB. TH N 11 DEG 20'09" E 76.24 FT N 44 DEG 44'20" E 128.25 FT N 24 DEG 34'17" E 139.75 FT, TH S 35 DEG 41'30" E 96.77 FT, S 21 DEG 27'37" W 93.55 FT, S 55 DEG 33'28" W 225.06 FT, TO POB. .7A

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

		* Factors *		ISLAND				
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
E 67' @ 170/	76.24	399.95	0.9682	1.3321	170	100		16,717
76 Actual Front Feet, 0.70 Total Acres								Total Est. Land Value =
								16,717

2024 Est. T.C.V. 009-002-007-00 = 16,717

Est. TCV/Total Floor Area = 0.00

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
8,400	8,400	8,400	621	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	31	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
8,400	8,400	8,400	652	652	0	

009-002-008-00	2024 Est. T.C.V.	PIEKACZ KENNETH & WEBER LISA
Property Class: 402		S MARK TRL
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 2 T22N T8W COM AT N COR LOT 15 CLAYTON'S HARBOR S 44 DEG 21' E 10.38 FT TO  
 POB. N 31 DEG 11'30" E 134.65 FT, N 45 DEG 57'50" E 134.9 FT, N 24 DEG 48'10" E  
 44.32 FT, TO S COR LOT 14 CLAYTON'S HARBOR, W TO WATERS EDGE SW'LY ALONG WATERS  
 EDGE TO NE PROPERTY LINE LOT 15 TH ALONG NE LINES 43 DEG 21' E TO POB.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
F 67' @ 300/	13.00	268.00	1.5067	1.2053	300	100	ACCESS POINT ONLY	7,082
13 Actual Front Feet, 0.08 Total Acres							Total Est. Land Value =	7,082

2024 Est. T.C.V. 009-002-008-00 = 7,082

Est. TCV/Total Floor Area = 0.00

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
3,500	3,500	3,500	807	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	40	0		
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
3,500	3,500	3,500	847	847	0	

009-002-009-00	2024 Est. T.C.V.	PAULITE PAUL
Property Class: 402		W REDMAN DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 2 T22N R8W COM AT WATERS EDGE E OF N COR LOT 29 CLAYTON'S HARBOR W TO N  
COR LOT 29, NE'LY ALONG S SIDE OF REDMAN DRIVE TO NW COR OF LOT 30 TH ALONG  
WATERS EDGE TO POB.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
E 67' @ 170/	213.00	0.25	0.7489L	0.1325	170	100		3,592
		0.00	Total Acres		Total Est.	Land Value =		3,592

2024 Est. T.C.V. 009-002-009-00	=	3,592			
Est. TCV/Total Floor Area = 0.00, Most recent sale 06/24/2012 for 1					
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
2,900	2,900	2,900	1,794	5.00	
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-1,100	0	0	6	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
1,800	1,800	1,800	1,883	1,800	0



009-003-001-80                                    2024 Est. T.C.V.                                    HAWKINS KRYSTAL L  
 Property Class: 402                                    S OAK DR  
 Map #:                                    LAKE TOWNSHIP                                    LAKE CITY, MI 49651

2019-00074 BEG S0DEG12'26"W 1651.77FT AND S89DEG47'34"E 1048.65 FT FROM NW COR  
 OF NW1/4 TH N20DEG15'52"W 75 FT, N68DEG16'45"E 100FT, S20DEG15'52"E 75FT,  
 S68DEG16'45"W100FT TO POB. FORMERLY PART OF 009-003-001-00

SPLIT ON 02/05/2019 COMPLETED 02/05/2019 TIM                    2019-00074 SOLD 8/1/2018;  
 PARENT PARCEL(S): 009-003-001-00;  
 CHILD PARCEL(S): 009-003-001-80;

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 Land Value Estimates for Land Table 4085.4085 CROOKED LAKE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value D> INDIAN LK SPLIT					18000	100		18,000
75 Actual Front Feet, 0.17 Total Acres					Total Est. Land Value =			18,000

2024 Est. T.C.V. 009-003-001-80                                    =                    18,000

Est. TCY/Total Floor Area = 0.00, Most recent sale 08/01/2018 for 20,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
9,000	9,000	9,000	9,000	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	0		
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
9,000	9,000	9,000	9,450	9,000	0	



009-003-001-81                              2024 Est. T.C.V.                              HABEL MICHAEL A & ELAINE TRUST  
Property Class: 402                              S OAK DR  
Map #:                              LAKE TOWNSHIP                              LAKE CITY, MI 49651

BEG 246.4 FT E, 132.7FT S, S 39DEG 21'00" E 25.7 FT FROM NW COR TH S 39DEG21'00"  
E 112 FT N 50DEG39'00"E 100 FT, N 39DEG 21'00"W 112FT, S 50DEG 39'00" W 100 FT  
TO POB. SEC3 T22N R8W .26A  
SPLIT ON 12/06/2023 FROM 009-003-001-00;

Split/Comb. on 12/06/2023 completed 12/06/2023 TIM ;  
Parent Parcel(s): 009-003-001-00;  
Child Parcel(s): 009-003-001-02, 009-003-001-81;  
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Land Value Estimates for Land Table 4085.4085 CROOKED LAKE  
\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value D> INDIAN LK SPLIT					18000	100		18,000
112 Actual Front Feet, 0.26 Total Acres					Total Est. Land Value =			18,000

2024 Est. T.C.V. 009-003-001-81								=	18,000
Est. TCV/Total Floor Area =	0.00, Most recent sale 10/28/2023 for 33,000								
2023 Assessed	MBOR	S.E.V.	Base for Cap		C.P.I.				
0	0	0	383		5.00				
2024	New Eq. Adjustment	Loss	Additions		Tax Adjustment		Losses		
9,000	0	0	0		9,000		0		
2024 Assessed	MBOR	S.E.V.	Capped		->Taxable<-		PRE/MBT		
9,000	9,000	9,000	402		9,000		0		

009-003-001-82	2024 Est. T.C.V.	INDIAN LAKES L C
Property Class: 402		S OAK DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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SEC 3 T22N RSW BEG E 246.4 FT, S 132.7 FT, S 39 DEG 21'00"E 360.26 FT, S 31 DEG 35'00"E 499.75 FT, S 20 DEG 28'58"E 450 FT FROM NW COR SEC 3, TH S 20 DEG 28'58"E 75 FT, N 69 DEG 31'03"E 100 FT, N 20 DEG 28'58"W 75 FT, S 69 DEG 31'02"W 100 FT TO POB. .17A.

SPLIT ON 03/20/2023 FROM 009-003-001-00;

SPLIT/COMBINED ON 12/07/2023 FROM 009-003-001-88;

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Split/Comb. on 12/07/2023 completed 12/07/2023 TIM ;

Parent Parcel(s): 009-003-001-88;

Child Parcel(s): 009-003-001-82;

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Land Value Estimates for Land Table 4085.4085 CROOKED LAKE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value D>	INDIAN LK	SPLIT			18000	100		18,000
75	Actual Front Feet,	0.17	Total Acres				Total Est. Land Value =	18,000

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2024 Est. T.C.V. 009-003-001-82	=	18,000
Est. TCV/Total Floor Area =	0.00	
<b>2023 Assessed</b>	<b>MBOR</b>	<b>S.E.V.</b>
0	0	0
<b>2024</b>	<b>New Eq. Adjustment</b>	<b>Loss</b>
9,000	0	0
<b>2024 Assessed</b>	<b>MBOR</b>	<b>S.E.V.</b>
9,000	9,000	9,000

<b>Base for Cap</b>	<b>C.P.I.</b>	
262	5.00	
<b>Additions</b>	<b>Tax Adjustment</b>	<b>Losses</b>
0	275	0
<b>Capped</b>	<b>-&gt;Taxable&lt;-</b>	<b>PRE/MBT</b>
275	275	0



009-003-001-84                      2024 Est. T.C.V.                      ANDERSEN CHRISTIAN J TRUST  
Property Class: 402    S OAK DR  
Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

SEC 3 T22N R8W BEG E 246.4 FT, S 132.7 FT, S 39 DEG 21'00"E 360.26 FT, S 31 DEG  
35'00"E 499.75, S 20 DEG 28'58"W 75 FT, FROM NW COR, TH S 20 DEG 28'58"W 75 FT,  
TH N69 DEG 31'02" E 100 FT, N 20DEG 28'58" W 75 FT, S 69 DEG 31'02" W 100 FT TO  
POB. .17 A M/L  
SPLIT ON 3/20/2023 FROM 009-003-001-00;  
SPLIT ON 12/07/2023 FROM 009-003-001-89;

Split/Comb. on 12/07/2023 completed 12/07/2023 TIM ;  
Parent Parcel(s): 009-003-001-89;  
Child Parcel(s): 009-003-001-84, 009-003-001-85, 009-030-001-86;  
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Land Value Estimates for Land Table 4085.4085 CROOKED LAKE  
\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value D>	INDIAN LK	SPLIT			18000	100		18,000
75 Actual Front Feet,	0.17 Total Acres						Total Est. Land Value =	18,000

2024 Est. T.C.V. 009-003-001-84 = 18,000  
Est. TCV/Total Floor Area = 0.00, Most recent sale 10/28/2023 for 44,000  
2023 Assessed MBOR S.E.V. Base for Cap C.P.I.  
0 0 0 256 5.00  
2024 New Eq. Adjustment Loss Additions Tax Adjustment Losses  
9,000 0 0 0 9,000 0  
2024 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT  
9,000 9,000 9,000 268 9,000 0

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009-003-001-85                              2024 Est. T.C.V.                              ANDERSEN CHRISTIAN J TRUST  
 Property Class: 402                              S OAK DR  
 Map #:                              LAKE TOWNSHIP                              LAKE CITY, MI 49651

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SEC 3 T22N R8W BEG 246.4 FT E, 132.7 FT S, S 39 DEG 21'00"E 360.26 FT, S 31 DEG 35'00"E 499.75, S 20 DEG 28'58"E 150 FT, FROM NW COR TH, S 20 DEG 28'58"W 75 FT, N 69 DEG 31'02"E 100 FT, N 20 DEG 28'58"W 75 FT, S69 DEG 31'02" W 100.00 FT TO POB. .17 A M/L  
 SPLIT ON 3/20/2023 FROM 009-003-001-00;  
 SPLIT ON 12/07/2023 FROM 009-003-001-89;

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Split/Comb. on 12/07/2023 completed 12/07/2023 TIM ;  
 Parent Parcel(s): 009-003-001-89;  
 Child Parcel(s): 009-003-001-84, 009-003-001-85, 009-030-001-86;  
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Land Value Estimates for Land Table 4085.4085 CROOKED LAKE  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value D> INDIAN LK SPLIT					18000	100		18,000
75 Actual Front Feet, 0.17 Total Acres      Total Est. Land Value =								18,000

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2024 Est. T.C.V.	009-003-001-85	=	18,000
Est. TCV/Total Floor Area	= 0.00,	Most recent sale 10/28/2023 for 44,000	
2023 Assessed	MBOR	S.E.V.	Base for Cap      C.P.I.
0	0	0	256      5.00
2024	New Eq. Adjustment	Loss	Additions      Tax Adjustment      Losses
	9,000	0	0      9,000      0
2024 Assessed	MBOR	S.E.V.	Capped      ->Taxable<-      PRE/MBT
	9,000	9,000	268      9,000      0









009-003-001-90 2024 Est. T.C.V. MORTENSON RONALD L TRUST  
 Property Class: 401 689 SW OAK DR  
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

PARCEL B ON SURVEY THAT PART OF THE WEST 1/4 SECTION 3, T22N, R8W, LAKEL TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN MORE FULLY DESCRIBED AS COMMENCING AT A CONCRETE MONUMENT AT THE SOUTHEASTERLY CORNER OF LOT 20, OF THE PLAT OF SOUTHGATE NO. 2, THENCE N17DEG57'E 236.90 FEET ALONG THE WESTERLY LINE OF THE PLATTED ROAD OF OAK DRIVE TO THE CORNER COMMON TO LOTS 23 & 24 OF SAID PLAT OF SOUTHGATE NO.2, THENCE S72°03'E 66.00 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY FOR SAID OAK DRIVE AND TO THE POINT OF BEGINNING, THENCE N17°57'E 50.00 FEET ALONG SAID EASTERLY RIGHT OF WAY LINE, THENCE S63°20'E 101.17 FEET, THENCE S17°57'W 50.00 FEET PARELLEL TO AND 100 FEET PERPENDICULAR TO SAID EASTERLY RIGHT OF WAY LINE, THENCE N63°20'W 101.17 FEET TO THE POINT OF BEGINNING. CONTAINING 0.115 ACRES MORE OR LESS. SUBJECT TO EASEMENTS, RESERVATIONS AND RESTRICTIONS OF RECORD.  
 SPLIT ON 11/07/2017 FROM 009-003-001-00

Split/Comb. on 11/07/2017 completed 11/07/2017 TIM ;  
 Parent Parcel(s): 009-003-001-00;  
 Child Parcel(s): 009-003-001-90, 009-003-001-91;

Land Value Estimates for Land Table 4085.4085 CROOKED LAKE  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value D> INDIAN LK SPLIT					18000	100		18,000
50 Actual Front Feet, 0.12 Total Acres					Total Est. Land Value =			18,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.18	129	50	527
Total Estimated Land Improvements True Cash Value =				527

Cost Est. for Res. Bldg: 1 Single Family GRG Cls C Blt 2018

(11) Heating System: No Heating/Cooling  
 Ground Area = 0 SF Floor Area = 0 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=94/100/100/100/94

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Plumbing					
3	Fixture Bath		1	-4,646	-4,367
Garages					
Class: C Exterior: Pole (Unfinished)					
	Door Opener		1	547	514
	Base Cost		1680	40,538	38,106
Totals:				36,439	34,253

Notes:

ECF (416 RURAL METES & BOUNDS) 0.930 => TCV: 31,855

2024 Est. T.C.V. 009-003-001-90	=	50,382
Est. TCV/Total Floor Area = 0.00, Most recent sale 11/13/2017 for 12,000		
2023 Assessed	MBOR	S.E.V.
24,800	24,800	24,800
2024 New Eq. Adjustment	Loss	
0	400	0
2024 Assessed	MBOR	S.E.V.
25,200	25,200	25,200
	Capped	->Taxable<-
	21,414	21,414
		PRE/MBT
		0

009-003-001-91                                 2024 Est. T.C.V.                                 SILVER MICHAEL & BONNIE  
 Property Class: 402                                 SW OAK DR  
 Map #:                                 LAKE TOWNSHIP                                 LAKE CITY, MI 49651

PARCEL 23A FROM SURVEY PART OF THE WEST 1/4, SECTION 3, T22N, R8W, LAKE TOWNSHIP  
 MISSAUKEE COUNTY, MICHIGAN MORE FULLY DESCRIBED AS COMMENCING AT A CONCRETE  
 MONUMENT AT THE SOUTHEASTERLY CORNER OF LOT 20, OF THE PLAT OF  
 SOUTHGATE NO.2, THENCE N17°57'E 236.90 FEET ALONG THE WESTERLY LINE OF THE  
 PLATTED ROAD OF OAK DRIVE TO THE CORNER COMMON TO LOTS 23 & 24 OF SAID PLAT OF  
 SOUTHGATE NO. 2, THENCE S72°03'E 66.00 FEET TO A POINT ON THE EASTERLY RIGHT OF  
 WAY FOR SAID OAK DRIVE AND TO THE POINT OF BEGINNING, THENCE S63°20'E 101.17  
 FEET, S17°57'W 50.00 FEET PARALLEL TO AND 100 FEET PERPENDICULAR TO SAID  
 EASTERLY RIGHT OF WAY LINE, THENCE N63°20'W 101.17 FEET TO A POINT ON SAID  
 EASTERLY RIGHT OF WAY LINE, THENCE N17°57'E 50.00 FEET ALONG SAID EASTERLY RIGHT  
 WAY LINE TO THE POINT OF BEGINNING. CONTAINING 0.115 ACRES MORE OR LESS. SUBJECT  
 TO RESERVATIONS AND RESTRICTIONS OF RECORD.  
 SPLIT ON 11/07/2017 FROM 009-003-001-00

Split/Comb. on 11/07/2017 completed 11/07/2017 TIM ;  
 Parent Parcel(s): 009-003-001-00;  
 Child Parcel(s): 009-003-001-90, 009-003-001-91;

Land Value Estimates for Land Table 4085.4085 CROOKED LAKE  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value D> INDIAN LK SPLIT					18000	100		18,000
50 Actual Front Feet, 0.12 Total Acres					Total Est. Land Value =			18,000

2024 Est. T.C.V. 009-003-001-91	=	18,000			
Est. TCv/Total Floor Area = 0.00, Most recent sale 11/13/2017 for 12,000					
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
9,000	9,000	9,000	6,507	5.00	
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	325	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
9,000	9,000	9,000	6,832	6,832	6,832

009-003-001-92    2024 Est. T.C.V.    HELMSTADTER DONALD  
 Property Class: 402    S OAK DR  
 Map #:    LAKE TOWNSHIP    LAKE CITY, MI 49651

SPLIT ON 05/15/2017 FROM 009-003-001-00 PART OF NW 1/4 SEC3T22NR8W BEG  
 S0DEG12'26"W 700.67' & S89DEG47'35"E 656.81' FROM NW COR SEC3 TH N58DEG25'E 100'  
 S31DEG35'E 75', S58DEG25'W 10', N31DEG35'W 75' TO POB .17A

Split/Comb. on 05/16/2017 completed 05/16/2017 TIM ;  
 Parent Parcel(s): 009-003-001-00;  
 Child Parcel(s): 009-003-001-94, 009-003-001-93, 009-003-001-92;  
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Land Value Estimates for Land Table 4085.4085 CROOKED LAKE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value D> INDIAN LK SPLIT					18000	100		18,000
75 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	18,000

2024 Est. T.C.V. 009-003-001-92	=	18,000			
Est. TC/Total Floor Area = 0.00, Most recent sale 06/09/2017 for 18,000					
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
9,000	9,000	9,000	9,000	5.00	
2024	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	0	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
9,000	9,000	9,000	9,450	9,000	0



009-003-001-94	2024 Est. T.C.V.	LANTERMAN BRENT R & SUSANNE M
Property Class: 402		S OAK DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SPLIT ON 05/15/2017 FROM 009-003-001-00 PART OF NW1/4 SEC3T22NR8W BEG  
 S0DEG12'26"W445.68' & S89DEG47'34"E 498.76' FROM NW COR SEC 3 TH N50DEG39'11"E  
 10.93', S31DEG35'E88.63', S58DEG25'W 10', N31DEG35'W75' TO POB. .19 A

Split/Comb. on 05/16/2017 completed 05/16/2017 TIM ;  
 Parent Parcel(s): 009-003-001-00;  
 Child Parcel(s): 009-003-001-94, 009-003-001-93, 009-003-001-92;  
 -----

Land Value Estimates for Land Table 4085.4085 CROOKED LAKE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value D> INDIAN LK SPLIT					18000	100		18,000
75 Actual Front Feet, 0.19 Total Acres							Total Est. Land Value =	18,000

2024 Est. T.C.V. 009-003-001-94 = 18,000

Est. TC/Total Floor Area = 0.00, Most recent sale 05/12/2017 for 18,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
9,000	9,000	9,000	9,000	5.00			
2024	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
	0	0	0	0	0		
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
9,000	9,000	9,000	9,450	9,000	0		

009-003-001-95                                2024 Est. T.C.V.                                ESAU STEVEN & PICARD ROBERTA  
 Property Class: 402                                S OAK DR  
 Map #:    LAKE TOWNSHIP                                LAKE CITY, MI 49651

2016-02581 PART OF THE NORTHWEST 1/4, SECTION 3, T22N, R8W, LAKE TOWNSHIP,  
 MISSAUKEE COUNTY, MICHIGAN, MORE FULLY DESCRIBED AS: COMMENCING AT THE NORTHWEST  
 CORNER OF SAID SECTION 3, THENCE S00°L2126"W 573.17 FEET ALONG THE WEST LINE OF  
 SAID SECTION 3, THENCE S89°47' 34"E 577.79 FEET TO A POINT ON THE EASTERLY RIGHT  
 OF WAY FOR OAK DRIVE AND TO THE POINT OF BEGINNING, THENCE N58°25'E 100.00 FEET,  
 THENCE S31°35'E 150.00 FEET, THENCE S58°25'W 100.00 FEET TO A POINT ON SAID  
 EASTERLY RIGHT OF WAY LINE, THENCE N31°35'W 150.00 FEET ALONG SAID RIGHT OF WAY  
 LINE TO THE POINT OF BEGINNING. CONTAINING 0.34 ACRES MORE OR LESS. SUBJECT TO  
 EASEMENTS, RESERVATIONS AND RESTRICTIONS OF RECORD.

Split/Comb. on 08/18/2016 completed 08/18/2016 TIM                        EXEMPT TRANSFER TO  
 270-027-00;  
 Parent Parcel(s): 009-003-001-00;  
 Child Parcel(s): 009-003-001-95;  
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Land Value Estimates for Land Table 4085.4085 CROOKED LAKE  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> BACK LOT					25000	100		25,000
100 Actual Front Feet, 0.34 Total Acres							Total Est. Land Value =	25,000

2024 Est. T.C.V. 009-003-001-95							=	25,000
Est. TCV/Total Floor Area =	0.00	Most recent sale 07/09/2016 for 36,000						
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.				
12,500	12,500	12,500	4,098	5.00				
2024	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses			
	0	0	0	204	0			
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT			
12,500	12,500	12,500	4,302	4,302	0			

009-003-001-96                      2024 Est. T.C.V.                      BLACKHURST SCOTT D & CHRISTINE M  
 Property Class: 402                      S OAK DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Part of the West 1/2 of the Northwest 1/4 of Section 3, T22N, R8W, Lake Township  
 Missaukee County, Michigan more fully described as Commencing at the Northwest  
 Corner of Section 3, thence S00012'26"W 1862.63 feet along the West line of said  
 Section 3, thence S89°47'34"E 1127.36 feet to a point on the East Right of Way  
 line of Oak Drive, thence N20015'52"W 150.00 feet along said Right of Way line  
 to the Point of Beginning, thence N20015'52"W 75.00 feet along said Right of Way  
 line, thence N68°16'45"E 100.00 feet, thence S20015'52"E 75.00 feet, thence  
 S68°16'45"W 100.00  
 feet to the Point of Beginning. Containing 6.17 acres more or less. Subject to  
 easements, reservation and restrictions of record. 2011 SPLIT FROM  
 009-003-001-00

PART OF THE WEST 1/2 OF THE NORTHWEST 1/2 OF SECTION 3, T22N, R8W, LAKE TOWNSHIP  
 MISSAUKEE COUNTY, MICHIGAN MORE FULLY DESCRIBED AS COMMENCING AT THE NORTHWEST  
 CORNER OF SECTION 3, THENCE S00012'26"W 1862.63 FEET ALONG THE WEST LINE OF SAID  
 SECTION 3,  
 THENCE S89°47'34"E 1127.36 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF OAK  
 DRIVE, THENCE N20015'52"W 150.00 FEET ALONG SAID RIGHT OF WAY LINE TO THE POINT  
 OF BEGINNING, THENCE N20015'52"W 75.00 FEET ALONG SAID RIGHT OF WAY LINE, THENCE  
 N68°16'45"E 100.00  
 FEET, THENCE S20015'52"E 75.00 FEET, THENCE S68°16'45"W 100.00 FEET TO THE POINT  
 OF BEGINNING. CONTAINING 6.17 ACRES MORE OR LESS. SUBJECT TO EASEMENTS,  
 RESERVATION AND RESTRICTIONS OF RECORD.

SPLIT FROM 009-003-001-00 ON 08/20/11 COMPLETED 01/02/2012 TIM                      SPLIT TO  
 001-96 FOR BLACKHURST SALE .17 A;  
 PARENT PARCEL(S): 009-003-001-00;  
 CHILD PARCEL(S): 009-003-001-96;

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Land Value Estimates for Land Table 4085.4085 CROOKED LAKE  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value D> INDIAN LK SPLIT					18000	100		18,000
75 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	18,000

2024 Est. T.C.V. 009-003-001-96							=	18,000
Est. TCV/Total Floor Area =	0.00							Most recent sale 08/20/2011 for 18,000
2023 Assessed	MBOR	S.E.V.		Base for Cap		C.P.I.		
9,000	9,000	9,000		6,723		5.00		
2024	New Eq. Adjustment	Loss		Additions		Tax Adjustment	Losses	
0	0	0		0		336	0	
2024 Assessed	MBOR	S.E.V.		Capped		->Taxable<-	PRE/MBT	
9,000	9,000	9,000		7,059		7,059	0	





Parcel Number: 009-003-001-97

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 Totals: 38,346 36,812
 

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Notes:

 ECF (4085 CROOKED LAKE) 1.460 => TCV: 53,746
 

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2024 Est. T.C.V. 009-003-001-97 = 73,899

Est. TCV/Total Floor Area = 0.00, Most recent sale 08/20/2011 for 18,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
32,300	32,300	32,300	26,944	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	4,600	0	0	1,347	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
36,900	36,900	36,900	28,291	28,291	28,291	

009-003-001-98	2024 Est. T.C.V.	ROBINSON BARRY C
Property Class: 401		375 S OAK DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

PART OF THE WEST 1/2 OF THE NORTHWEST 1/2 OF SECTION 3, T22N, R8W, LAKE TOWNSHIP  
 MISSAUKEE COUNTY, MICHIGAN MORE FULLY DESCRIBED AS COMMENCING AT THE NORTHWEST  
 CORNER OF SECTION 3, THENCE S00 DEG 12'26"/1W 1862.63 FEET ALONG THE WEST LINE OF  
 SAID SECTION 3, THENCE S89°47'34"E 1127.36 FEET TO A POINT ON THE EAST RIGHT OF  
 WAY LINE OF OAK DRIVE, THENCE N20015'52"W 75.00 FEET ALONG SAID RIGHT OF WAY  
 LINE TO THE POINT OF BEGINNING, THENCE N20015'52"W 75.00 FEET ALONG SAID RIGHT  
 OF WAY LINE, THENCE N68°16'45"E 100.00 FEET, THENCE S20015'52"E 75.00 FEET,  
 THENCE S68°16'45"W 100.00  
 FEET TO THE POINT OF BEGINNING. CONTAINING 0.17 ACRES MORE OR LESS. SUBJECT TO  
 EASEMENTS, RESERVATION AND RESTRICTIONS OF RECORD. SPLIT ON 10/21/2011 FROM  
 009-003-001-00;

Split/Comb. on 10/21/2011 completed 10/21/2011 TIM EXEMPT SPLIT ;  
 Parent Parcel(s): 009-003-001-00;  
 Child Parcel(s): 009-003-001-98;

-----  
 2011 SPLIT "BLACKHURST - ACCROSS ST FROM LOT 6 CROOKED LAKE PLAT"  
 SPLIT/COMB. ON 12/05/2006 COMPLETED 12/05/2006 RAY EXEMPT. ADJ OWNER  
 ;  
 PARENT PARCEL(S): 009-003-001-00;  
 CHILD PARCEL(S): 009-003-001-99;  
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Land Value Estimates for Land Table 4085.4085 CROOKED LAKE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value D>	INDIAN LK	SPLIT			18000	100		18,000
75 Actual Front Feet, 0.17 Total Acres Total Est. Land Value =								18,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.18	203	94	1,561
Total Estimated Land Improvements True Cash Value =				1,561

Cost Est. for Res. Bldg: 1 Single Family GRG Cls C Blt 2023

(11) Heating System: No Heating/Cooling  
 Ground Area = 0 SF Floor Area = 0 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					

Plumbing

3 Fixture Bath	1	-4,646	-4,600
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Garages

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

Base Cost	517	23,074	22,843
Totals:		18,428	18,243

Notes:

ECF (4085 CROOKED LAKE) 1.460 => TCV: 26,635

2024 Est. T.C.V. 009-003-001-98	=	46,196			
Est. TCV/Total Floor Area = 0.00, Most recent sale 08/20/2011 for 18,000					
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
9,000	9,000	9,000	9,000	5.00	
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
14,200	-100	14,200	-100	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
23,100	23,100	23,100	23,650	23,100	0



009-003-001-99 2024 Est. T.C.V. BERRY DIANNE A  
 Property Class: 402 S OAK DR  
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

SEC 3 T22N R8W BEG S0D12M26S W 1489.21 FT; S 89D47M34S E 917.13 FT; N 20D18M14S  
 E 101,09 FT FROM NW COR OF SEC 3; TH N 68D16M41S E 100 FT; S 20D26M07S E 200 FT;  
 S 68D16M45S W 100 FT; N 20D26M05S W 200 FT TO POB. .46 Ac. M/L  
 Split on 12/05/2006 from 009-003-001-00;

Split/Comb. on 12/05/2006 completed 12/05/2006 RAY ;  
 Parent Parcel(s): 009-003-001-00;  
 Child Parcel(s): 009-003-001-99;

Land Value Estimates for Land Table 4085.4085 CROOKED LAKE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value D> INDIAN LK SPLIT					18000	100		18,000
<Site Value D> INDIAN LK SPLIT					18000	100		18,000
100 Actual Front Feet, 0.46 Total Acres Total Est. Land Value =								36,000

2024 Est. T.C.V. 009-003-001-99	=	36,000
Est. TCV/Total Floor Area = 0.00, Most recent sale 12/06/2023 for 0		
2023 Assessed MBOR S.E.V. Base for Cap C.P.I.		
12,500 12,500 12,500 12,500 5.00		
2024 New Eq. Adjustment Loss Additions Tax Adjustment Losses		
0 5,500 0 0 625 0		
2024 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT		
18,000 18,000 18,000 13,125 13,125 0		

009-004-001-30	2024 Est. T.C.V.	QUINT JENNIFER M
Property Class: 402		W CROOKED LAKE PARK RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 4 T22N R8W (0\*2022) PCL N-1 OF THE SURVEY RECORDED IN LIBER S-6 PP 110.  
 4.32A. SPLIT ON 03/09/2022 INTO 009-004-001-34, 009-004-001-35, 009-004-001-36,  
 009-004-001-37;  
 4/2022 SPLIT PARTS TO -34, -35,-36, -37  
 FORMERLY SEC 4 T22N R8W PCL N OF THE SURVEY RECORDED IN LIBER S-3 PP 93-100 EXC  
 THAT PART LYING S'LY OF CROOKED LAKE PARK ROAD. 8.35A.

MH , GRG FOR 94... 00 Split 2.59 Ac to 001-38 for 01

Split/Comb. on 04/14/2022 completed 04/14/2022 TIM ;  
 Parent Parcel(s): 009-004-001-30;  
 Child Parcel(s): 009-004-001-34, 009-004-001-35, 009-004-001-36,  
 009-004-001-37;

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS  
 \* Factors \* 214.1 FF  

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 3 - 7 @\$3000			4.32	Acres	3000	100		12,960
			4.32	Total Acres			Total Est. Land Value =	12,960

2024 Est. T.C.V. 009-004-001-30								=	12,960
Est. TCV/Total Floor Area =	0.00								
2023 Assessed	MBOR	S.E.V.		Base for Cap		C.P.I.			
6,500	6,500	6,500		2,391		5.00			
2024 New Eq. Adjustment		Loss		Additions		Tax Adjustment	Losses		
0	0	0		0		119	0		
2024 Assessed	MBOR	S.E.V.		Capped		->Taxable<-	PRE/MBT		
6,500	6,500	6,500		2,510		2,510	0		

009-004-001-34    2024 Est. T.C.V.    QUINT WILLIAM L JR  
 Property Class: 402    W ANDERSON TRL  
 Map #:    LAKE TOWNSHIP    LAKE CITY, MI 49651

SEC 4 T22N R8W (0\*2022) PCL N-2 OF THE SURVEY RECORDED IN LIBER S-6 PP 110.  
 1.05A. SPLIT/COMBINED ON 03/09/2022 FROM 009-004-001-30;

Split/Comb. on 04/14/2022 completed 04/14/2022 TIM    ;  
 Parent Parcel(s): 009-004-001-30;  
 Child Parcel(s): 009-004-001-34, 009-004-001-35, 009-004-001-36,  
 009-004-001-37;

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A		\$10000			10000	100		10,000
129 Actual Front Feet, 1.05 Total Acres					Total Est.		Land Value =	10,000

2024 Est. T.C.V. 009-004-001-34    =    10,000

Est. TCv/Total Floor Area = 0.00

2023 Assessed		MBOR	S.E.V.		Base for Cap		C.P.I.	
3,500		3,500	3,500		575		5.00	
2024 New Eq. Adjustment			Loss		Additions		Tax Adjustment	Losses
0		1,500	0		0		28	0
2024 Assessed		MBOR	S.E.V.		Capped		->Taxable<-	PRE/MBT
5,000		5,000	5,000		603		603	0

009-004-001-35                              2024 Est. T.C.V.                              TEPASTTE DONNA  
 Property Class: 402                              W ANDERSON TRL  
 Map #:                              LAKE TOWNSHIP                              LAKE CITY, MI 49651

SEC 4 T22N R8W (0\*2022) PCL N-3 OF THE SURVEY RECORDED IN LIBER S-6 PP 110.  
 .96A. SPLIT/COMBINED ON 03/09/2022 FROM 009-004-001-30;

Split/Comb. on 04/14/2022 completed 04/14/2022 TIM                              ;  
 Parent Parcel(s): 009-004-001-30;  
 Child Parcel(s): 009-004-001-34, 009-004-001-35, 009-004-001-36,  
 009-004-001-37;

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A		\$10000			10000	100		10,000
118 Actual Front Feet, 0.96 Total Acres							Total Est. Land Value =	10,000

2024 Est. T.C.V. 009-004-001-35							=	10,000
Est. TCV/Total Floor Area =	0.00							
2023 Assessed	MBOR	S.E.V.			Base for Cap	C.P.I.		
3,500	3,500	3,500			575	5.00		
2024 New Eq. Adjustment		Loss			Additions	Tax Adjustment	Losses	
0	1,500	0			0	28	0	
2024 Assessed	MBOR	S.E.V.			Capped	->Taxable<-	PRE/MBT	
5,000	5,000	5,000			603	603	0	

009-004-001-36	2024 Est. T.C.V.	QUINT WILLIAM L JR
Property Class: 401		9520 W ANDERSON TRL
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 4 T22N R8W (0\*2022) PCL N-4 OF THE SURVEY RECORDED IN LIBER S-6 PP 110.  
1.12A. SPLIT ON 03/09/2022 FROM 009-004-001-30;

Split/Comb. on 04/14/2022 completed 04/14/2022 TIM ;  
Parent Parcel(s): 009-004-001-30;  
Child Parcel(s): 009-004-001-34, 009-004-001-35, 009-004-001-36,  
009-004-001-37;

Land Value Estimates for Land Table 4085.4085 CROOKED LAKE  
\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP E 600/FF	124.85	390.77	1.1200	0.8287	600	100		69,523
125 Actual Front Feet, 1.12 Total Acres Total Est. Land Value =								69,523

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
Total Estimated Land Improvements True Cash Value =				2,375

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

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 1001 SF Floor Area = 1001 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,001		
Total:				135,061	101,296

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade	1	2,160	1,620
Plumbing			
Average Fixture(s)	1	1,230	922
Water/Sewer			
1000 Gal Septic	1	4,550	3,412
Water Well, 100 Feet	1	5,640	4,230
Porches			
WGEP (1 Story)	217	14,604	10,953
WGEP (1 Story)	174	12,612	9,459
WPP	520	7,686	5,764
Garages			
Class: CD Exterior: Pole (Unfinished)			
Base Cost	780	18,463	13,847
Door Opener	1	485	364
Class: CD Exterior: Pole (Unfinished)			
Base Cost	720	17,453	13,090
Built-Ins			
Appliance Allow.	1	1,934	1,450
Fireplaces			
Wood Stove	1	2,149	1,612
Totals:		224,027	168,019

Notes:



Parcel Number: 009-004-001-36

Page: 2

ECF (4085 CROOKED LAKE) 1.460 =&gt; TCV: 245,308

2024 Est. T.C.V. 009-004-001-36					=	317,206
Est. TCV/Total Floor Area = 316.89						
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
149,200	149,200	149,200	58,091	5.00		
2024	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	9,400	0	2,904	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
158,600	158,600	158,600	60,995	60,995	0	



009-004-001-38	2024 Est. T.C.V.	TEPASTTE DONNA
Property Class: 402		W ANDERSON TRL
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 4 T22N R8W (0\*2000) THAT PART OF PCL N OF SURVEY RECORDED IN LIBER S-3 PP  
93-100 LYING S'LY OF CROOKED LAKE PARK ROAD. 2.59A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 90/FF	220.00	512.82	0.9765	1.0641	90	100		20,573
220 Actual Front Feet, 2.59 Total Acres							Total Est. Land Value =	20,573

2024 Est. T.C.V. 009-004-001-38 = 20,573

Est. TCV/Total Floor Area = 0.00, Most recent sale 02/24/2006 for 18,900

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.				
8,000	8,000	8,000	4,772	5.00				
2024	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses			
	0	2,300	0	238	0			
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT			
10,300	10,300	10,300	5,010	5,010	0			

009-004-001-40	2024 Est. T.C.V.	BREWSTER CAROL
Property Class: 401		9566 W ANDERSON TRL
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 4 T22N R8W (1\*1998) THAT PART OF PCL M OF THE SURVEY RECORDED IN LIBER S-3 PP 93-100, LYING N'LY OF A LINE BEG 1566.17 FT N OF SW COR OF PCL M TH S 70 DEG 56'05"E 163.89 FT, S 66 DEG 55'32"E 69.84 FT TO POE. 4.2236A.

Land Value Estimates for Land Table 4085.4085 CROOKED LAKE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP E 600/FF	220.00	836.35	1.0000	0.9649	600	100		127,365
220 Actual Front Feet, 4.22 Total Acres								Total Est. Land Value = 127,365

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

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1104 SF Floor Area = 1104 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Piers	1,104		
			Total:	110,016	82,511

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,025	769
3 Fixture Bath	1	3,245	2,434

Water/Sewer

1000 Gal Septic	1	4,263	3,197
Water Well, 100 Feet	1	5,506	4,129

Deck

Treated Wood	336	5,561	4,171
Treated Wood	46	1,630	1,222

Built-Ins

Appliance Allow.	1	1,638	1,228
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Totals: 132,884 99,661

Notes: PATRIOT 1993.

ECF (4085 CROOKED LAKE) 0.750 => TCV: 74,746

2024 Est. T.C.V. 009-004-001-40 = 202,111

Est. TCV/Total Floor Area = 183.07

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
86,400	86,400	86,400	68,741	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	14,700	0	0	3,437	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
101,100	101,100	101,100	72,178	72,178	72,178	

009-004-001-44	2024 Est. T.C.V.	REID COLLEEN K
Property Class: 402		W ANDERSON TRL
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 4 T22N R8W (0\*2000) THAT PART OF PCL M OF THE SURVEY RECORDED IN LIBER S-3  
 PP 93-100 LYING N OF CROOKED LAKE PARK RD & S OF A LINE BEG 1566.17 FT N OF SW  
 COR PCL M TH S 70 DEG 56'05"E 163.89 FT, S 66 DEG 55' 32"E 69.84 FT TO POE.  
 5.3A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 3 - 7 @\$3000		5.30 Acres			3000	100		15,900
		5.30 Total Acres			Total Est.	Land Value =		15,900

2024 Est. T.C.V. 009-004-001-44 = 15,900

Est. TCV/Total Floor Area = 14.40

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
8,000	8,000	8,000	4,269	5.00		
2024 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	213	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
8,000	8,000	8,000	4,482	4,482	0	

009-004-001-48	2024 Est. T.C.V.	BREWSTER CAROL
Property Class: 402		W ANDERSON TRL
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 4 T22N R8W (0\*1998) THAT PART OF PCL M OF THE SURVEY RECORDED IN LIBER S-3  
PP 93-100 INCL LYING S'LY OF CROOKED LAKE PARK ROAD. 1.9164A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A		\$10000			10000	100		10,000
220 Actual Front Feet, 1.92 Total Acres					Total Est.		Land Value =	10,000

2024 Est. T.C.V. 009-004-001-48 = 10,000

Est. TCV/Total Floor Area = 9.06

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
3,500	3,500	3,500	2,711	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	1,500	0	0	135	0	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
5,000	5,000	5,000	2,846	2,846	0	0

009-004-001-50	2024 Est. T.C.V.	TUBBS TODD & SHELLY &
Property Class: 401		9730 W ANDERSON TRL
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 4 T22N R8W (0\*1997) THAT PART OF PCL I OF THE SURVEY RECORDED LN BOOK OF SURVEYS S-3 P-92-100 LYING N'LY OF PARK ROAD. 13.47A.

Land Value Estimates for Land Table 4085.4085 CROOKED LAKE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP E 600/FF	220.00	2667.06	1.0000	1.2168	600	100		160,613
220 Actual Front Feet, 13.47 Total Acres Total Est. Land Value =								160,613

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	7.35	1200	0	0
Wood Frame	20.23	384	50	3,884
Wood Frame	23.11	168	50	1,941

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
Total Estimated Land Improvements True Cash Value =				8,200

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 2006

(11) Heating System: Forced Heat & Cool  
 Ground Area = 1912 SF Floor Area = 1912 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,912		
Total:				239,117	191,295

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,230	984
3 Fixture Bath	1	3,860	3,088

Water/Sewer

1000 Gal Septic	1	4,550	3,640
Water Well, 100 Feet	1	5,640	4,512

Porches

WCP (1 Story)	440	12,826	10,261
CCP (1 Story)	16	754	603

Deck

Treated Wood	160	3,498	2,798	
Treated Wood	160	3,498	2,623	*75% Good

Garages

Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)				
Base Cost	576	22,239	17,791	
Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)				
Base Cost	432	18,295	14,636	
Common Wall: 1.5 Wall	1	-3,764	-3,011	
Door Opener	1	485	388	
Class: CD Exterior: Pole (Unfinished)				
Base Cost	2880	62,208	49,766	

Built-Ins

Appliance Allow.	1	1,934	1,547	
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Totals: 376,370 300,921

Notes:

ECF (4085 CROOKED LAKE) 1.460 => TCV: 439,345

Parcel Number: 009-004-001-50

Page: 2

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2024 Est. T.C.V. 009-004-001-50	=	608,158			
Est. TCV/Total Floor Area = 318.07, Most recent sale 08/22/2022 for 626,000					
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
274,300	274,300	274,300	274,300	5.00	
2024	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	29,800	0	13,715	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
304,100	304,100	304,100	288,015	288,015	0



009-004-001-58 2024 Est. T.C.V. MENDEZ EDWARD J & KATHY M  
 Property Class: 401 9707 W CROOKED LAKE PARK RD  
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

2014-03069 THAT PART OF PARCEL I AS SHOWN IN BOOK OF SURVEY~ RECORDED LIBER S-3,  
 PAGES 92 THROUGH 100, INCLUSIVE AND ALSO RECORDED ID LLBER 268 AT PACES 1419  
 TLLNRAP 1427, MISSAUKEE COUNTY RECORDS, LYING SOUTHERLY OF COUTY ROAD, BEING A  
 PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 4, T22N, R8W, PER SAID  
 SURVEY DESCRIBED AS: PART OF THE SOUTHWEST 1/4 OF SECTION 4, T22N, R8W, LAKE  
 TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN,  
 MORE FULL DESCRIBED AS COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 4;  
 THENCE SOUTH 88°15'20" EAST 1356.60 FEET ALONG TBE SOUTH SECTION LINE TO THE  
 POINT OF BEGINNING; THENCE NORTH 00°18'35" EAST 191.11 FEET TO THE SOUTH  
 RIGHT-OF-WAY OF PARK ROAD; THENCE SOUTH 00°48'14" EAST 257.38 FEET ALONG THE  
 SOUTH RIGHT-OF-WAY OF PARK ROAD; THENCE SOUTH  
 00°37'10" WEST 198.04 FEET TO THE SOUTH SECTION LINE; THENCE NORTH 88°15'20"  
 WEST 256.39 FEET ALONG THE SOUTH SECTION LINE TO THE POINT OF BEGINNING.

FORMERLY ABBREVIATED AS SEC 4 T22N R8W (0\*1997) THAT PART OF PCL I RECORDED IN  
 BOOK OF SURVEYS S-3 PP 93-100 INCL LYING S'LY OF PARK ROAD. 1.14A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A		\$10000			10000	100		10,000
257 Actual Front Feet, 1.14 Total Acres					Total Est. Land Value =			10,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	1232	50	4,053
Wood Frame	29.53	96	50	1,417
Total Estimated Land Improvements				True Cash Value = 5,470

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

(11) Heating System: Forced Heat & Cool  
 Ground Area = 1344 SF Floor Area = 1344 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,344		
			Total:	191,384	153,108

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,476	1,181
3 Fixture Bath	1	4,646	3,717

Water/Sewer

1000 Gal Septic	1	4,864	3,891
Water Well, 100 Feet	1	5,808	4,646

Porches

WCP (1 Story)	120	5,521	4,417
CPP	64	1,472	1,178

Deck

Treated Wood	60	1,958	1,566
Treated Wood	20	913	730

Garages

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

Base Cost	840	32,306	25,845
Door Opener	2	1,093	874

Built-Ins

Appliance Allow.	1	2,766	2,213
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Totals: 254,207 203,366

Notes:

ECF (424 JENNINGS) 0.670 => TCV: 136,255

2024 Est. T.C.V. 009-004-001-58 = 151,725

Est. TCV/Total Floor Area = 112.89, Most recent sale 11/17/2014 for 74,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
57,500	57,500	57,500	49,776	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
700	17,700	0	700	2,488	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
75,900	75,900	75,900	52,964	52,964	52,964	

009-004-001-60                                2024 Est. T.C.V.                                POSTEMA ROGER E SR TRUST  
 Property Class: 401                                   9596 W ANDERSON TRL  
 Map #:    LAKE TOWNSHIP                                        LAKE CITY, MI 49651

SEC 4 T22N R8W (2\*1998) PCL L OF THE SURVEY RECORDED IN LIBER S-3 PP 93-100 INCL  
 EXC THAT PART LYING S'LY OF CROOKED LAKE PARK ROAD. 10.91A.

98 SPLIT 1.21 AC LTO 001-68 FOR 99  
 3 TRAVEL TRAILERS

Land Value Estimates for Land Table 4085.4085 CROOKED LAKE  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP E 600/FF	220.00	2160.18	1.0000	1.1665	600	100		153,983
220 Actual Front Feet, 10.91 Total Acres            Total Est. Land Value =								153,983

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	21	0	0
Metal Prefab/Conc.	24.52	70	50	858
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	97	970
Total Estimated Land Improvements True Cash Value =				1,828

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

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1352 SF    Floor Area = 1352 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Piers	1,352		
Total:				141,609	106,206

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,230	922
3 Fixture Bath	1	3,860	2,895

Water/Sewer

1000 Gal Septic	1	4,550	3,412
Water Well, 100 Feet	1	5,640	4,230

Deck

Treated Wood	396	6,332	4,749
Treated Wood	80	2,213	1,660
Treated Wood	21	939	704

Built-Ins

Appliance Allow.	1	1,934	1,450
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Fireplaces

Wood Stove	1	2,149	1,612
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Garages

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

Base Cost	1152	33,189	24,892
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Carports

Aluminum	540	7,247	5,435
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Unit-in-Place Cost Items

TRAVEL TRAILER	1500	2,115	1,480	*70% Good
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Totals:                                213,007                                159,647

Notes:

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ECF (4085 CROOKED LAKE) 0.750 => TCV: 119,735

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2024 Est. T.C.V. 009-004-001-60							=	275,546
Est. TCV/Total Floor Area = 203.81								
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.				
112,200	112,200	112,200	70,982	5.00				
2024 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses			
0	25,600	0	0	3,549	0			
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT			
137,800	137,800	137,800	74,531	74,531	0			

009-004-001-68	2024 Est. T.C.V.	HUDSON ROBERT B & DENISE S
Property Class: 402		W CROOKED LAKE PARK RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 4 T22N R8W (0\*1998) THAT PART OF PCL L OF THE SURVEY RECORDED IN LIBER S-3  
 PP 93-100 INCL LYING S'LY OF CROOKED LAKE PARK ROAD. 1.21A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A		\$10000			10000	100		10,000
220 Actual Front Feet, 1.21 Total Acres					Total Est.	Land Value =		10,000

2024 Est. T.C.V. 009-004-001-68 = 10,000

Est. TCV/Total Floor Area = 7.40, Most recent sale 08/01/1998 for 3,500

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
3,500	3,500	3,500	2,696	5.00			
2024	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
	0	1,500	0	134	0		
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
5,000	5,000	5,000	2,830	2,830	0		



009-004-001-78	2024 Est. T.C.V.	ANDERSON ERWIN M JR TRUST
Property Class: 401		W ANDERSON TRL
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

A PART OF THE SOUTHWEST 1/4 OF SECTION 4, TOWN 22 NORTH, RANGE 8 WEST, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN, MORE FULLY DESCRIBED AS COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 4; THENCE SOUTH 88°15'20" EAST, 1612.99 FEET ALONG THE SOUTH SECTION LINE TO THE POINT OF BEGINNING; THENCE NORTH 00°37'10" EAST, 198.04 FEET TO THE SOUTH RIGHT-OF-WAY OF PARK ROAD; THENCE SOUTH 89°48'14" EAST, 220.01 FEET ALONG THE SOUTH RIGHT-OF-WAY OF PARK ROAD; THENCE SOUTH 00°37'10" WEST, 203.98 FEET TO THE SOUTH SECTION LINE; THENCE NORTH 88°15'20" WEST, 220.04 FEET ALONG THE SOUTH SECTION LINE TO THE POINT OF BEGINNING. CONTAINING 1.02 ACRES MORE OR LESS. AND SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD AND THE ROAD RIGHT-OF-WAY OF PARK ROAD ALONG THE NORTH SIDE THERE-OF.

SPLIT/COMBINED ON 10/18/2013 FROM 009-004-001-70; FORMERLY DESCRIBED AS: . SEC 4 T22N R8W PCL J OF THE SURVEY RECORDED IN LIBER S-3 PP 93-100 INCL. 12.08A.

Split/Comb. on 10/18/2013 completed 10/18/2013 TIM          SPLIT 1.02A FROM 12.08A;  
Parent Parcel(s): 009-004-001-70;  
Child Parcel(s): 009-004-001-78;  
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Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS  
\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A		\$10000			10000	100		10,000
220 Actual Front Feet, 1.02 Total Acres					Total Est.		Land Value =	10,000

2024 Est. T.C.V. 009-004-001-78							=	10,000
Est. TCV/Total Floor Area =	7.40							
2023 Assessed	MBOR	S.E.V.		Base for Cap		C.P.I.		
3,500	3,500	3,500		2,711		5.00		
2024 New Eq. Adjustment		Loss		Additions		Tax Adjustment		Losses
0	1,500	0		0		135		0
2024 Assessed	MBOR	S.E.V.		Capped		->Taxable<-		PRE/MBT
5,000	5,000	5,000		2,846		2,846		0

009-004-001-80 2024 Est. T.C.V. DERRICKSON CHRISTOPHER &  
 Property Class: 401 9631 W CROOKED LAKE PARK RD  
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

SEC 4 T22N R8W PCL K OF THE SURVEY RECORDED IN LIBER S-3 PP 93-100 INCL EXC THAT  
 PART LYING N'LY OF CO ROAD. .92A.

Deeded Pcl N of Rd inc MH etc back to Wilder for 98  
 New MH for 98.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A		\$10000			10000	100		10,000
221 Actual Front Feet,	0.92 Total Acres				Total Est.		Land Value =	10,000

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

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1296 SF Floor Area = 1296 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

#### Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,296		
Total:				147,535	118,028

#### Other Additions/Adjustments

##### Plumbing

Average Fixture(s)	1	1,230	984
3 Fixture Bath	1	3,860	3,088

##### Water/Sewer

1000 Gal Septic	1	4,550	3,640
Water Well, 100 Feet	1	5,640	4,512

##### Porches

WGEP (1 Story)	79	7,528	6,022
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##### Deck

Treated Wood	32	1,374	1,099
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##### Built-Ins

Appliance Allow.	1	1,934	1,547
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##### Carports

Aluminum	364	4,885	3,908
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Totals: 178,536 142,828

#### Notes:

ECF (424 JENNINGS) 0.670 => TCv: 95,695

2024 Est. T.C.V. 009-004-001-80 = 105,695

Est. TCv/Total Floor Area = 81.55, Most recent sale 03/10/2006 for 41,500

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
40,000	40,000	40,000	24,811	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	12,800	0	1,240	0		
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
52,800	52,800	52,800	26,051	26,051	26,051	





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ECF (4085 CROOKED LAKE) 1.460 => TCV: 299,643

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2024 Est. T.C.V. 009-004-001-82					=	459,088
Est. TCV/Total Floor Area = 286.93						
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
204,700	204,700	204,700	134,656	5.00		
2024 New Eq. Adjustment		Loss	Additions	Tax Adjustment		Losses
0	24,800	0	0	6,732		0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-		PRE/MBT
229,500	229,500	229,500	141,388	141,388		141,388

009-004-002-00	2024 Est. T.C.V.	MISSAUKEE COUNTY ROAD COMMISSION
Property Class: 402		W COOKED LAKE PARK RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 4 T22N R8W A STRIP OF LAND 33 FT EACH SIDE OF LINE COMM AT THE SW COR OF SEC 4, TH DUE N ALONG CENTER- LINE OF LACHANCE RD 187.45 FT TO POB, TH S 89 DEG 59' 27" E 2125.62 FT TO THE PC OF A 200 FT RADIUS CURVE TO THE LEFT, TH NE'LY ALONG ARC OF SAID CURVE 170.26 FT TO THE PT - LONG CHORD N 65 DEG 37' 14" E 165.17 FT - TH N 41 DEG 13' 55" E 181.59 FT TO THEPC OF A 210 FT RADIUS CURVE TO THE RIGHT, TH NE'LY ALONG THE ARC OF SAID CURVE 138.20 FT TO THE PT - LONG CHORD N60 DEG 05' 07" E 135.72 FT - N 78 DEG 56' 19" E 207.99 FT TO POE. 4.3530 A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 3 - 7 @\$3000			4.35 Acres		3000	100		13,059
			4.35 Total Acres				Total Est. Land Value =	13,059

2024 Est. T.C.V. 009-004-002-00							=	0
Est. TCV/Total Floor Area =	0.00							
2023 Assessed	MBOR	S.E.V.		Base for Cap		C.P.I.		
0	0	0		0		5.00		
2024	New Eq. Adjustment	Loss		Additions		Tax Adjustment	Losses	
0	0	0		0		0	0	
2024 Assessed	MBOR	S.E.V.		Capped		->Taxable<-	PRE/MBT	
0	0	0		0		0	0	

009-004-003-00	2024 Est. T.C.V.	LAKE TOWNSHIP OAK GROVE CEMETERY
Property Class: 202		S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

2014 SEC 4 T22N R8W BEG 1538.73 FT S OF W 1/4 COR, TH E 359 FT, S 274 FT, W 359 FT, N 274 FT TO POB. 2.25A.

FORMERLY DESCRIBED AS SEC 4 T22N R8W BEG AT A PT 2033 FT S & 33 FT E OF 1/4 STAKE BET SEC 4 & 5, TH E 326 FT; S 274 FT; W 326 FT; N 274 FT; TO POB. 2.0506 A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 90/FF	274.00	359.00	0.9243	0.9733	90	100		22,186
274 Actual Front Feet, 2.26 Total Acres							Total Est. Land Value =	22,186

2024 Est. T.C.V. 009-004-003-00	=	0			
Est. TCV/Total Floor Area = 0.00					
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
0	0	0	0	5.00	
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
0	0	0	0	0	0

009-004-004-00 2024 Est. T.C.V. BRICKER SUSAN & CHARLES JR TRUST  
 Property Class: 401 9845 W WALNUT ST  
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

SEC 4 T22N R8W (2\*2004) PCL A OF THE SURVEY RECORDED IN LIBER S-3 PP 93-100  
 EXC BEG AT SW COR, TH N 71 DEG 51' 40" E 175 FT, N 86 FT, S 71 DEG 51' 40" W 34  
 FT; N 34 FT, S 71 DEG 51' 40" W 141 FT, S 120 FT TO POB. L229P757 1.1544 A M/L

COMBINED W/ 004-001-00 FOR 92.. NEW 48X72 FINISHED GRG FOR 00  
 HOUSE FROM 1S/CR TO 1S/B, ADD 512 SQ WD, 240 SQ GEP, HTG/AC, 720 SQ ATT GRG  
 FOR 2010.

20806011 \$389,900

04 SPLIT .43 AC TO 004-07 FOR 05..NO LAKEFRONT

Land Value Estimates for Land Table 4085.4085 CROOKED LAKE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP E 600/FF	213.00	236.00	1.0065	0.7492	600	100		96,366
213 Actual Front Feet, 1.15 Total Acres Total Est. Land Value =								96,366

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.18	825	0	0
D/W/P: 4in Concrete	6.97	80	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 5000	5,000.00	1	95	4,750
Total Estimated Land Improvements True Cash Value =				4,750

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

(11) Heating System: Forced Heat & Cool  
 Ground Area = 1848 SF Floor Area = 1848 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,344		
1 Story	Siding	Crawl Space	504		
			Total:	246,075	147,616

Other Additions/Adjustments

Recreation Room	1100	21,263	12,758
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Plumbing

Average Fixture(s)	1	1,476	886
3 Fixture Bath	1	4,646	2,788
2 Fixture Bath	1	3,108	1,865

Water/Sewer

1000 Gal Septic	1	4,864	2,918
Water Well, 100 Feet	1	5,808	3,485

Porches

WGEP (1 Story)	240	17,201	10,321
CCP (1 Story)	54	1,612	967
CCP (1 Story)	20	1,007	604

Deck

Treated Wood	512	7,670	4,602
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Garages

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

Base Cost	720	29,023	17,414
Common Wall: 1 Wall	1	-2,686	-1,612

Parcel Number: 009-004-004-00

Page: 2

Built-Ins			
Appliance Allow.	1	2,766	1,660
Fireplaces			
Interior 1 Story	2	10,676	6,406
Breezeways			
Frame Wall	160	11,011	6,607
	Totals:	365,520	219,285

Notes:

ECF (4085 CROOKED LAKE) 1.460 =&gt; TCV: 320,156

2024 Est. T.C.V. 009-004-004-00		=	421,272		
Est. TCV/Total Floor Area = 227.96, Most recent sale 10/07/2016 for 347,000					
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
203,200	203,200	203,200	148,808	5.00	
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	7,400	0	0	7,440	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
210,600	210,600	210,600	156,248	156,248	156,248

009-004-004-07                                 2024 Est. T.C.V.                                 BRICKER SUSAN & CHARLES JR TRUST  
Property Class: 401                                 N ANDERSON TRL  
Map #:   LAKE TOWNSHIP                                 LAKE CITY, MI 49651

SEC 4 T22N R8W BEG AT SW COR OF PCL A OF THE SURVEY RECORDED IN LIBER S-3, P  
93-100, TH N 71 DEG 51' 40" E 175 FT, N 86 FT, S 71 DEG 51' 40" W 34 FT; N 34 FT  
S 71 DEG 51' 40" W 141 FT, S 120 FT TO POB.                                 .4556 A M/L

Land Value Estimates for Land Table JEN .JENNINGS  
\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
JENNINGS 50	120.00	161.75	0.8873	1.0047	50	100		5,349
120 Actual Front Feet, 0.45 Total Acres                                 Total Est. Land Value =								5,349

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.18	1856	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 5000	5,000.00	1	95	4,750
Total Estimated Land Improvements True Cash Value =				4,750

Cost Est. for Res. Bldg: 1 Single Family GRG                                 Cls C                                 Blt 1999

(11) Heating System: Space Heater

Ground Area = 0 SF Floor Area = 0 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					

Plumbing

3 Fixture Bath	1	-4,646	-3,717
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Garages

Class: C Exterior: Pole (Unfinished)

Door Opener	3	1,640	1,312
Base Cost	3456	83,393	66,714

Totals:                                 80,387                                 64,309

Notes:

ECF (4085 CROOKED LAKE) 1.460 => TCV:                                 93,891

2024 Est. T.C.V. 009-004-004-07                                 =                                 103,990

Est. TCV/Total Floor Area = 0.00, Most recent sale 10/07/2016 for 347,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
49,800	49,800	49,800	40,050	5.00	
2024 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	2,200	0	0	2,002	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
52,000	52,000	52,000	42,052	42,052	42,052

009-004-004-10                                2024 Est. T.C.V.                                GILLOW JAMES & LESLIE  
 Property Class: 401                                9770 W ANDERSON TRL  
 Map #:    LAKE TOWNSHIP                                        LAKE CITY, MI 49651

. SEC 4 T22N R8W BEG S 89°57'21"E 825.51 FT, S 287.98 FT & N 71°51'40"E 195.55  
 FT FROM W/4 COR, TH N 71°41'40"E 173.79FT, S 86°07'09"E 127.71 FT, S54°59'48"W  
 240.1 FT, N 89°57'21"W 58.41 FT, N 22°07'20"W 99.55 FT TO POB. .52Ac. M/L .  
 Split on 10/09/2007 into 009-004-004-15;

Split/Comb. on 10/09/2007 completed 10/09/2007 RAY ;  
 Parent Parcel(s): 009-004-004-10;  
 Child Parcel(s): 009-004-004-15;

Land Value Estimates for Land Table 4085.4085 CROOKED LAKE  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP E 600/FF	127.71	178.22	1.1149	0.7083	600	100		60,507
128 Actual Front Feet, 0.52 Total Acres                Total Est. Land Value =								60,507

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	97	970
Total Estimated Land Improvements True Cash Value =				970

Cost Est. for Res. Bldg: 1 Single Family 1.5S                                Cls CD                                Blt 1995

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 768 SF      Floor Area = 1152 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	768		
			Total:	121,348	91,012

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,230	922
3 Fixture Bath	1	3,860	2,895

Water/Sewer

1000 Gal Septic	1	4,550	3,412
Water Well, 100 Feet	1	5,640	4,230

Deck

Treated Wood	192	3,936	2,952	
Treated Wood	384	6,209	6,147	*99% Good
Pine w/Roof (Deck Portion)	16	572	429	
Pine w/Roof (Roof portion)	16	331	248	

Built-Ins

Appliance Allow.	1	1,934	1,450
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Totals:                                        149,610                                        113,697

Notes:

ECF (4085 CROOKED LAKE) 1.460 => TCV:                                        165,998

2024 Est. T.C.V. 009-004-004-10                                        =                                        227,475

Est. TCV/Total Floor Area = 197.46, Most recent sale 08/30/2019 for 179,500

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
109,500	109,500	109,500	101,843	5.00		
2024	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	4,200	0	0	5,092	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	



113,700

113,700

113,700

106,935

106,935

106,935

009-004-004-15	2024 Est. T.C.V.	COLLINS THOMAS J & CINDY M
Property Class: 401		9768 W ANDERSON TRL
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 4 T22N R8W BEG S 89°57'21"E 825.51 FT & S 287.89 FT FROM W/4 COR, TH N 71°51'40"E 195.55 FT, S 22°07'20"E 99.55 FT, S 89°57'21"E 58.41 FT, N 54°59'48"E 240.1 FT, S 86°07'09"E 65.81 FT, S 0°18'35"W 194.31 FT, N 89°57'21"W 543.01 FT, N 92 FT TO POB. 1.58 AC. M/L. SPLIT ON 10/09/2007 FROM 009-004-004-10;

Split/Comb. on 10/09/2007 completed 10/09/2007 RAY ;  
 Parent Parcel(s): 009-004-004-10;  
 Child Parcel(s): 009-004-004-15;  
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Land Value Estimates for Land Table 4085.4085 CROOKED LAKE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A\$1600/FF	65.00	1058.84	0.9365	1.6894	1600	100		164,539
65 Actual Front Feet, 1.58 Total Acres Total Est. Land Value =								164,539

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	28.83	100	50	1,441

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	97	970
Total Estimated Land Improvements True Cash Value =				2,411

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C -5 Blt 2008

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1512 SF Floor Area = 1512 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,512		
			Total:	206,195	185,557

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade	1	2,560	2,304
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Plumbing

Average Fixture(s)	1	1,476	1,328
3 Fixture Bath	1	4,646	4,181

Water/Sewer

1000 Gal Septic	1	4,864	4,378
Water Well, 100 Feet	1	5,808	5,227

Porches

WCP (1 Story)	36	2,542	2,288
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Deck

Treated Wood	454	7,087	6,378
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Built-Ins

Appliance Allow.	1	2,766	2,489
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Totals:		237,944	214,130
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Notes:

ECF (4085 CROOKED LAKE) 1.460 => TCY: 312,630

2024 Est. T.C.V. 009-004-004-15	=	479,580
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Est. TCY/Total Floor Area = 317.18, Most recent sale 12/13/2007 for 58,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
172,300	172,300	172,300	102,205	5.00

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2024	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	67,500	0	0	5,110	0
2024 Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	239,800	239,800	239,800	107,315	107,315	0

009-004-004-20	2024 Est. T.C.V.	ANDERSON ERWIN M JR TRUST
Property Class: 401		W CROOKED LAKE PARK RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

REMAINDER PARCEL OF TAX ID 004- 004-20 A PART OF THE SOUTHWEST 1/4 OF SECTION 4, TOWN 22 NORTH, RANGE 8 WEST, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN, MORE FULLY DESCRIBED AS COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 4; THENCE NORTH 00'00'00" EAST, 1128.49 FEET ALONG THE WEST SECTION LINE TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 00.00.00. EAST 376.39 FEET; THENCE SOUTH 89'57'00" EAST, 190.47 FEET; THENCE NORTH 00'01'50" EAST, 964.34 FEET; THENCE SOUTH 89'57'2 1" EAST, 178.86 FEET PARALLEL WITH THE EAST-WEST 1/4 LINE; THENCE SOUTH 00'18'35" WEST, 1110.38 FEET; THENCE NORTH 90'00 '00" WEST, 2.11 FEET; THENCE NORTH 00'00 "00" EAST, 274.00 FEET; THENCE NORTH 90'00'00" WEST, 359.00 FEET TO THE POINT OF BEGINNING. CONTAINING 7.02 ACRES MORE OR LESS. AND SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD AND ROAD RIGHT-OF-WAYS FOR LA CHANCE ROAD AND ANDERSON TRAIL.

SPLIT ON 10/21/2013 INTO 009-004-004-25, 009-004-004-29  
 FORMERLY DESCRIBED AS:  
 . SEC 4 T22N R8W PCL C OF THE SURVEY RECORDED IN LIBER S-3 PP 93-100 INCL. ALSO N 100 FT OF W 191 FT OF SW/4 OF SW/4 13.6085 AC.  
 COMBINED ON 8-25-09 W/57-009-004-001-90

Also has 3 other parcels with this same address but this is only one we got back from p.o.

Split/Comb. on 10/21/2013 completed 10/21/2013 TIM SPLIT TO -25 5.23A & -29 1.3A;  
 Parent Parcel(s): 009-004-004-20;  
 Child Parcel(s): 009-004-004-25, 009-004-004-29;  
 -----  
 12/31/2013 SPLIT TO -20 7.02A, -25 5.23A, -29 1.3A  
 COMBINED ON 08-25-09 WITH 57-009-004-001-90.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
Residentia 3 - 7 @\$3000			7.02 Acres		3000 100		21,060
			7.02 Total Acres		Total Est. Land Value =		21,060

2024 Est. T.C.V.	009-004-004-20						=	21,060
Est. TCV/Total Floor Area	= 13.93							
2023 Assessed	MBOR	S.E.V.		Base for Cap	C.P.I.			
10,500	10,500	10,500		5,035	5.00			
2024 New Eq.	Adjustment	Loss		Additions	Tax Adjustment	Losses		
0	0	0		0	251	0		
2024 Assessed	MBOR	S.E.V.		Capped	->Taxable<-	PRE/MBT		
10,500	10,500	10,500		5,286	5,286	0		

009-004-004-25  
Property Class: 402  
Map #:

2024 Est. T.C.V.  
LAKE TOWNSHIP

ANDERSON ERWIN M JR TRUST  
W CROOKED LAKE PARK RD  
LAKE CITY, MI 49651

A PART OF THE SOUTHWEST 1/ 4 OF SECTION 4, TOWN 22 NORTH, RANGE 8 WEST, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN, MORE FULLY DESCRIBED AS COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 4; THENCE NORTH 00'00 '00" EAST, 220.45 FEET ALONG THE WEST SECTION LINE TO THE NORTH RIGHT-OF-WAY OF PARK ROAD AND THE POINT OF BEGINNING; THENCE CONTINUING NORTH 00'00'00" EAST 634.04 FEET; THENCE SOUTH 90'00'00" EAST, 361.11 FEET; THENCE SOUTH 00'18'35" WEST, 635.26 FEET TO THE NORTH LINE OF PARK ROAD; THENCE NORTH 89'48 '14" WEST, 357.68 FEET ALONG SAID LINE TO THE POINT OF BEGINNING. CONTAINING 5.23 ACRES MORE OR LESS AND SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD AND ROAD RIGHT-OF-WAYS ALONG THE WEST AND SOUTH SIDES THERE-OF.

SPLIT/COMBINED ON 10/21/2013 FROM 009-004-004-20;  
FORMERLY PART OF 004-004-20 DESCRIBED AS:  
. SEC 4 T22N R8W PCL C OF THE SURVEY RECORDED IN LIBER S-3 PP 93-100 INCL. ALSO N 100 FT OF W 191 FT OF SW/4 OF SW/4 13.6085 AC.  
COMBINED ON 8-25-09 W/57-009-004-001-90

Split/Comb. on 10/21/2013 completed 10/21/2013 TIM        SPLIT TO -25 5.23A & -29 1.3A;  
Parent Parcel(s): 009-004-004-20;  
Child Parcel(s): 009-004-004-25, 009-004-004-29;  
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Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS  
  \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 90/FF	357.68	636.93	0.8647	1.1233	90	100		31,270
358 Actual Front Feet, 5.23 Total Acres						Total Est.	Land Value =	31,270

2024 Est. T.C.V. 009-004-004-25						=		31,270
Est. TCV/Total Floor Area = 20.68								
2023 Assessed	MBOR	S.E.V.	Base for Cap		C.P.I.			
12,200	12,200	12,200	3,765		5.00			
2024	New Eq. Adjustment	Loss	Additions		Tax Adjustment		Losses	
0	3,400	0	0		188		0	
2024 Assessed	MBOR	S.E.V.	Capped		->Taxable<-		PRE/MBT	
15,600	15,600	15,600	3,953		3,953		0	



009-004-004-30	2024 Est. T.C.V.	BRAVATA DANIEL J
Property Class: 402		W ANDERSON TRL
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 4 T22N R8W (0\*1999) THAT PART OF PCL D OF THE SURVEY RECORDED IN LIBER S-3  
PP 93-100 INCL LYING N'LY OF A LINE BEG S 88 DEG 15'20" E 356.6 FT & N 0 DEG  
18'35"E 1965.47 FT FROM SW COR SEC 4 TH S 89 DEG 57'21"E 199.93 FT TO POE.  
2.34A.

<http://www.whitepages.com>  
DANIEL J BRAVATA  
17 MANZANA CT NW, APT 2A  
GRAND RAPIDS, MI 49534-5741  
PRIOR: WYOMING, MI (2010)

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS  
\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 1 -	2.99	@\$7000	2.34	Acres	7000	100		16,380
	2.34 Total Acres				Total Est. Land Value =			16,380

2024 Est. T.C.V. 009-004-004-30	=	16,380			
Est. TCV/Total Floor Area = 10.83					
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
8,200	8,200	8,200	6,175	5.00	
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	308	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
8,200	8,200	8,200	6,483	6,483	0

009-004-004-34	2024 Est. T.C.V.	BRAVATA THOMAS E JR
Property Class: 401		9898 W ANDERSON TRL
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 4 T22N R8W (0\*2000) BEG S 88 DEG 15'20"E 356.6 FT & N O DEG 18'35"E 1476.66 FT FROM SW COR SEC 4 TH N 0 DEG 18'35"E 488.81 FT, S 89 DEG 57' 21"E 199.93 FT, S O DEG 18'35"W 527.68 FT, N 78 DEG 56'39"W 203.5 FT TO POB. 2.33A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 90/FF	199.93	507.65	1.0001	1.0614	90	100		19,100
200 Actual Front Feet, 2.33 Total Acres Total Est. Land Value =								19,100

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	97	970
Total Estimated Land Improvements True Cash Value =				970

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Low Blt 1980

(11) Heating System: Wall Furnace  
 Ground Area = 792 SF Floor Area = 792 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Siding	Comp.Shingle	792		
			Total:	40,149	14,052

Other Additions/Adjustments

Skirting, Metal or Vinyl, Vertical	174	1,877	657
Plumbing			
Average Fixture(s)	1	748	262
Water/Sewer			
1000 Gal Septic	1	4,263	1,492
Water Well, 100 Feet	1	5,506	1,927
Built-Ins			
Appliance Allow.	1	1,638	573
		Totals:	54,181 18,963

Notes:

ECF (424 JENNINGS) 0.670 => TCV: 12,705

2024 Est. T.C.V. 009-004-004-34 = 32,775

Est. TCV/Total Floor Area = 41.38

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
13,300	13,300	13,300	11,970	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-13,300	0	0	-11,970	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
16,400	0	0	12,568	0	0	



009-004-004-36	2024 Est. T.C.V.	MCCASLIN CINDY
Property Class: 401		735 S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 4 T22N R8W (0\*1999) BEG S 88 DEG 15'20"E 356.60 FT & N 0 DEG 18'35"E 912.98 FT FROM SW COR SEC 4 TH N 0 DEG 18'35"E 563.68 FT, S 78 DEG 56' 39"E 203.50 FT, S 0 DEG 18'35"W 525.74 FT, N 89 DEG 41'25"W 199.93 FT TO POB. 2.5A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 90/FF	199.93	544.69	1.0001	1.0802	90	100		19,439
200 Actual Front Feet, 2.50 Total Acres Total Est. Land Value =								19,439

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	97	970
Total Estimated Land Improvements True Cash Value =				970

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

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 936 SF Floor Area = 936 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Piers	936		
			Total:	102,563	82,052

Other Additions/Adjustments

Plumbing

Average Fixture(s) 1 1,230 984

Water/Sewer

1000 Gal Septic 1 4,550 3,640  
 Water Well, 100 Feet 1 5,640 4,512

Deck

Treated Wood 100 2,490 1,992

Built-Ins

Appliance Allow. 1 1,934 1,547

Totals: 118,407 94,727

Notes:

ECF (424 JENNINGS) 0.670 => TCV: 63,467

2024 Est. T.C.V. 009-004-004-36 = 83,876

Est. TCV/Total Floor Area = 89.61

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
32,200	32,200	32,200	19,996	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	9,700	0	0	999	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
41,900	41,900	41,900	20,995	20,995	20,995	

009-004-004-39	2024 Est. T.C.V.	TAYLOR COBEY & KRISTIN &
Property Class: 401		9912 W CROOKED LAKE PARK RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 4 T22N R8W (0\*1999) BEG S 88 DEG 15'20"E 356.60 FT FROM SW COR SEC 4 TH N 0 DEG 18'35"E 164.08 FT, S 89 DEG 48'14"E 199.94 FT, S 0 DEG 18' 35"W 169.49 FT, N 88 DEG 15' 20"W 200 FT.ALSO, BEG S 88 DEG 15'20"E 356.60 FT, N 0 DEG 18'35"E 230.08 FT FROM SW COR SEC 4 TH N 0 DEG 18'35"E 682.9 FT, S 89 DEG 41'25"E 199.93 FT, S 0 DEG 18'35"W 682.50 FT, N 89 DEG 48'14"W 199.94 FT TO POB. 3.9A.

99SPLIT FROM 004-30 FOR 00 NEW MH ETC FOR 00 (S OF PARK)  
00 COMBO W/004-38 FOR 01

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS  
\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 90/FF	199.94	682.50	0.8412	1.1429	90	100		17,301
<Site Value A> GROUP A	\$10000				10000	100		10,000
399 Actual Front Feet, 3.88 Total Acres Total Est. Land Value =								27,301

Land Improvement Cost Estimates

Description	Rate	Size % Good	Cash Value
Wood Frame	27.81	64 50	890

Residential Local Cost Land Improvements

Description	Rate	Size % Good	Cash Value
LAND IMPROVE 1000	1,000.00	1 94	940
Total Estimated Land Improvements True Cash Value =			1,830

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C 5 Blt 2004

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 1404 SF Floor Area = 2106 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	1,404		
Total:				247,297	197,839

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,476	1,181
3 Fixture Bath	1	4,646	3,717

Water/Sewer

1000 Gal Septic	1	4,864	3,891
Water Well, 100 Feet	1	5,808	4,646

Porches

WPP	96	2,845	2,276
WPP	20	1,059	847
WPP	20	1,059	847

Garages

Class: C Exterior: Pole (Unfinished)

Door Opener	2	1,093	874
Base Cost	1200	28,956	23,165

Built-Ins

Appliance Allow.	1	2,766	2,213
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Totals: 301,869 241,496

Notes: 9912 CROOKED LANE

ECF (424 JENNINGS) 0.670 => TCV: 161,802

Ag. Bld 1 0, 4 Wall Barn, Free-Stall Class:D,Pole Quality:Average  
Height: 12 ft

Parcel Number: 009-004-004-39

Page: 2

Description	Rate	Size	Cost New
Base Cost	19.82	400	7,928
Default Walls	9.69	400	3,876

Phy/Ab.Phy/Func/Econ/Comb. % Good=45/100/100/100/45	Depr. Cost =	5,312		
Unit in Place Item(s)	Rate	Quantity/Area	Depr. Cost	
/A22/UOCH	5.62	330	100	1,854
ECF (424 JENNINGS)	0.670 =>	TCV of Bldg: 1 =	4,801	

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Total Estimated True Cash Value of Agricultural Buildings	=	4,801
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2024 Est. T.C.V. 009-004-004-39	=	195,734
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Est. TCV/Total Floor Area = 92.94

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
79,900	79,900	79,900	67,790	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	18,000	0	0	3,389	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
97,900	97,900	97,900	71,179	71,179	71,179	

009-004-004-40	2024 Est. T.C.V.	WILDER CHARLES G SR & MARY E
Property Class: 402		W ANDERSON TRL
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 4 T22N R8W (2\*1998) PCL E OF SURVEY RECORDED IN LIBER S-3 PP 93-100 INCL EXC THAT PART OF PCL E LYING S'LY OF CROOKED LAKE PARK ROAD. & EXC THE S 800 FT LYING N'LY OF CROOKEDLAKE PARK ROAD. 6.628A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 3 - 7 @\$3000			6.63 Acres		3000	100		19,890
			6.63 Total Acres				Total Est. Land Value =	19,890

2024 Est. T.C.V. 009-004-004-40 = 19,890

Est. TCV/Total Floor Area = 9.44

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
9,900	9,900	9,900	3,196	5.00		
2024 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	159	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
9,900	9,900	9,900	3,355	3,355	0	

009-004-004-45	2024 Est. T.C.V.	BREWSTER CAROL A
Property Class: 401		9870 W CROOKED LAKE PARK RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 4 T22N R8W (1 \*2023) (0\*1998) THAT PART OF PCL E OF THE SURVEY RECORDED IN LIBER S-6 P-143, A PART OF THE SOUTHWEST¼ OF SECTION 4, T22N-R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION; THENCE S88°31'43"E, ALONG THE SOUTH LINE OF SAID SECTION 556.46 FEET; THENCE N00°02'05"E, 635.55 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N00°02'05"E, 400.00 FEET; THENCE N89°54'54"E, 199.94 FEET; THENCE S00°02'05"W, 400.00 FEET; THENCE S89°54'54"W, 199.94 FEET TO THE POINT OF BEGINNING. CONTAINING 1.84 ACRES MORE OR LESS.

SPLIT 9/20/2022 PART TO 009-004-004-47

FORMELRY SEC 4 T22N R8W (0\*1998) S'LY 800 FT OF THAT PART OF PCL E OF THESURVEY RECORDED IN LIBER S-3 PP 93-100 INCL, LYING N'LY OF CROOKED LAKE PARK ROAD. 3.672A.

Split/Comb. on 09/20/2022 completed 09/20/2022 TIM ;

Parent Parcel(s): 009-004-004-45;

Child Parcel(s): 009-004-004-47;

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9/2022 SPLIT 1/2 TO 009-004-004-47

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 90/FF	200.00	400.00	1.0000	1.0000	90	100		18,000
200 Actual Front Feet, 1.84 Total Acres					Total Est.		Land Value =	18,000

2024 Est. T.C.V. 009-004-004-45 = 18,000

Est. TCW/Total Floor Area = 8.55, Most recent sale 09/28/2009 for 65,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.				
7,000	7,000	7,000	3,150	5.00				
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses				
0	2,000	0	157	0				
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT			
9,000	9,000	9,000	3,307	3,307	0			

009-004-004-47                                    2024 Est. T.C.V.                                    BOUWMAN SHARI L & BRUCE J  
 Property Class: 401                                    9870 W CROOKED LAKE PARK RD  
 Map #:                                    LAKE TOWNSHIP                                    LAKE CITY, MI 49651

SEC 4 T22N RSW (0\*2023) PARCEL OF THE SURVEY RECORDED IN LIBER S-6 P-143, A PART OF THE SOUTHWEST¼ OF SECTION 4, T22N-R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION; THENCE S88°31'43"E, ALONG THE SOUTH LINE OF SAID SECTION 556.46 FEET; THENCE N00°02'05"E, 235.55 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N00°02'05"E, 400.00 FEET; THENCE N89°54'54"E. 199.94 FEET; THENCE 500°02'05"W, 400.00 FEET; THENCE 589°54'54"W, 199.94 FEET TO THE POINT OF BEGINNING. CONTAINING 1.84 ACRES MORE OR LESS.  
 SPLIT ON 09/15/2022 FROM 009-004-004-45;

Split/Comb. on 09/20/2022 completed 09/20/2022 TIM ;  
 Parent Parcel(s): 009-004-004-45;  
 Child Parcel(s): 009-004-004-47;

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 90/FF	200.00	400.00	1.0000	1.0000	90	100		18,000
200 Actual Front Feet, 1.84 Total Acres                    Total Est. Land Value =								18,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	35.77	60	50	1,073
Total Estimated Land Improvements True Cash Value =				1,073

Cost Est. for Res. Bldg: 1 Single Family GRG                                    Cls C                                    Blt 2004

(11) Heating System: No Heating/Cooling  
 Ground Area = 0 SF     Floor Area = 0 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Plumbing					
3	Fixture Bath		1	-4,646	-3,717
Water/Sewer					
1000	Gal Septic		1	4,864	3,891
1	Water Well, 100 Feet		1	5,808	4,646
Garages					
Class: C Exterior: Pole (Unfinished)					
	Base Cost		768	20,513	16,410
Class: BC Exterior: Pole (Unfinished)					
	Door Opener		4	2,733	2,186
	Base Cost		2641	84,089	67,271
Totals:				113,361	90,687

Notes:

ECF (424 JENNINGS) 0.670 => TCV: 60,760

2024 Est. T.C.V. 009-004-004-47 = 79,833

Est. TCV/Total Floor Area = 0.00, Most recent sale 10/19/2022 for 106,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
32,100	32,100	32,100	32,100	5.00			
2024			New Eq.	Adjustment	Loss	Additions	
0	7,800	0	0	1,605	0	0	
2024 Assessed			MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
39,900	39,900	39,900	33,705	33,705	0		

009-004-004-48	2024 Est. T.C.V.	FULLER RAYMOND L
Property Class: 401		9847 W CROOKED LAKE PARK RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

THAT PART OF PCL E OF SURVEY RECORDED IN LIBER S-3 PP 92-100 INCL LYING S'LY OF CROOKED LAKE PARK ROAD. .79A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A		\$10000			10000	100		10,000
199 Actual Front Feet, 0.79 Total Acres					Total Est.		Land Value =	10,000

Cost Est. for Res. Bldg: 1 Single Family GRG Cls CD Blt 2011

(11) Heating System: No Heating/Cooling  
 Ground Area = 0 SF Floor Area = 0 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					

Garages

Class: C Exterior: Pole (Unfinished)					
	Base Cost		640	18,022	16,220
Class: CD Exterior: Pole (Unfinished)					
	Base Cost		768	18,263	16,437
			Totals:	36,285	32,657

Notes:

ECF (424 JENNINGS) 0.670 => TCV: 21,880

2024 Est. T.C.V. 009-004-004-48		=	31,880
Est. TCV/Total Floor Area =	0.00, Most recent sale 01/17/2024 for 0		
2023 Assessed	MBOR	S.E.V.	Base for Cap C.P.I.
12,300	12,300	12,300	7,909 5.00
2024 New Eq. Adjustment		Loss	Additions Tax Adjustment Losses
0	3,600	0	0 395 0
2024 Assessed	MBOR	S.E.V.	Capped ->Taxable<- PRE/MBT
15,900	15,900	15,900	8,304 8,304 0

009-004-004-50                                      2024 Est. T.C.V.                                      QUINT WILLIAM L III  
 Property Class: 402                                      W CROOKED LAKE PARK RD  
 Map #:                                      LAKE TOWNSHIP                                      LAKE CITY, MI 49651

SEC 4 T22N R8W (0\*2022) PCL F-1 OF THE SURVEY RECORDED IN LIBER S-6 PP 109.  
 2.83A. SPLIT ON 03/09/2022 INTO 009-004-004-52, 009-004-004-54, 009-004-004-56;  
 FORMERLY SEC 4 T22N R8W (2\*2000) PCL F OF THE SURVEY RECORDED IN LIBER S-3 PP  
 93-100 EXC THAT PART LYING S OF CROOKED LAKE PARK ROAD. 9.72A.

Split/Comb. on 04/14/2022 completed 04/14/2022 TIM ;  
 Parent Parcel(s): 009-004-004-50;  
 Child Parcel(s): 009-004-004-52, 009-004-004-54, 009-004-004-56;  
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Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 90/FF	199.99	616.40	1.0000	1.1142	90	100		20,054
200 Actual Front Feet, 2.83 Total Acres      Total Est. Land Value =								20,054

2024 Est. T.C.V. 009-004-004-50	=	20,054
Est. TCW/Total Floor Area = 0.00, Most recent sale 12/01/2001 for 11,700		
2023 Assessed	MBOR	S.E.V.
7,800	7,800	7,800
		1,431
		5.00
2024 New Eq. Adjustment	Loss	Additions
0	2,200	0
		71
		0
2024 Assessed	MBOR	S.E.V.
10,000	10,000	10,000
		Capped
		1,502
		->Taxable<-
		1,502
		PRE/MBT
		0



009-004-004-52 2024 Est. T.C.V. QUINT SUSANNE E  
 Property Class: 402 W ANDERSON TRL  
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

SEC 4 T22N R8W (0\*2022) PCL F-2 OF THE SURVEY RECORDED IN LIBER S-6 PP 109.  
 3.01A. SPLIT ON 03/09/2022 FROM 009-004-004-50;

Split/Comb. on 04/14/2022 completed 04/14/2022 TIM ;  
 Parent Parcel(s): 009-004-004-50;  
 Child Parcel(s): 009-004-004-52, 009-004-004-54, 009-004-004-56;

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 90/FF	199.95	655.74	1.0001	1.1315	90	100		20,364
200 Actual Front Feet, 3.01 Total Acres					Total Est. Land Value =			20,364

2024 Est. T.C.V. 009-004-004-52 = 20,364

Est. TCV/Total Floor Area = 0.00

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
7,900	7,900	7,900	1,522	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,300	0	0	76	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
10,200	10,200	10,200	1,598	1,598	0	

009-004-004-54	2024 Est. T.C.V.	TEPASTTE THOMAS M JR
Property Class: 402		W ANDERSON TRL
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 4 T22N R8W (0\*2022) PCL F-3 OF THE SURVEY RECORDED IN LIBER S-6 PP 109.  
 1.81A. SPLIT ON 03/09/2022 FROM 009-004-004-50.

Split/Comb. on 04/14/2022 completed 04/14/2022 TIM ;  
 Parent Parcel(s): 009-004-004-50;  
 Child Parcel(s): 009-004-004-52, 009-004-004-54, 009-004-004-56;  
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Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 90/FF	200.35	393.53	0.9996	0.9959	90	100		17,950
200 Actual Front Feet, 1.81 Total Acres							Total Est. Land Value =	17,950

2024 Est. T.C.V. 009-004-004-54 = 17,950

Est. TCV/Total Floor Area = 0.00

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
7,000	7,000	7,000		915	5.00	
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	2,000	0	0	45	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
9,000	9,000	9,000	960	960	0	

009-004-004-56	2024 Est. T.C.V.	ROHDY EMILY S
Property Class: 402		W ANDERSON TRL
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 4 T22N R8W (0\*2022) PCL F-4 OF THE SURVEY RECORDED IN LIBER S-6 PP 109.  
 2.06A. SPLIT ON 03/09/2022 FROM 009-004-004-50.

Split/Comb. on 04/14/2022 completed 04/14/2022 TIM ;  
 Parent Parcel(s): 009-004-004-50;  
 Child Parcel(s): 009-004-004-52, 009-004-004-54, 009-004-004-56;  
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Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 90/FF	200.35	447.88	0.9996	1.0287	90	100		18,540
200 Actual Front Feet, 2.06 Total Acres					Total Est. Land Value =			18,540

2024 Est. T.C.V. 009-004-004-56	=	18,540
Est. TCV/Total Floor Area = 0.00		
2023 Assessed	MBOR	S.E.V.
7,200	7,200	7,200
	Base for Cap	C.P.I.
	1,041	5.00
2024 New Eq. Adjustment	Loss	Additions
0	2,100	0
		Tax Adjustment
		52
2024 Assessed	MBOR	S.E.V.
9,300	9,300	9,300
	Capped	->Taxable<-
	1,093	1,093
		PRE/MBT
		0



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0	16,200	0	0	1,859	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
68,200	68,200	68,200	39,043	39,043	39,043

009-004-004-60	2024 Est. T.C.V.	POSTEMA ROGER E SR TRUST
Property Class: 402		W ANDERSON TRL
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 4 T22N R8W (2\*2002) THAT PART OF PCL G OF THE SURVEY RECORDED IN LIBER S-3  
PP 93-100 INCL, LYING N'LY OF CROOKED LAKE PARK ROAD. 9.4694A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$3000			9.47 Acres		3000	100		28,410
			9.47 Total Acres				Total Est. Land Value =	28,410

2024 Est. T.C.V. 009-004-004-60 = 28,410

Est. TCV/Total Floor Area = 19.51

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
13,300	13,300	13,300	4,355	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	900	0	0	217	0	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
14,200	14,200	14,200	4,572	4,572	0	0

009-004-004-68                            2024 Est. T.C.V.                            BALLARD LESLIE & GLADYS  
 Property Class: 401                            9799 W CROOKED LAKE PARK RD  
 Map #:    LAKE TOWNSHIP                            LAKE CITY, MI 49651

SEC 4 T22N R8W (0\*2002) THAT PART OF PCL G OF THE SURVEY RECORDED IN LIBER S-3  
 PP 93-100 INCL LYING S'LY OF CROOKED LAKE PARK ROAD. .8406A.

LESS THAN 1/2 MILE TO CROOKED LAKE

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A	\$10000				10000	100		10,000
199 Actual Front Feet, 0.84 Total Acres      Total Est. Land Value =								10,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.97	575	50	2,004
D/W/P: 4in Ren. Conc.	8.18	2336	50	9,554
Wood Frame	27.00	144	50	1,944
Wood Frame	28.00	120	50	1,680
Total Estimated Land Improvements True Cash Value =				15,182

Cost Est. for Res. Bldg: 1 Single Family HUD                            Cls C                            Blt 2002

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1352 SF      Floor Area = 1352 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,352		
Total:				174,390	139,513

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,476	1,181
3 Fixture Bath	1	4,646	3,717

Water/Sewer

1000 Gal Septic	1	4,864	3,891
Water Well, 100 Feet	1	5,808	4,646

Porches

WPP	44	1,954	1,563
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Deck

Treated Wood	240	4,670	3,736
Treated Wood	25	1,183	946
Treated Wood	20	913	730

Garages

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

Door Opener	2	1,093	874
Base Cost	1488	52,854	42,283

Built-Ins

Appliance Allow.	1	2,766	2,213
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Totals:                            256,617                            205,293

Notes:

ECF (424 JENNINGS) 0.670 => TCv:                            137,546

2024 Est. T.C.V. 009-004-004-68                            =                            162,728

Est. TCv/Total Floor Area = 120.36, Most recent sale 10/31/2022 for 172,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
54,400	54,400	54,400	54,400	5.00

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2024	New	Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	13,800		13,200	0	13,800	2,720	0
2024 Assessed			MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	81,400		81,400	81,400	70,920	70,920	70,920



009-004-004-70	2024 Est. T.C.V.	TUBBS TODD & SHELLY &
Property Class: 402		W CROOKED LAKE PARK RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 4 T22N R8W (0\*1997) THAT PART OF PCL H LYING N'LY OF PARK ROAD. 9.48A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS  
\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$3000		9.48	Acres	3000	100			28,440
		9.48	Total Acres				Total Est. Land Value =	28,440

2024 Est. T.C.V. 009-004-004-70 = 28,440

Est. TCV/Total Floor Area = 21.04, Most recent sale 08/22/2022 for 626,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
13,300	13,300	13,300	13,300	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	900	0	665	0		
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
14,200	14,200	14,200	13,965	13,965	0	

009-004-004-78                              2024 Est. T.C.V.                              MENDEZ EDWARD J & KATHY M  
Property Class: 402                              W CROOKED LAKE PARK RD  
Map #:    LAKE TOWNSHIP                                      LAKE CITY, MI 49651

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SEC 4 T22N R8W (0\*1997) E 1/2 OF THAT PART OF PCL H LYING S'LY OF PARK ROAD.  
.43A.

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Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 90/FF	99.00	189.20	1.1922	0.8293	90	100		8,809
99 Actual Front Feet, 0.43 Total Acres			Total Acres	Total Est.	Land Value =			8,809

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2024 Est. T.C.V. 009-004-004-78    =                                      8,809

Est. TCV/Total Floor Area = 6.52, Most recent sale 10/24/2022 for 8,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
3,400	3,400	3,400	3,400	5.00			
2024	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
	0	1,000	0	170	0		
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
4,400	4,400	4,400	3,570	3,570	3,570		

009-004-004-79	2024 Est. T.C.V.	MENDEZ EDWARD J & KATHY M
Property Class: 402		W CROOKED LAKE PARK RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 4 T22N R8W (0\*1997) W 1/2 OF THAT PART OF PCL H LYING S'LY OF PARK ROAD.  
.43A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 90/FF	99.00	189.20	1.1922	0.8293	90	100		8,809
99 Actual Front Feet, 0.43 Total Acres							Total Est. Land Value =	8,809

2024 Est. T.C.V. 009-004-004-79 = 8,809

Est. TCV/Total Floor Area = 6.52, Most recent sale 10/24/2022 for 8,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
3,400	3,400	3,400	3,400	5.00		
2024 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	1,000	0	0	170	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
4,400	4,400	4,400	3,570	3,570	3,570	

009-004-005-00	2024 Est. T.C.V.	INDIAN LAKES L C
Property Class: 402		W POPLAR ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 4 T22N R8W ALL OF GOV'T LOT 6 N OF POPLAR ST EXC BLK E OF PLAT OF THE VILLAGE OF JENNINGS, & EXC THE S 165 FT OF THE W33 FT THEREOF. APP 8.63 A.

previously contaminated parcel..cleaned and added to roll for 2001.

Land Value Estimates for Land Table 4085.4085 CROOKED LAKE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A\$1600/FF	300.00	876.07	0.5843	1.6112	1600	100		451,875
GROUP E 600/FF	129.00	876.07	0.8750	0.9739	600	100		65,954
<Site Value J> BACKLOT 40K					40000	100		40,000
429 Actual Front Feet, 8.63 Total Acres							Total Est. Land Value =	557,830

2024 Est. T.C.V. 009-004-005-00 = 557,830

Est. TCV/Total Floor Area = 412.60

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
240,200	240,200	240,200	240,200	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	38,700	0	0	12,010	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
278,900	278,900	278,900	252,210	252,210	0	

009-004-006-00	2024 Est. T.C.V.	INDIAN LAKES L C
Property Class: 402		S CARPO ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 4 T22N R8W GOV'T LOTS 8 & 9 EXC PLATTED PORTIONS THEREOF & GOV'T LOT 7.  
APP 33 A.

Toxic Site//reported cleaned..add to roll for 01

Land Value Estimates for Land Table 4085.4085 CROOKED LAKE

Description	Frontage	Depth	* Factors *		Rate	%Adj.	Reason	Value
			Front	Depth				
GROUP A\$1600/FF1000.00	837.60	0.4097	1.5932	1600	100		1,044,473	
GROUP D	374.00	837.60	1.0000	400	100		149,600	
GROUP E 600/FF	400.00	715.47	0.6587	600	100		147,851	
1774 Actual Front Feet, 32.99 Total Acres						Total Est. Land Value =	1,341,924	

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	20.53	352	50	3,613
Total Estimated Land Improvements			True Cash Value =	3,613

2024 Est. T.C.V. 009-004-006-00 = 1,345,537

Est. TCV/Total Floor Area = 995.22

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
575,400	575,400	575,400	481,220	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	97,400	0	0	24,061	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
672,800	672,800	672,800	505,281	505,281	505,281	

009-005-001-00	2024 Est. T.C.V.	BAIRD BONNIE
Property Class: 402		W POPLAR ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 5 T22N R8W COM 50 FT W OF TH SW COR OF LOT 1 BLK E VILLAGE OF JENNINGS, TH  
W ON N LINE OF POPLAR ST TO SE COR OF LOT 10 BLK Z TH N 165 FT; E 258 FT. S 165  
FT. W 258 FT TO BEG. .9773 A.

Land Value Estimates for Land Table JEN .JENNINGS

		* Factors *					
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
GROUP F 30/FF	258.00	165.00	0.7614	1.0087	30	100	5,944
258 Actual Front Feet, 0.98 Total Acres						Total Est. Land Value =	5,944

2024 Est. T.C.V. 009-005-001-00	=	5,944			
Est. TCV/Total Floor Area = 4.40, Most recent sale 01/09/2015 for 5,000					
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
3,000	3,000	3,000	2,100	5.00	
2024 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses
0	0	0	0	105	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
3,000	3,000	3,000	2,205	2,205	0

009-005-002-00	2024 Est. T.C.V.	VANUSKIRK JOHN & JOY
Property Class: 402		W POPLAR ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 5 T22N R8W PART OF SEC 4 & 5, BEG AT THE SW COR OF LOT 1 BLK E TH N 165 FT; W 50 FT; S 165 FT; AND E 50 FT OF BEG. .1894 A.

Land Value Estimates for Land Table JEN .JENNINGS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
JENNINGS 50	50.00	165.00	1.0571	1.0087	50	100		2,666
50 Actual Front Feet, 0.19 Total Acres							Total Est. Land Value =	2,666

2024 Est. T.C.V. 009-005-002-00 = 2,666

Est. TCV/Total Floor Area = 1.97

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
1,300	1,300	1,300	1,050	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	52	0	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
1,300	1,300	1,300	1,102	1,102	0	

009-005-003-00	2024 Est. T.C.V.	INDIAN LAKES L C
Property Class: 402		OLD RR RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 5 T22N R8W NW FRL 1/4. 164.28 A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia INFERIOR@\$1400		164.28	Acres		1400	100		229,992
		164.28	Total Acres				Total Est. Land Value =	229,992

2024 Est. T.C.V. 009-005-003-00 = 229,992

Est. TCV/Total Floor Area = 170.11

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
115,000	115,000	115,000	56,562	5.00		
2024 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	2,828	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
115,000	115,000	115,000	59,390	59,390	59,390	



009-005-004-00	2024 Est. T.C.V.	INDIAN LAKES L C
Property Class: 402		S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 5 T22N R8W ALL OF SE 1/4 EXC, BEG AT NE COR OF SE 1/4 TH W 1393 FT; S 825 FT; E 568 FT, S 396 FT, E 825 FT, N TO BEG. 126.1174 A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia INFERIOR@	\$1400	126.12	Acres	1400	100			176,568
		126.12	Total Acres				Total Est. Land Value =	176,568

2024 Est. T.C.V. 009-005-004-00 = 176,568

Est. TCV/Total Floor Area = 130.60

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
88,300	88,300	88,300	52,608	5.00		
2024 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	2,630	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
88,300	88,300	88,300	55,238	55,238	55,238	

009-005-005-00	2024 Est. T.C.V.	INDIAN LAKES L C
Property Class: 402		OLD RR RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 5 T22N R8W SW 1/4. 160 A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia INFERIOR@\$1400		160.00	Acres		1400	100		224,000
		160.00	Total Acres				Total Est. Land Value =	224,000

2024 Est. T.C.V. 009-005-005-00 = 224,000

Est. TCV/Total Floor Area = 165.68

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
112,000	112,000	112,000	59,619	5.00		
2024 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	2,980	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
112,000	112,000	112,000	62,599	62,599	62,599	

009-005-006-00 2024 Est. T.C.V. ROSTED DOUGLAS R  
 Property Class: 401 137 S CRAPO ST  
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

. SEC 5 T22N R8W BEG AT A PT 260 FT W & 689 FT S OF TH NE COR OF SEC 5, TH S 66 FT; W 103 FT, N 66 FT, E 103 FT TO BEG. .1561 A.

Land Value Estimates for Land Table JEN JENNINGS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A		1.8K			1800	100		1,800
66 Actual Front Feet, 0.16 Total Acres Total Est. Land Value =								1,800

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

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

(11) Heating System: Forced Air w/o Ducts  
 Ground Area = 768 SF Floor Area = 768 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	384		
1 Story	Siding	Basement	384		
Total:				115,342	69,205

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,476	886
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Water/Sewer

1000 Gal Septic	1	4,864	2,918
Water Well, 100 Feet	1	5,808	3,485

Porches

CCP (1 Story)	108	3,014	1,808
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Garages

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

Base Cost	720	26,165	15,699
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Built-Ins

Appliance Allow.	1	2,766	1,660
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Totals: 159,435 95,661

Notes:

ECF (424 JENNINGS) 0.670 => TCV: 64,093

2024 Est. T.C.V. 009-005-006-00 = 66,843

Est. TCV/Total Floor Area = 87.04

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
25,800	25,800	25,800	11,705	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	7,600	0	0	585	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
33,400	33,400	33,400	12,290	12,290	12,290	

009-005-007-00                      2024 Est. T.C.V.                      TRIBLEY JANELLE RAE  
 Property Class: 401                                                                119 S CRAPO ST  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

. SEC 5 T22N R8W BEG 260 FT W & 34 RDS S OF NE COR SEC 5 TH E 8 RDS N 8 RDS W 8 RDS S TO POB. .4 A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> GROUP B 10K					10000	100		10,000
132 Actual Front Feet, 0.40 Total Acres              Total Est. Land Value =								10,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	264	71	1,233
Total Estimated Land Improvements True Cash Value =				1,233

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

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1242 SF      Floor Area = 1242 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Block	Crawl Space	1,242		
Total:				162,245	97,347

Other Additions/Adjustments

Plumbing

Average Fixture(s)                      1                      1,433                      860

Water/Sewer

1000 Gal Septic                      1                      4,725                      2,835  
 Water Well, 100 Feet                      1                      5,808                      3,485

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)  
 Base Cost                      576                      21,646                      12,988

Built-Ins

Appliance Allow.                      1                      2,766                      1,660

Fireplaces

Exterior 1 Story                      1                      6,513                      3,908

Porches

CCP (1 Story)                      16                      806                      484

Totals:                      205,942                      123,567

Notes:

ECF (424 JENNINGS) 0.670 => TCV:                      82,790

2024 Est. T.C.V. 009-005-007-00				=	94,023
Est. TCV/Total Floor Area = 75.70, Most recent sale 05/23/2000 for 0					
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
36,100	36,100	36,100	27,223	5.00	
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	10,900	0	0	1,361	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
47,000	47,000	47,000	28,584	28,584	28,584

009-005-008-00	2024 Est. T.C.V.	INDIAN LAKES L C
Property Class: 402		S ASPEN ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 5 T22N R8W W 1/2 OF NE FRL 1/4 EXC PLATTED PORTION THEREOF. 77.9758 A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia INFERIOR@\$1400		77.97	Acres	1400	100			109,158
		77.97	Total Acres				Total Est. Land Value =	109,158

2024 Est. T.C.V. 009-005-008-00 = 109,158

Est. TCV/Total Floor Area = 87.89

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
54,600	54,600	54,600	32,484	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	1,624	0		
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
54,600	54,600	54,600	34,108	34,108	34,108	

009-005-009-00	2024 Est. T.C.V.	INDIAN LAKES L C
Property Class: 402		S CRAPO ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 5 T22N R8W THAT PART OF NE 1/4 LYING N'LY & E'LY OF PLAT OF VILLAGE OF JENNINGS & REVISED PLAT OF VILLAGE OF JENNINGS EXC COMM 50 FT W OF SW COR OF LOT 1 BLK E TH W ON NLINE OF POPLAR ST TO SE COR LOT 10 BLK ZTH N 165 FT E 260 FT S 165 FT W 260 FT TO POB & EXC BEG 260 FT W & 689 FT S OF NE COR OF SEC 5 TH S 66 FT W 103 FT N 66 FT E 103 FT TO POB & EXC BEG 260 FT W & 561 FT S OF NE COR SEC 5 TH E 132 FT N 132 FT W 132 FT S 132 FT TO POB. 11.0935 A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residential 8 - 17 @\$3000		11.09 Acres			3000	100		33,270
		11.09 Total Acres					Total Est. Land Value =	33,270

2024 Est. T.C.V. 009-005-009-00 = 33,270

Est. TCV/Total Floor Area = 26.79

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
15,500	15,500	15,500	8,471	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	1,100	0	0	423	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
16,600	16,600	16,600	8,894	8,894	0	

009-006-001-00	2024 Est. T.C.V.	STATE OF MICHIGAN
Property Class: 402		OLD RR RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 6 T22N R8W NE FRL 1/4. 165.44 A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 121 - 300@\$2600		165.44	Acres		2600	100		430,144
		165.44	Total Acres				Total Est. Land Value =	430,144

2024 Est. T.C.V. 009-006-001-00	=	0			
Est. TCV/Total Floor Area = 0.00					
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
0	0	0	0	5.00	
2024	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	0	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
0	0	0	0	0	0

009-006-002-00	2024 Est. T.C.V.	STATE OF MICHIGAN
Property Class: 402		X W ROUND LAKE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 6 T22N R8W NW FRL 1/4 & W FRL 1/2 OF SW 1/4. 260.71 A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 121 - 300@\$2600		260.21	Acres		2600	100		676,546
		260.21	Total Acres				Total Est. Land Value =	676,546

2024 Est. T.C.V. 009-006-002-00	=	0			
Est. TCV/Total Floor Area = 0.00					
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
0	0	0	0	5.00	
2024	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	0	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
0	0	0	0	0	0



009-006-003-00	2024 Est. T.C.V.	JEWELL ROBERT L & JEWELL HAROLD J
Property Class: 402		W ROUND LAKE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 6 T22N R8W E 1/2 OF SW 1/4. 80 A.

EASEMENT ACCESS IS FROM ROUND LAKE RD BUT PARCEL IS SOUTH OF THE RD. -TIM

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia INFERIOR@\$1400		80.00	Acres		1400	100		112,000
		80.00	Total Acres				Total Est. Land Value =	112,000

2024 Est. T.C.V. 009-006-003-00 = 112,000

Est. TCV/Total Floor Area = 90.18

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
56,000	56,000	56,000	29,974	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	1,498	0	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
56,000	56,000	56,000	31,472	31,472	0	0

009-006-004-00	2024 Est. T.C.V.	STATE OF MICHIGAN
Property Class: 402		
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 6 T22N R8W N 1/2 OF SE 1/4. 80 A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 121 - 300@\$2600		80.00	Acres		2600	100		208,000
		80.00	Total Acres				Total Est. Land Value =	208,000

2024 Est. T.C.V. 009-006-004-00	=	0			
Est. TCV/Total Floor Area = 0.00					
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
0	0	0	0	5.00	
2024 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses
0	0	0	0	0	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
0	0	0	0	0	0

009-006-005-00 2024 Est. T.C.V. PINGEL KELLY A  
 Property Class: 401 W ROUND LAKE RD  
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

. SEC 6 T22N R8W S 1/2 OF SE 1/4 EXC S 200 FT OF SW 1/4 OF SE 1/4. 73.9394A

TRAILER 192 SQ FT.

ACCESS IS FROM EASEMENT OFF W ROUND LAKE RD. PARCEL IS NORTH OF THE ROAD -TIM

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia INFERIOR@	\$1400	73.94 Acres	1400	100				103,516
73.94 Total Acres Total Est. Land Value =								103,516

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	21.40	144	50	1,541
Total Estimated Land Improvements True Cash Value =				1,541

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Low Blt 0

(11) Heating System: Forced Warm Air  
 Ground Area = 696 SF Floor Area = 696 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Metal	696		
Expando			72		
			Total:	40,658	14,231

Other Additions/Adjustments

Skirting, Metal or Vinyl, Vertical	144	1,554	544
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Plumbing

Average Fixture(s)	1	748	262
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Water/Sewer

1000 Gal Septic	1	4,263	1,492
Water Well, 100 Feet	1	5,506	1,927

Deck

Pine	72	1,634	572
Pine	16	561	196

Built-Ins

Appliance Allow.	1	1,638	573
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Totals:			56,562	19,797
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Notes:

ECF (416 RURAL METES & BOUNDS) 0.800 => TCV: 15,838

2024 Est. T.C.V. 009-006-005-00 = 120,895

Est. TCV/Total Floor Area = 173.70, Most recent sale 06/28/1991 for 31,600

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
61,100	61,100	61,100	41,176	5.00	
2024 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-700	0	0	2,058	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
60,400	60,400	60,400	43,234	43,234	0



Parcel Number: 009-007-001-00

Page: 2

Average Fixture(s)	1	1,476	1,181
Water/Sewer			
1000 Gal Septic	1	4,864	3,891
Water Well, 100 Feet	1	5,808	4,646
Deck			
Pine w/Roof (Deck Portion)	100	2,039	1,631
Pine w/Roof (Roof portion)	100	1,826	1,461
Treated Wood	448	7,020	5,616
Garages			
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	672	27,660	22,128
Common Wall: 1 Wall	1	-2,686	-2,149
Door Opener	1	547	438
Built-Ins			
Appliance Allow.	1	2,766	2,213
Fireplaces			
Wood Stove	1	2,551	2,041
Totals:		228,882	183,107

Notes:

ECF (4086 ROUND LAKE) 1.460 =&gt; TCV: 267,336

2024 Est. T.C.V. 009-007-001-00		=	372,491
Est. TCV/Total Floor Area = 316.74, Most recent sale 04/24/2015 for 224,000			
2023 Assessed	MBOR	S.E.V.	Base for Cap
165,300	165,300	165,300	125,081
			C.P.I.
			5.00
2024 New Eq.	Adjustment	Loss	Additions
0	20,900	0	0
			Tax Adjustment
			6,254
			Losses
			0
2024 Assessed	MBOR	S.E.V.	Capped
186,200	186,200	186,200	131,335
			->Taxable<-
			131,335
			PRE/MBT
			0

009-007-001-40	2024 Est. T.C.V.	BEILHARZ MATTHEW A &
Property Class: 401		11725 W ROUND LAKE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 7 T22N R8W COMM AT N 1/4 COR TH S 0 DEG 54'12" E 1313.34 FT TO POB TH N 89 DEG 17'32" E 171.09 FT, TH S 0 DEG 54'12" E 62.11 FT TH S 40 DEG 42'36" W 2003.96 FT, TH N 33 DEG 46'53" W 149.46 FT, TH N 35 DEG 32'40" E 1785.23 FT, TH N 89 DEG 17'32" E 180.34 FT TO POB. 10.14A.

Land Value Estimates for Land Table 4086.4086 ROUND LAKE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 500/FF	149.00	0.00	1.0000	1.0000	500	100	LOCATION	74,500
RES 7 ROUN 2800/A		10.14 Acres	2800	100				28,392
149 Actual Front Feet, 10.14 Total Acres			Total Est.				Land Value =	102,892

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	10.26	605	94	5,835
Wood Frame	35.46	127	94	4,233
		Total Estimated Land Improvements	True Cash Value =	10,068

Cost Est. for Res. Bldg: 1 Mobile Home 1S Cls Good Blt 2010

(11) Heating System: Wall Furnace  
 Ground Area = 374 SF Floor Area = 374 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=76/100/100/100/76

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Hardboard	Comp.Shingle	374		
			Total:	37,460	28,469

Other Additions/Adjustments

Skirting, Metal or Vinyl, Sim. St/Brk	92	1,932	1,468
Plumbing			
Average Fixture(s)	1	1,237	940
Water/Sewer			
1000 Gal Septic	1	5,636	4,283
Water Well, 50 Feet	1	2,921	2,220
Porches			
WCP (1 Story)	118	5,980	4,545
Deck			
Treated Wood	63	2,128	1,617
Treated Wood	20	966	734
Built-Ins			
Appliance Allow.	1	3,975	3,021
	Totals:	62,235	47,297

Notes:

ECF (4086 ROUND LAKE) 0.800 => TCV: 37,838

2024 Est. T.C.V. 009-007-001-40 = 150,798

Est. TCV/Total Floor Area = 403.20

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
64,900	64,900	64,900	44,143	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	10,500	0	0	2,207	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
75,400	75,400	75,400	46,350	46,350	0	

009-007-001-60                                      2024 Est. T.C.V.                                      HAMMACK EDWARD C & ALICE J  
 Property Class: 401                                      11749 W ROUND LAKE RD  
 Map #:    LAKE TOWNSHIP                                      LAKE CITY, MI 49651

. SEC 7 T22N R8W COMM AT N 1/4 COR TH S 0 DEG 54'12" E 1313.34 FT TH S 89 DEG  
 17'32" W 656.6 FT, TH S 26 DEG 03'37" W 1475.66 FT TH N36 DEG 24'23" W 14.84 FT,  
 TH N 41 DEG 21'53" W 134.62 FT, N 42 DEG 38'37" E 80.52 FT, N 04 DEG 02'15" E  
 1148.73 FT, N 89 DEG 17'32" E 610.68 FT TO POB. 10.10A.

Land Value Estimates for Land Table 4086.4086 ROUND LAKE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 500/FF	149.00	0.00	1.0000	1.0000	500	100		74,500
RES 7 ROUN 2800/A				10.10 Acres	2800	100		28,280
149 Actual Front Feet, 10.10 Total Acres                      Total Est. Land Value =								102,780

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.18	320	50	1,309
Wood Frame	22.99	360	50	4,138
Wood Frame	26.75	150	50	2,006
Total Estimated Land Improvements True Cash Value =				7,453

Cost Est. for Res. Bldg: 1 Single Family LOG                                      Cls C 10 Blt 2007

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1120 SF      Floor Area = 1680 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1.5 Story	Pine Logs	Basement	1,120			
			Total:	233,668	198,615	
Other Additions/Adjustments						
Recreation Room			1120	21,650	18,402	
Exterior						
Stone Veneer			210	7,972	6,776	
Basement, Outside Entrance, Below Grade			2	5,119	4,351	
Plumbing						
Average Fixture(s)			1	1,476	1,255	
3 Fixture Bath			1	4,646	3,949	
Water/Sewer						
1000 Gal Septic			1	4,864	4,134	
Water Well, 100 Feet			1	5,808	4,937	
Porches						
WCP (1 Story)			320	10,483	8,911	
CCP (1 Story)			96	2,708	2,302	
WPP			128	3,455	2,937	
CCP (1 Story)			144	3,927	3,338	
Foundation: Shallow			144	-1,122	-954	
Built-Ins						
Appliance Allow.			1	2,766	2,351	
				Totals:	307,420	261,304

Notes:

ECF (4086 ROUND LAKE) 1.460 => TCv: 381,504

2024 Est. T.C.V. 009-007-001-60                                      =                      491,737  
 Est. TCv/Total Floor Area = 292.70  
 2023 Assessed                      MBOR                      S.E.V.                      Base for Cap                      C.P.I.

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	222,000	222,000	222,000	109,183	5.00	
2024	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	23,900	0	0	5,459	0
2024	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	245,900	245,900	245,900	114,642	114,642	0





Totals: 277,208 180,185

Notes: DOUBLE WIDE

ECF (4086 ROUND LAKE) 0.750 => TCV: 135,139

Cost Est. for Res. Bldg: 2 Single Family 1S Cls CD Blt 0

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 440 SF Floor Area = 440 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	440		
Total:				55,480	33,288

Other Additions/Adjustments

Plumbing					
Average Fixture(s)			1	1,230	738
Built-Ins					
Appliance Allow.			1	1,934	1,160
Totals:				58,644	35,186

Notes:

ECF (4086 ROUND LAKE) 1.460 => TCV: 51,372

2024 Est. T.C.V. 009-007-001-80 = 296,973

Est. TCV/Total Floor Area = 155.32

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
122,800	122,800	122,800	76,008	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	25,700	0	0	3,800	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
148,500	148,500	148,500	79,808	79,808	79,808	

009-007-002-00	2024 Est. T.C.V.	AKR LLC
Property Class: 402		W ROUND LAKE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 7 T22N R8W (0\*1999) BEG AT S 1/4 COR SEC 6 TH N 89 DEG 13' 49"E 661.65 FT, S 0 DEG 57'54"E 914.80 FT, S 04 DEG19'28"E 1353.19 FT, S 62 DEG 02'58"W 43.74 FT, S 75 DEG 13'20"W 205.10 FT, S 74 DEG 48'32"W 140.94 FT, S61 DEG 13'22"W 220.78 FT, N 0 DEG 56'53"W 1161.47 FT, S 89 DEG 14'51"W 171.94 FT N 0 DEG 56'04"W 1312.27 FT TO POB. 33.11A.

SHALLOW PART OF LAKE COMBO W/PRT OF 006-008-90 & 007-008-90 FOR 00

The State Tax Commission has directed that Michigan Revenue Administrative Bulletin 1989-48 is to be used in determining whether entities are commonly controlled. This bulletin is available on the Internet at [www.michigan.gov/treasury](http://www.michigan.gov/treasury). This bulletin details three categories of common control:

1. A parent-subsidiary group of trades or businesses
  2. A brother-sister group of trades or businesses
  3. A combined group of trades or businesses (a specific combination of a parent-subsidiary group and a brother-sister group of trades or businesses)
- For entities to be commonly controlled under Michigan Revenue Administrative Bulletin 1989-48, the entities must be engaged in a business or trades activity. See C & J investments of Grayling, LLC v City of Grayling, aff'd Michigan Court Appeals, November 3, 2007 (Unpublished). The term "common" is defined as "belonging equally to, or shared alike by, two or more or all in question." Entities which are not engaged in a business activity cannot be entities under common control under Michigan Revenue Administrative Bulletin 1989-48.
- Example: A husband and wife own their personal residence together as tenants by the entireties. For estate planning and other purposes, they convey the property to a limited liability company of which the wife is the only member. The entities involved (the husband and wife and the limited liability company) cannot be considered entities under common control under

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 30 - 65	\$3000	33.11	Acres	3000	100			99,330
		33.11	Total Acres				Total Est. Land Value =	99,330

2024 Est. T.C.V. 009-007-002-00 = 99,330

Est. TCV/Total Floor Area = 51.95

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
39,700	39,700	39,700	31,290	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	10,000	0	1,564	0		
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
49,700	49,700	49,700	32,854	32,854	0	

009-007-002-40	2024 Est. T.C.V.	BEILHARZ MATTHEW A &
Property Class: 402		W ROUND LAKE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 7 T22N R8W BEG S 0 DEG 54'12" E 660.08 FT FROM N 1/4 COR TH S 0 DEG 54'12" E 653.26 FT, S 89 DEG 17'32" W 1267.28 FT N 04 DEG 02' 15" E 658.31 FT, N 89 DEG 25'10" E 1210.3 FT TO POB. 18.62A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 18	-29	@\$3000	18.62	Acres	3000	100		55,860
			18.62	Total Acres			Total Est. Land Value =	55,860

2024 Est. T.C.V. 009-007-002-40 = 55,860

Est. TCV/Total Floor Area = 29.22

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
24,200	24,200	24,200	9,098	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	3,700	0	0	454	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
27,900	27,900	27,900	9,552	9,552	0	

009-007-002-55 2024 Est. T.C.V. JEWELL ROBERT L & JEWELL HAROLD J  
 Property Class: 401 11722 W ROUND LAKE RD  
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

. SEC 7 T22N R8W N 660 FT OF NE1/4 OF NW1/4. 20A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
Residentia 18	-29 @\$3000	20.00 Acres	3000	100			60,000
		20.00 Total Acres			Total Est.	Land Value =	60,000

Land Improvement Cost Estimates

Description	Rate	Size % Good	Cash Value
Metal Prefab	15.93	96 50	764
Metal Prefab	15.93	96 50	764
Total Estimated Land Improvements True Cash Value =			1,528

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

(11) Heating System: Wall/Floor Furnace

Ground Area = 1000 SF Floor Area = 1000 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	520		
1 Story	Siding	Crawl Space	480		
			Total:	113,441	79,409

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,230	861
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Water/Sewer

1000 Gal Septic	1	4,550	3,185
Water Well, 50 Feet	1	2,585	1,809

Porches

WGEP (1 Story)	144	11,141	7,799
WGEP (1 Story)	80	7,597	5,318

Deck

Treated Wood	48	1,690	1,183
w/Roof (Roof portion)	160	2,536	1,775

Garages

Class: CD Exterior: Pole (Unfinished)

Base Cost	960	21,754	15,228
No Concrete Floor	960	-5,866	-4,106

Built-Ins

Appliance Allow.	1	1,934	1,354
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Breezeways

Frame Wall	40	1,899	1,329
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Totals: 164,491 115,144

Notes:

ECF (416 RURAL METES & BOUNDS) 0.930 => TCv: 107,084

2024 Est. T.C.V. 009-007-002-55 = 168,612

Est. TCv/Total Floor Area = 168.61

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
78,600	78,600	78,600	45,459	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	5,700	0	0	2,272	0	

Parcel Number: 009-007-002-55

Page: 2

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2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
84,300	84,300	84,300	47,731	47,731	0

009-007-002-65	2024 Est. T.C.V.	WEBSTER BARRY
Property Class: 401		W ROUND LAKE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 7 T22N R8W W 230 FT OF NW FRL 1/4 OF NW FRL 1/4 & W230 FT OF GOV'T LOT 1.  
11.19A.

Land Value Estimates for Land Table 4086.4086 ROUND LAKE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 500/FF	225.00	0.00	0.9767	1.0000	500	100		109,881
RES 7 ROUN 3400/A			11.19 Acres		3400	100		38,046
225 Actual Front Feet, 11.19 Total Acres Total Est. Land Value =								147,927

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	31.19	64	71	1,417
Total Estimated Land Improvements True Cash Value =				1,417

Cost Est. for Res. Bldg: 1 Single Family LOG Cls CD Blt 1937

(11) Heating System: Space Heater

Ground Area = 700 SF Floor Area = 700 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Pine Logs	Crawl Space	700		
Total:				88,220	48,521

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,230	676
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Water/Sewer

1000 Gal Septic	1	4,550	2,502
Water Well, 50 Feet	1	2,585	1,422

Porches

CGEP (1 Story)	224	11,977	6,587
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Built-Ins

Appliance Allow.	1	1,934	1,064
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Totals: 110,496 60,772

Notes:

ECF (4086 ROUND LAKE) 1.460 => TCV: 88,727

2024 Est. T.C.V. 009-007-002-65 = 238,071

Est. TCV/Total Floor Area = 340.10

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
95,000	95,000	95,000	44,868	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	24,000	0	0	2,243	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
119,000	119,000	119,000	47,111	47,111	0	

009-007-002-85	2024 Est. T.C.V.	FILE ROBERT S & VICKI S
Property Class: 401		11871 W ROUND LAKE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 7 T22N R8W BEG N 89 DEG 25'10" E 663.78 FT FROM NW COR OF NW 1/4 OF NW 1/4 TH N 89 DEG 25'10" E 207.26 FT S 0 DEG 15'42" W 2181.25 FT TO SHORE OF ROUND LAKE, N 64 DEG 24'43" W 71.47 FT, N 76 DEG 52'37" W138.54 FT, N 0 DEG 3'25" E 2116.81 FT TO POB. 10.01A.

Land Value Estimates for Land Table 4086.4086 ROUND LAKE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 500/FF	210.00	0.00	0.9903	1.0000	500	100		103,980
RES 7 ROUN 3400/A	10.01 Acres		3400		100			34,034
210 Actual Front Feet, 10.01 Total Acres			Total Est. Land Value =					138,014

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.97	1315	50	4,583
Wood Frame	27.00	144	50	1,944
Wood Frame	39.24	36	50	706
Total Estimated Land Improvements True Cash Value =				7,233

Cost Est. for Res. Bldg: 1 Single Family LOG Cls C 10 Blt 1941

(11) Heating System: Forced Heat & Cool  
 Ground Area = 2301 SF Floor Area = 3185 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Pine Logs	Crawl Space	1,417		
2 Story	Siding	Crawl Space	884		
			Total:	408,970	265,797

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,476	959
3 Fixture Bath	1	4,646	3,020

Water/Sewer

1000 Gal Septic	1	4,864	3,162
Water Well, 100 Feet	1	5,808	3,775

Porches

CCP (1 Story)	272	6,808	4,425
CCP (1 Story)	84	2,408	1,565

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	979	36,389	23,653
Common Wall: 1 Wall	1	-2,686	-1,746
Door Opener	2	1,093	710

Built-Ins

Appliance Allow.	1	2,766	1,798
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Totals: 472,542 307,118

Notes:

ECF (4086 ROUND LAKE) 1.460 => TCV: 448,392

2024 Est. T.C.V. 009-007-002-85 = 593,639

Est. TCV/Total Floor Area = 186.39, Most recent sale 08/03/2007 for 125,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
258,900	258,900	258,900	156,848	5.00		
2024	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
8,300	29,600	0	8,300	7,842	0	0



Parcel Number: 009-007-002-85

Page: 2

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2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
296,800	296,800	296,800	172,990	172,990	172,990

009-007-002-90 2024 Est. T.C.V. FILE SUSAN & MAKAR DIANE  
 Property Class: 401 11817 W ROUND LAKE RD  
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

. SEC 7 T22N R8W BEG N 89 DEG 25' 10" E 871.04 FT E OF NWCOR OF NW FRL 1/4 OF NW FRL 1/4, TH N 89 DEG 25' 10" E 207.66 FT, S 0 DEG 52' 54" W 2286.57 FT TO SHORE OF ROUND LAKE, N 56 DEG 17' 17" W 99.56 FT, N 64 DEG 24' 43" W 110.45 FT, N 0 DEG 15' 42" E 2181.25 FT TO POB. 10.01 A.

TOTAL REMODEL COMPLETE FOR 2010.

Land Value Estimates for Land Table 4086.4086 ROUND LAKE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 500/FF	210.00	0.00	0.9903	1.0000	500	100		103,980
RES 7 ROUN 2800/A			10.01 Acres		2800	100		28,028
210 Actual Front Feet, 10.01 Total Acres					Total Est. Land Value =			132,008

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	1217	50	4,004
Wood Frame	27.00	144	50	1,944
Total Estimated Land Improvements True Cash Value =				5,948

Cost Est. for Res. Bldg: 1 Single Family LOG Cls C Blt 1939

(11) Heating System: Forced Heat & Cool  
 Ground Area = 2410 SF Floor Area = 2410 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Pine Logs	Crawl Space	594		
1 Story	Siding	Crawl Space	1,816		
Total:				308,857	277,972

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,476	1,328
3 Fixture Bath	1	4,646	4,181
2 Fixture Bath	1	3,108	2,797

Water/Sewer

1000 Gal Septic	1	4,864	4,378
Water Well, 50 Feet	1	2,686	2,417

Porches

CCP (1 Story)	580	14,158	12,742
CCP (1 Story)	147	4,001	3,601

Built-Ins

Appliance Allow.	1	2,766	2,489
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Totals: 346,562 311,905

Notes:

ECF (4086 ROUND LAKE) 1.460 => TCV: 455,381  
 80% Completed => Est. True Cash Value 2024 = 364,305

2024 Est. T.C.V. 009-007-002-90 = 502,261

Est. TCV/Total Floor Area = 208.41

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
206,100	206,100	206,100	152,601	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
16,700	28,300	0	16,700	7,630	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
251,100	251,100	251,100	176,931	176,931	0	

009-007-003-00                                2024 Est. T.C.V.                                BURNS THOMAS & EVELYN L  
 Property Class: 401                                                                                              11903 W ROUND LAKE RD  
 Map #:                                LAKE TOWNSHIP                                LAKE CITY, MI 49651

. SEC 7 T22N R8W BEG AT NW COR SEC 7 TH N 89 DEG 25'10" E 446.99 FT TO POB, TH N  
 89 DEG 25'10" E 216.79 FT, S 0 DEG 03'25" W 2116.81 FT TO SHORE OF ROUND LAKE,  
 TH SW'LY ALG SHORE TO A PT WHICH LIES S 0 DEG 27'02" E OF POB, TH N 0 DEG 27'01"  
 W TO POB. 10.01A.

Land Value Estimates for Land Table 4086.4086 ROUND LAKE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 500/FF	200.00	0.00	1.0000	1.0000	500	100		100,000
RES 7 ROUN 3400/A		10.01 Acres			3400	100		34,034
200 Actual Front Feet, 10.01 Total Acres						Total Est. Land Value =		134,034

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	260	0	0
Wood Frame	28.83	100	95	2,739
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				3,689

Cost Est. for Res. Bldg: 1 Single Family LOG                                Cls C                                Blt 1943

(11) Heating System: Forced Air w/o Ducts  
 Ground Area = 1446 SF                                Floor Area = 1446 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Pine Logs	Piers	631		
1 Story	Siding	Crawl Space	815		
			Total:	188,532	122,547

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1	1,476	959	
Water/Sewer					
1000 Gal Septic		1	4,864	3,162	
Water Well, 50 Feet		1	2,686	1,746	
Porches					
WCP (1 Story)		69	3,874	2,518	
Deck					
Treated Wood		400	6,520	4,238	
Built-Ins					
Appliance Allow.		1	2,766	1,798	
Fireplaces					
Wood Stove		1	2,551	1,658	
Garages					
Class: CD Exterior: Pole (Unfinished)					
Base Cost		1536	33,178	21,566	
Class: C Exterior: Pole (Unfinished)					
Base Cost		2112	50,963	33,126	
			Totals:	297,410	193,318

Notes:

ECF (4086 ROUND LAKE) 1.460 => TCV: 282,244

Parcel Number: 009-007-003-00

Page: 2

2024 Est. T.C.V. 009-007-003-00						=	419,967
Est. TCV/Total Floor Area = 290.43							
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
183,500	183,500	183,500	77,081	5.00			
2024	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	26,500	0	0	3,854	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
210,000	210,000	210,000	80,935	80,935	0		

009-007-003-50  
 Property Class: 401  
 Map #:

2024 Est. T.C.V.  
 LAKE TOWNSHIP

SCOTT BARRY & BETH MILLARD  
 11939 W ROUND LAKE RD  
 LAKE CITY, MI 49651

. SEC 7 T22N R8W BEG AT NW COR SEC 7 TH N 89 DEG 25'10" E230 FT TO POB, TH N 89 DEG 25'10" E 216.99 FT, S 0 DEG 27'02" E 2094.32 FT TO SHORE OF ROUND LAKE, N 87 DEG 29'02" W ALG SHORE 9.65 FT, S 77 DEG 01'43" W 190.36 FT, N 01 DEG 01'41" W 2134.71 FT TO POB. 10.01A.

Land Value Estimates for Land Table 4086.4086 ROUND LAKE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 500/FF	200.00	0.00	1.0000	1.0000	500	100		100,000
RES 7 ROUN 3400/A		10.01	Acres		3400	100		34,034
200 Actual Front Feet, 10.01 Total Acres							Total Est. Land Value =	134,034

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.18	676	0	0
D/W/P: 4in Concrete	6.97	221	0	0
D/W/P: Brick on Sand	18.02	460	0	0
D/W/P: 4in Ren. Conc.	8.18	993	0	0
Wood Frame	32.30	80	50	1,292

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 10000	10,000.00	1	100	10,000
Total Estimated Land Improvements True Cash Value =				11,292

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

(11) Heating System: Wall/Floor Furnace

Ground Area = 660 SF Floor Area = 660 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	660		
			Total:	77,896	54,527

Other Additions/Adjustments

Porches

CCP (1 Story)	30	915	640
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Deck

Treated Wood	234	4,490	3,143
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Totals: 83,301 58,310

Notes: 2ND (ORIGINAL) HOUSE & GARAGE

ECF (4086 ROUND LAKE) 1.460 => TCV: 85,132

Cost Est. for Res. Bldg: 2 Single Family 1S Cls C 10 Blt 2013

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1408 SF Floor Area = 1408 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=92/100/100/100/92

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,408		
			Total:	230,272	211,862

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade	1	2,560	2,355
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Plumbing

Average Fixture(s)	1	1,476	1,358
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Parcel Number: 009-007-003-50

Page: 2

## Water/Sewer

1000 Gal Septic	1	4,864	4,475
Water Well, 100 Feet	1	5,808	5,343

## Porches

WPP	472	7,920	7,286
Foundation: Shallow	472	-2,129	-1,959
WCP (1 Story)	484	15,793	14,530
CCP (1 Story)	128	3,528	3,246
Foundation: Shallow	128	-1,046	-962
CCP (1 Story)	48	1,455	1,339
Foundation: Shallow	48	-618	-569

## Garages

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

Base Cost	575	29,820	27,434
Door Opener	1	547	503

Class: C Exterior: Pole (Unfinished)

Base Cost	1080	26,060	23,975
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## Built-Ins

Appliance Allow.	1	2,766	2,545
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## Breezeways

Frame Wall	104	7,157	6,584
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## Local Cost Items

GENERATOR	1	1	1	*100% Good
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Totals:		336,234	309,346
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## Notes:

ECF (4086 ROUND LAKE) 1.460 =&gt; TCV: 451,645

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Cost Est. for Res. Bldg: 3 Single Family GRG	Cls C	Blt 2017
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(11) Heating System: No Heating/Cooling

Ground Area = 0 SF Floor Area = 0 SF.

Phy./Ab.Phy/Func/Econ/Comb. % Good=96/100/100/100/96

## Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					

## Plumbing

3 Fixture Bath	1	-4,646	-4,460
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## Garages

Class: C Exterior: Pole (Unfinished)

Door Opener	2	1,093	1,049
Base Cost	2112	50,963	48,924

Totals:		47,410	45,513
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## Notes: NORTH OF 2 TRACK EASEMENT

ECF (4086 ROUND LAKE) 1.460 =&gt; TCV: 66,449

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2024 Est. T.C.V. 009-007-003-50	=	748,552
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Est. TCV/Total Floor Area = 361.97

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
341,600	341,600	341,600	196,232	5.00		
2024 New Eq. Adjustment	Loss		Additions	Tax Adjustment	Losses	
0	32,700	0	0	9,811	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
374,300	374,300	374,300	206,043	206,043	206,043	

009-007-003-90	2024 Est. T.C.V.	PARFITT CHRIS & HEATLIE CLAUDIA P &
Property Class: 401		W ROUND LAKE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 7 T22N R8W THAT PART OF NW FRL 1/4 OF NW FRL 1/4 & GOV'T LOT 1 LYING E'LY OF A LINE BEG 1078.7 FT E OF NW COR, TH S 0 DEG 52'54"W 2286.57 FT TO SHORE OF ROUND LAKE & W'LY OF A LINE BEG 1199.07 FT FROM NW COR TH S 02 DEG 16'04"E 2333.98 FT, TH S 43 DEG 15'37"W TO SHORE OF ROUND LAKE. APP 10.01A.

## Land Value Estimates for Land Table 4086.4086 ROUND LAKE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 500/FF	200.00	0.00	1.0000	1.0000	500	100		100,000
RES 7 ROUN 1600/A			10.01 Acres		1600	100		16,016
200 Actual Front Feet, 10.01 Total Acres								Total Est. Land Value = 116,016

## Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	24.00	144	71	2,454
Total Estimated Land Improvements True Cash Value =				2,454

Cost Est. for Res. Bldg: 1 Single Family LOG Cls CD Blt 1939

(11) Heating System: Wall/Floor Furnace  
 Ground Area = 672 SF Floor Area = 672 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

## Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Pine Logs	Slab	672		
Total:				82,922	49,753

## Other Additions/Adjustments

## Plumbing

Average Fixture(s)	1	1,230	738
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## Water/Sewer

1000 Gal Septic	1	4,550	2,730
Water Well, 100 Feet	1	5,640	3,384

## Deck

Treated Wood	200	4,036	2,422
Treated Wood	96	2,443	1,466

## Built-Ins

Appliance Allow.	1	1,934	1,160
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## Fireplaces

Exterior 1 Story	1	5,707	3,424
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Totals: 108,462 65,077

## Notes:

ECF (4086 ROUND LAKE) 1.460 => TCY: 95,012

2024 Est. T.C.V. 009-007-003-90			=	213,482
Est. TCY/Total Floor Area = 317.68				
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
84,500	84,500	84,500	39,727	5.00
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	22,200	0	1,986	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<- PRE/MBT
106,700	106,700	106,700	41,713	41,713 0

009-007-003-95                                 2024 Est. T.C.V.                                 PARFITT CHRIS & HEATLIE CLAUDIA P &  
Property Class: 401                                 W ROUND LAKE RD  
Map #:     LAKE TOWNSHIP                                 LAKE CITY, MI 49651

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. SEC 7 T22N R8W BEG N 89 DEG 25'10"E 1199.07 FT FROM NW COR OF SEC 7, TH N 89  
DEG 25'10"E 180.38 FT, S 0 DEG 04'15"W 660 FT, N 89 DEG 25'10"E 125 FT, S 04 DEG  
02'15"W 1807.04 FTS 42 DEG 38'37"W 80.52 FT TO SHORE OF ROUND LAKE, N 46 DEG  
44'23"W ALG SHORE 150 FT, N 43 DEG 15'37"E 115 FT, N 02 DEG 16'04"W 2333.98 FT  
TO POB. 10.15A.

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Land Value Estimates for Land Table 4086.4086 ROUND LAKE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 500/FF	200.00	0.00	1.0000	1.0000	500	100		100,000
RES 7 ROUN 1600/A	10.15 Acres		1600	100				16,240
200 Actual Front Feet, 10.15 Total Acres				Total Est. Land Value =			116,240	

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Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	120	95	702
Total Estimated Land Improvements True Cash Value =				702

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Cost Est. for Res. Bldg: 1 Single Family LOG                                 Cls CD                                 Blt 1938

(11) Heating System: Wall/Floor Furnace  
Ground Area = 240 SF     Floor Area = 240 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Pine Logs	Slab	240		
Total:				23,206	12,958

Other Additions/Adjustments

Built-Ins

Appliance Allow.	1	1,934	1,160
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Totals:                                 25,140                                 15,083

Notes:

ECF (4086 ROUND LAKE) 1.460 => TCV:                                 22,021

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2024 Est. T.C.V. 009-007-003-95			=	138,963		
Est. TCV/Total Floor Area = 579.01, Most recent sale 01/29/2016 for 55,000						
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
49,000	49,000	49,000	47,355	5.00		
2024	New Eq. Adjustment	Loss	Additions	Tax Adjustment		Losses
0	20,500	0	0	2,367		0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-		PRE/MBT
69,500	69,500	69,500	49,722	49,722		0





009-007-004-15  
 Property Class: 402  
 Map #:

2024 Est. T.C.V.  
 LAKE TOWNSHIP

AKR LLC  
 W ROUND LAKE RD  
 LAKE CITY, MI 49651

SEC 7 T22N R8W (0\*1999) BEG S 0 DEG 11'03"W 282.65 FT FROM S 1/4COR SEC 7 TH N  
 84 DEG 36'56"W 986.16 FT, N 67 DEG 30'23"W 232.62 FT, N 70 DEG 02' 02"W 136.76 FT  
 N 0 DEG 02'53"E 131.84 FT, N 61 DEG 06'34"E 117.3 FT, N 54 DEG 52'27"E 86.81 FT  
 N 38 DEG 39'53"E 127.72 FT, N 26 DEG 38'44"W 150.31 FT, N 23 DEG 15'08"W 67.72  
 FT, S 86 DEG 34' 23"E 1162.02 FT, S 0 DEG 56'48"E 410.94 FT TO POB. 19.42A.

99 SPLIT FROM 004-00 FOR 00 99 COMBO W/ 018-001-60 FOR 00

Land Value Estimates for Land Table 4086.4086 ROUND LAKE

\* Factors \* 433' X APROX 1953'

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
RES 7 ROUN	2400/A		19.42 Acres		2400	100		46,608
			19.42 Total Acres				Total Est. Land Value =	46,608

2024 Est. T.C.V. 009-007-004-15 = 46,608

Est. TCV/Total Floor Area = 70.62

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
19,400	19,400	19,400	19,320	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	3,900	0	0	966	0	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
23,300	23,300	23,300	20,286	20,286	0	0

009-007-004-30	2024 Est. T.C.V.	LOONEY SELWYN & DIANA
Property Class: 402		W ROUND LAKE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 7 T22N R8W (0\*1999) BEG N 0 DEG 56'48"W 410.94 FT FROM S 1/4COR TH N 86 DEG 34'23"W 1162.02 FT, N 23DEG 15'08"W 72.15 FT, N 21 DEG 23'52"W 151.9 FT, N 0 DEG 51'59"E 98.49 FT, N 20DEG 59'38"E 60.78 FT, N 24 DEG 04'49"E 213.76 FT, S 77 DEG 57'57"E 1152.29 FT, S 0 DEG 56'48"E 387.36 FT TO POB. 13.18A

Land Value Estimates for Land Table 4086.4086 ROUND LAKE

		* Factors *		559'X AVG 1027'		
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason
RES 7 ROUN 3400/A			13.18 Acres		3400 100	
			13.18 Total Acres		Total Est. Land Value =	
						Value
						44,812
						44,812

2024 Est. T.C.V. 009-007-004-30 = 44,812

Est. TCv/Total Floor Area = 67.90, Most recent sale 06/01/1999 for 35,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
22,400	22,400	22,400	22,400	5.00		
2024 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
22,400	22,400	22,400	23,520	22,400	0	

009-007-004-45   2024 Est. T.C.V.   WANNER ED & BETHEL FM CHURCH  
Property Class: 402   W ROUND LAKE RD  
Map #:   LAKE TOWNSHIP   LAKE CITY, MI 49651

SEC 7 T22N R8W (0\*1999) BEG N 0 DEG 56'48"W 798.3 FT FROM S 1/4 COR TH N 77 DEG  
57'57"W 1152.29 FT, N 24DEG 20'23"E 193.44 FT, N 43 DEG 27'26"W 49.03 FT, N 25  
DEG 46'41"E 66.83 FT, N 8 DEG 23'46"E 87.56 FT, S 75 DEG 43'25"E1066.50 FT, S 0  
DEG 56'48"E335.94 FT TO POB. 8.75A.

REMOVE NEG ADJ FOR NO ELECTRIC FOR 05  
99 SPLIT FROM 004-00 FOR 00

Land Value Estimates for Land Table 4086.4086 ROUND LAKE

	* Factors *			369' X 1032'		
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
RES 7 ROUN 3400/A			8.75 Acres		3400 100	29,750
			8.75 Total Acres		Total Est. Land Value =	29,750

2024 Est. T.C.V. 009-007-004-45   =   29,750

Est. TCV/Total Floor Area = 45.08

2023 Assessed		MBOR	S.E.V.	Base for Cap	C.P.I.	
14,900		14,900	14,900	14,900	5.00	
2024	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	0	0	0	0	0
2024 Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
14,900		14,900	14,900	15,645	14,900	0

009-007-004-60	2024 Est. T.C.V.	WANNER ED & BETHEL FM CHURCH
Property Class: 402		W ROUND LAKE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 7 T22N R8W (0\*1999) BEG N 0 DEG 56'48"W 1134.24 FT FROM S 1/4 COR TH N 75  
 DEG 43'25"W 1066.5 FT, N05 DEG 20'05"W 98.21 FT, N 05 DEG 54'23" E 102.42 FT, N  
 04 DEG 55'06"E 162.43 FT,S 73 DEG 19'17"E 1057.41 FT, S 0 DEG 56'48"E 321.06 FT  
 TO POB. 8.1A.

99 SPLIT FROM 004-00 FOR 00

Land Value Estimates for Land Table 4086.4086 ROUND LAKE

			* Factors *								363' X 971'
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason				Value
RES 7 ROUN 5K/A			8.10 Acres		5000	100					40,500
			8.10 Total Acres				Total Est. Land Value =				40,500

2024 Est. T.C.V. 009-007-004-60	=	40,500
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Est. TCV/Total Floor Area = 61.36

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
20,300	20,300	20,300	20,300	5.00		
2024 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
20,300	20,300	20,300	21,315	20,300	0	

009-007-004-70                              2024 Est. T.C.V.                              FREEMAN JACK & LINDA FAMILY TRUST  
Property Class: 401                              11659 W ROUND LAKE RD  
Map #:    LAKE TOWNSHIP                              LAKE CITY, MI 49651

. SEC 7 T21N R8W PCL 13 RECORDED IN LIBER S-3 PP 172 & 173. 10.2A.

SPLIT FROM 004 FOR 94

Land Value Estimates for Land Table 4086.4086 ROUND LAKE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 500/FF	150.00	0.00	1.0000	1.0000	500	100		75,000
RES 7 ROUN 1400/A			10.20 Acres		1400	100		14,280
150 Actual Front Feet, 10.20 Total Acres              Total Est. Land Value =								89,280

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Patio Blocks	15.61	192	50	1,498
D/W/P: 4in Ren. Conc.	8.18	1200	50	4,908
Total Estimated Land Improvements True Cash Value =				6,406

Cost Est. for Res. Bldg: 1 Single Family 1.75S                              Cls C -5 Blt 2004

(11) Heating System: Forced Heat & Cool  
Ground Area = 1248 SF    Floor Area = 1716 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.75 Story	Siding	Basement	624		
1 Story	Siding	Basement	624		
Total:				216,918	173,514

Other Additions/Adjustments

Recreation Room	624	12,062	6,031
Basement, Outside Entrance, Below Grade	1	2,560	2,048

Plumbing

Average Fixture(s)	1	1,476	1,181
3 Fixture Bath	2	9,291	7,433

Water/Sewer

1000 Gal Septic	1	4,864	3,891
Water Well, 100 Feet	1	5,808	4,646

Porches

WSEP (1 Story)	240	11,686	9,349
WPP	96	2,845	2,276

Garages

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

Basement Garage: 2 Car	1	3,631	2,905
Door Opener	1	547	438
Class: C Exterior: Pole (Unfinished)			
Base Cost	1600	38,608	30,886

Built-Ins

Appliance Allow.	1	2,766	2,213
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Totals:                              313,062                              246,811

Notes:

ECF (4086 ROUND LAKE) 1.460 => TCY:                              360,344

2024 Est. T.C.V. 009-007-004-70                              =                              456,030  
Est. TCY/Total Floor Area = 265.75, Most recent sale 03/01/1997 for 60,000  
2023 Assessed                              MBOR                              S.E.V.                              Base for Cap                              C.P.I.

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	206,700	206,700	206,700	107,123	5.00	
2024	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	21,300	0	0	5,356	0
2024	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	228,000	228,000	228,000	112,479	112,479	112,479

009-007-004-80	2024 Est. T.C.V.	THOMAS P GUY JR & BROWN ERIN LAYNE
Property Class: 401		11665 W ROUND LAKE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 7 T22N R8W BEG AT E 1/4 COR TH S 89 DEG 33'45" W 2480.02 FT TH N 0 DEG 54'12" W 250.94 FT TO POB.TH S 56 DEG 53'34" W 1443.56 FT TO SHORE OF ROUND LAKE TH N 19 DEG 21' 03" W ALONG SHORE 106.28 FT, TH N 23 DEG35'33" W ALONG SHORE 43.18 FT TH N 46 DEG 49'38" E 1718.62 FT, TH S 0 DEG 54' 12" E 527.31 TO POB. 10.11A.

Remove 10% negative road adj. for 2008.

Land Value Estimates for Land Table 4086.4086 ROUND LAKE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 500/FF	149.00	0.00	1.0000	1.0000	500	100		74,500
RES 7 ROUN 2400/A			10.10 Acres		2400	100		24,240
149 Actual Front Feet, 10.10 Total Acres Total Est. Land Value =								98,740

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Brick on Sand	18.02	122	0	0
D/W/P: 4in Concrete	6.97	478	0	0
D/W/P: Patio Blocks	15.61	15	0	0
Wood Frame	24.99	192	50	2,399
Wood Frame	27.67	128	50	1,771

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				6,670

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C -5 Blt 1993

(11) Heating System: Forced Heat & Cool  
 Ground Area = 1168 SF Floor Area = 1168 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	728		
1 Story	Siding	Crawl Space	440		
			Total:	149,852	104,885

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,476	1,033
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Water/Sewer

1000 Gal Septic	1	4,864	3,405
Water Well, 100 Feet	1	5,808	4,066

Porches

WGEP (1 Story)	200	15,096	10,567
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Garages

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

Base Cost	704	28,582	20,007
Common Wall: 1/2 Wall	1	-1,343	-940
Door Opener	1	547	383

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

Base Cost	480	19,637	13,746
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Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	192	9,642	6,749
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Built-Ins

Appliance Allow.	1	2,766	1,936
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Totals:		236,927	165,837
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Notes:

ECF (4086 ROUND LAKE) 1.460 => TCV: 242,122

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2024 Est. T.C.V. 009-007-004-80					=	347,532
Est. TCV/Total Floor Area = 297.54, Most recent sale 07/22/2016 for 166,500						
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
145,400	145,400	145,400	109,889	5.00		
2024	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	28,400	0	5,494	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
173,800	173,800	173,800	115,383	115,383	115,383	

009-007-007-00	2024 Est. T.C.V.	CORRION JULIAN L & RITA F
Property Class: 402		W ROUND LAKE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 7 T22N R8W NE 1/4 OF NE 1/4. 40 A & SEC 7 T22N R8W SE 1/4 OF NE 1/4 LYING N  
OF C/L OF ROUND LAKE ROAD. APP 38A.

2012 PARCEL 006-00 & 007-00 COMBINED

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 30 - 65	\$3000	78.00	Acres	3000	100			234,000
		78.00	Total Acres				Total Est. Land Value =	234,000

2024 Est. T.C.V. 009-007-007-00 = 234,000

Est. TCv/Total Floor Area = 200.34

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
93,600	93,600	93,600	32,998	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	23,400	0	1,649	0		
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
117,000	117,000	117,000	34,647	34,647	0	



009-007-009-00  
Property Class: 401  
Map #:

2024 Est. T.C.V.  
LAKE TOWNSHIP

POSHADLO ROBERT M & ALLISON F  
11181 W ROUND LAKE RD  
LAKE CITY, MI 49651

A PARCEL OF LAND SITUATED IN THE TOWNSHIP OF LAKE TOWNSHIP, MISSAUKEE COUNTY, STATE OF MICHIGAN, DESCRIBED AS FOLLOWS; PART OF THE SOUTHEAST 1/4 AND THE NORTHEAST 1/4 OF SECTION 7, T22N, R8W, DESCRIBED AS FOLLOWS; COMMENCING AT THE EAST 1/4 OF SAID SECTION 7; THENCE S89.31'04"W, 662.81 (PREVIOUSLY RECORDED AS 663.08 FEET) ALONG THE EAST-WEST 1/4 LINE OF SAID SECTION 7 TO THE POINT OF BEGINNING; THENCE S00°57'45"E, 1321.81 FEET TO A POINT ON THE SOUTH 1/8 LINE OF SAID SECTION 7; THENCE S89°37'44"W, 1989.60 FEET ALONG SAID SOUTH 1/8 LINE TO A POINT ON THE NORTH-SOUTH 1/4 LINE OF SAID SECTION 7; THENCE N00°56'45"W, 1317.94 FEET ALONG SAID NORTH-SOUTH 1/4 LINE TO THE CENTER 1/4 CORNER OF SAID SECTION 7; THENCE N89°31'04"E, 172.26 FEET ALONG SAID EAST-WEST 1/4 LINE; THENCE N00°56'53"W, 158.31 FEET TO A POINT ON THE CENTERLINE OF ROUND LAKE ROAD; THENCE N61°13'22"E, 220.78 FEET ALONG SAID CENTERLINE; THENCE 142.27 FEET ALONG A 300.00 FOOT RADIUS CURVE TO THE RIGHT, HAVING AN INCLUDED ANGLE OF 27°10'18", AND THE LONG CHORD OF WHICH MEASURES N74°48'35"E, 140.94 FEET ALONG SAID CENTERLINE; THENCE 206.92 FEET ALONG A 450.00 FOOT RADIUS CURVE TO THE LEFT, HAVING AN INCLUDED ANGLE OF 26°20'45", AND THE LONG CHORD OF WHICH MEASURES N75°13'22"E, 205.10 FEET ALONG SAID CENTERLINE; THENCE N62°02'58"E, 38.71 FEET ALONG SAID CENTERLINE; THENCE S00°56'37"E, 245.24 FEET; THENCE N89°31'04"E, 313.69 FEET; THENCE N00°56'56"W, 358.62 FEET TO A POINT ON THE CENTERLINE OF ROUND LAKE ROAD; THENCE 319.86 FEET ALONG A 260.00 FOOT RADIUS CURVE TO THE RIGHT, HAVING AN INCLUDED ANGLE OF 70°29'17", AND THE LONG CHORD OF WHICH MEASURES S67°01'23"E, 300.07 FEET ALONG SAID CENTERLINE; THENCE S31°46'46"E, 96.31 FEET ALONG SAID CENTERLINE; THENCE 279.03 FEET ALONG A 350.00 FOOT RADIUS CURVE TO THE LEFT, HAVING AN INCLUDED ANGLE OF 45°40'38", AND THE LONG CHORD OF WHICH MEASURES S54°37'05"E, 271.70 FEET ALONG SAID CENTERLINE; THENCE S77°27'24"E, 406.40 FEET ALONG SAID CENTERLINE; THENCE S00°57'45"E, 28.09 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 69.52 ACRES OF LAND, MORE OR LESS. SUBJECT TO RIGHT OF WAY FOR ROUND LAKE ROAD. ALSO SUBJECT TO AND TOGETHER WITH A 33 FOOT WIDE EASEMENT FOR INGRESS, EGRESS AND UTILITIES ADJACENT TO AND 33 FEET EASTERLY AND SOUTHERLY OF A LINE DESCRIBED AS FOLLOWS TO-WIT: COMMENCING AT THE SOUTH 1/4 CORNER OF SECTION 7, T22N, R8W; THENCE N00°56'48"W, 1317.95 FEET ALONG THE NORTH-SOUTH 1/4 LINE TO A POINT ON THE SOUTH 1/8 LINE AND THE POINT OF BEGINNING; THENCE N00°56'48" W, 1317.95 FEET ALONG SAID NORTH-SOUTH 1/4 LINE TO THE CENTER 1/4 CORNER OF SAID SECTION 7; THENCE N89°31'04"E. 17226 FEET ALONG THE EAST-WEST 1/4 LINE OF SAID SECTION 7; THENCE N00°56'53"W, 158.31 FEET TO A POINT ON THE CENTERLINE OF ROUND LAKE ROAD AND THE POINT OF ENDING. ALSO SUBJECT TO EASEMENT OR RESTRICTIONS OF RECORD, IF ANY.

SPLIT 2 A ON 09/28/2012 INTO 009-007-009-30;

COMBINE ON 09/28/2012 WITH 009-007-009-07, 009-007-009-14, 009-007-009-21, 009-007-009-28 INTO 009-007-009-00;

SEC 7 T22N R8W (0\*1999) BEG S 89 DEG 31'04"W 1989.21 FT FROM E 1/4 COR TH S 0 DEG 57'07"E 1319.23 FT, S89 DEG 37'44"W 663.2 FT, N 0 DEG 56'48"W 1317.95 FT, N 89 DEG 31'04"E 172.26 FT, N 0 DEG 56'53"W 158.31 FT, N 61 DEG 13' 22"E 220.78 FT N 74 DEG 48'32"E 140.94 FT, N 78 DEG 01'54"E 161.90 FT, S 0 DEG 57'07"E 330.09 FT TO POB. 23.05A.

Split/Comb. on 09/28/2012 completed 09/28/2012 TIM SPLIT 2 ACRE ;  
Parent Parcel(s): 009-007-009-00;  
Child Parcel(s): 009-007-009-30;

Split/Comb. on 09/28/2012 completed 09/28/2012 TIM COMBINE 5 PIN ;  
Parent Parcel(s): 009-007-009-00, 009-007-009-07, 009-007-009-14, 009-007-009-21, 009-007-009-28;  
Child Parcel(s): 009-007-009-01;

Split/Comb. on 09/28/2012 completed 09/28/2012 TIM COMBINE 5 PIN ;

Parcel Number: 009-007-009-00

Page: 2

Parent Parcel(s): 009-007-009-00, 009-007-009-07, 009-007-009-14, 009-007-009-21  
009-007-009-28;

Child Parcel(s): 009-007-009-01;

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Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 66 - 120	\$2800	69.57	Acres	2800	100			194,796
69.57 Total Acres Total Est. Land Value =								194,796

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Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	7.35	239	50	878
D/W/P: 4in Concrete	6.49	1335	50	4,332
D/W/P: 4in Concrete	6.49	107	50	347
D/W/P: 4in Concrete	6.49	774	50	2,511
Total Estimated Land Improvements True Cash Value =				8,068

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Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE Cls CD Blt 2013

(11) Heating System: Forced Air w/ Ducts , Wood Furnace Add-On

Ground Area = 1992 SF Floor Area = 1992 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,848		
1 Story	Siding	Slab	144		
			Total:	214,983	193,484

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade	1	2,160	1,944
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Plumbing

Average Fixture(s)	1	1,230	1,107
3 Fixture Bath	1	3,860	3,474

Water/Sewer

1000 Gal Septic	1	4,550	4,095
Water Well, 100 Feet	1	5,640	5,076

Porches

CSEP (1 Story)	208	7,738	6,964
WPP	480	7,099	6,389

Garages

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

Base Cost	672	24,810	22,329
Common Wall: 1 Wall	1	-2,512	-2,261

Class: CD Exterior: Pole (Unfinished)

Base Cost	2410	52,056	46,850
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Built-Ins

Appliance Allow.	1	1,934	1,741
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Deck

w/Roof (Roof portion)	384	5,318	4,786
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Local Cost Items

GENERATOR	1	1	1	*95% Good
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Totals: 328,867 295,979

Notes:

ECF (416 RURAL METES & BOUNDS) 0.930 => TCV: 275,260

Parcel Number: 009-007-009-00

Page: 3

2024 Est. T.C.V. 009-007-009-00	=	478,124				
Est. TCV/Total Floor Area = 240.02, Most recent sale 07/30/2012 for 115,000						
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
211,600	211,600	211,600	134,906	5.00		
2024	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	27,500	0	0	6,745	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
239,100	239,100	239,100	141,651	141,651	141,651	

009-007-009-30	2024 Est. T.C.V.	SCOTT SHANNON A
Property Class: 401		11365 W ROUND LAKE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 7 T22N R8W (0\*2012) BEG S 89 DEG 31'04"W 1657.42 FT & N 0 DEG 57'17"W 122 FT  
 FROM E 1/4 COR, TH S 89 DEG 31'04"W 256.81 FT, N 0 DEG 56'37"W 245.24 FT, N 62  
 DEG 02'58"E 77.87 FT, N 69 DEG 53'28"E 191.01 FT, N 77 DEG 43'57"E 65.12 FT, S 0  
 DEG 56'56"E 358.62 FT, S 89 DEG 31'04"W 56.88 FT TO POB. 2A. SPLIT FROM  
 009-007-009-00 ON 10/11/2012

COMBINE ON 09/28/2012 WITH 009-007-009-07, 009-007-009-14, 009-007-009-21,  
 009-007-009-28 INTO 009-007-009-00;

SEC 7 T22N R8W (0\*1999) BEG S 89 DEG 31'04"W 1989.21 FT FROM E 1/4 COR TH S 0  
 DEG 57'07"E 1319.23 FT, S89 DEG 37'44"W 663.2 FT, N 0 DEG 56'48"W 1317.95 FT, N  
 89 DEG 31'04"E 172.26 FT, N 0 DEG 56'53"W 158.31 FT, N 61 DEG 13' 22"E 220.78 FT  
 N 74 DEG 48'32"E 140.94 FT, N 78 DEG 01'54"E 161.90 FT, S 0 DEG 57'07"E 330.09  
 FT TO POB. 23.05A.

SPLIT/COMBINED ON 09/28/2012 FROM 009-007-009-00;

Split/Comb. on 09/28/2012 completed 09/28/2012 TIM SPLIT 2 ACRE ;  
 Parent Parcel(s): 009-007-009-00;  
 Child Parcel(s): 009-007-009-30;

Split/Comb. on 09/28/2012 completed 09/28/2012 TIM COMBINE 5 PIN ;  
 Parent Parcel(s): 009-007-009-00, 009-007-009-07, 009-007-009-14, 009-007-009-21  
 009-007-009-28;  
 Child Parcel(s): 009-007-009-01;

Split/Comb. on 09/28/2012 completed 09/28/2012 TIM COMBINE 5 PIN ;  
 Parent Parcel(s): 009-007-009-00, 009-007-009-07, 009-007-009-14, 009-007-009-21  
 009-007-009-28;  
 Child Parcel(s): 009-007-009-01;

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 90/FF	313.69	277.73	0.8936	0.9128	90	100		23,028
314 Actual Front Feet, 2.00 Total Acres				Total Est. Land Value =				23,028

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE Cls CD Blt 2013

(11) Heating System: Forced Heat & Cool  
 Ground Area = 1864 SF Floor Area = 1864 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,864		
			Total:	207,648	186,883

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,230	1,107
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Water/Sewer

Parcel Number: 009-007-009-30

Page: 2

1000 Gal Septic	1	4,550	4,095
Water Well, 100 Feet	1	5,640	5,076
Porches			
CCP (1 Story)	209	4,985	4,486
Garages			
Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	683	25,100	22,590
Common Wall: 1 Wall	1	-2,512	-2,261
Door Opener	1	485	436
Built-Ins			
Appliance Allow.	1	1,934	1,741
		Totals:	249,060
			224,153

Notes:

ECF (416 RURAL METES &amp; BOUNDS) 0.930 =&gt; TCV: 208,462

2024 Est. T.C.V. 009-007-009-30		=	232,440
Est. TCV/Total Floor Area = 124.70			
2023 Assessed	MBOR	S.E.V.	Base for Cap
109,400	109,400	109,400	57,101
2024 New Eq.	Adjustment	Loss	C.P.I.
0	6,800	0	5.00
2024 Assessed	MBOR	S.E.V.	Additions
116,200	116,200	116,200	0
			Tax Adjustment
			2,855
			Losses
			0
			Capped
			->Taxable<-
			59,956
			PRE/MBT
			59,956



009-007-009-35                                2024 Est. T.C.V.                                LEZMAN PROPERTIES LLC  
 Property Class: 401                                                               11095 W ROUND LAKE RD  
 Map #:                                LAKE TOWNSHIP                                LAKE CITY, MI 49651

SEC 7 T22N R8W (0\*1999) BEG S 89 DEG 31'04"W 331.54 FT FROM E 1/4 COR TH S 0 DEG 57'54"E 1322.45 FT, S89 DEG 37'44"W 331.6 FT, N 0 DEG 57'45"W 1349.9 FT, S 77 DEG 27'24"E 82.63 FT, S 83 DEG 44'23"E 43.78 FT, N 89 DEG 58'38"E 207.78 FT, S 0 DEG 57'54"E 2.66 FT TO POB. 10.12A.

1823909 \$179,900 WITH 3 PARCELS: HUNTER'S DREAM!!! 3 LOTS TOTALING 64+ ACRES OF MIXED HARDWOODS AND PINES WITH TRAILS THROUGHOUT AND SEVERAL FOOD PLOTS. MANY BUCKS HAVE BEEN HARVESTED FROM THIS PROPERTY! SEVERAL TREE STANDS PLUS A 4'X4' TOWER STAND STAY. BONUS FEATURE: TOP OF THE LINE AMISH BUILT 32' X 15' CABIN: 700 SQ. FT. OF FINISHED LIVING SPACE, FULLY WIRED (GENERATOR CURRENTLY USED, BUT ELECTRIC IS NOW CLOSE BY), PLUMBED WITH SEPTIC, RAINWATER BARRELS COLLECT WATER FOR SHOWERS AND TOILET, GAS COOK STOVE AND REFRIGERATOR, AND GAS STOVE FOR HEAT. CABIN COMES FULLY FURNISHED WITH A FINISHED LOFT THAT COULD SLEEP UP TO 10. WALK-OUT BASEMENT HAS A CONCRETE FLOOR AND IS A GREAT PLACE TO STORE ALL THE TOYS! LAND COULD BE TIMBERED FOR INCOME. SCHEDULE YOUR SHOWING TODAY! \*DO NOT WALK PROPERTY WITHOUT AN APPOINTMENT DURING HUNTING SEASON!\*

FOR 2009..REMOVE NO PBG ADJUSTMENT, CHG FROM CRAWL TO BSM'T, ADD DECK AS NEW TO ROLL,

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$3000		10.12 Acres			3000	100		30,360
		10.12 Total Acres			Total Est. Land Value =			30,360

Cost Est. for Res. Bldg: 1 Single Family 1.5S                                Cls D                                Blt 2000

(11) Heating System: Wall/Floor Furnace  
 Ground Area = 512 SF    Floor Area = 768 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	512		
			Total:	88,882	71,106
Other Additions/Adjustments					
Basement, Outside Entrance, Below Grade			1	1,823	1,458
Plumbing					
Average Fixture(s)			1	1,025	820
Water/Sewer					
1000 Gal Septic			1	4,263	3,410
Deck					
Treated Wood			64	1,939	1,900    *98% Good
Built-Ins					
Appliance Allow.			1	1,638	1,310
Garages					
Class: C Exterior: Pole (Unfinished)					
Base Cost			1200	28,956	23,165
Local Cost Items					
GENERATOR			1	1	1    *95% Good
Totals:				128,527	103,170

Notes:

ECF (416 RURAL METES & BOUNDS) 0.930 => TCV:                                95,948

Parcel Number: 009-007-009-35

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2024 Est. T.C.V. 009-007-009-35	=	126,308				
Est. TCV/Total Floor Area = 164.46, Most recent sale 08/31/2020 for 149,000						
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
61,300	61,300	61,300	54,970	5.00		
2024	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	1,900	0	0	2,748	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
63,200	63,200	63,200	57,718	57,718	0	

009-007-009-42	2024 Est. T.C.V.	LEZMAN PROPERTIES LLC
Property Class: 402		W ROUND LAKE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 7 T22N R8W (0\*1999) BEG AT E 1/4 COR TH S 0 DEG 58'04"E 1323.09 FT, S 89 DEG 37'44"W 331.6 FT, N0 DEG 57'54"W 1325.11 FT, N 89 DEG 58' 36"E 331.57 FT TO POB. 10.08A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$3000			10.80 Acres		3000	100		32,400
			10.80 Total Acres				Total Est. Land Value =	32,400

2024 Est. T.C.V. 009-007-009-42 = 32,400

Est. TCV/Total Floor Area = 42.19, Most recent sale 08/31/2020 for 149,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
15,100	15,100	15,100	11,340	5.00			
2024 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses		
0	1,100	0	0	567	0		
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
16,200	16,200	16,200	11,907	11,907	0		

009-007-009-50	2024 Est. T.C.V.	LEZMAN PROPERTIES LLC
Property Class: 402		W ROUND LAKE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 7 T22N R8W S 1/2 OF SE 1/4. 80A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 66 - 120	\$2800	60.00	Acres		2800	100		168,000
Residentia INFERIOR@\$1400		20.00	Acres		1400	100		28,000
		80.00	Total Acres				Total Est. Land Value =	196,000

2024 Est. T.C.V. 009-007-009-50 = 196,000

Est. TCV/Total Floor Area = 255.21, Most recent sale 10/15/2021 for 170,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
86,000	86,000	86,000	79,800	5.00		
2024 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	12,000	0	0	3,990	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
98,000	98,000	98,000	83,790	83,790	83,790	

009-007-010-00                                2024 Est. T.C.V.                                NEAR MARK & JUDY  
 Property Class: 402                                                               S SEELEY RD  
 Map #:                                LAKE TOWNSHIP                                LAKE CITY, MI 49651

SEC 7 T22N R8W (0\*1999) BEG AT SW COR OF SEC 7 TH N 01DEG 19'20"W 286 FT, N 88  
 DEG 36'51"E 38.10 FT, S 27 DEG 10'34"E 94.77 FT, S 39 DEG 58'08"E 160.10 FT, N  
 38 DEG 42' 34"E 112.15 FT, S 49 DEG 34'53"E 39.89 FT, N 38 DEG 42'34" E 264.03  
 FT, S 47 DEG 17'35"E 35.49 FT, S 38 DEG 43'31"W 447.49 FT, S 89 DEG 47'46"W  
 80.72 FT, N 89D 18' 51" W TO W LINE SEC 18, N 0 DEG 57'07"W 24.66 FT TO POB.  
 1.39A.  
 PCL F

99 SPLIT FTO 010-35 & 010-70 FOR 00

Land Value Estimates for Land Table 4086.4086 ROUND LAKE

Description	Frontage	Depth	* Factors *		EASEMENT DIVIDES		Value
			Front	Depth	Rate	%Adj.	
MINOR RD TYPE	35.00	487.70	0.9277	1.0290	60	100	2,005
MINOR RD TYPE	100.00	434.73	0.9277	0.9998	60	100	5,565
135 Actual Front Feet, 1.39 Total Acres                Total Est. Land Value =							7,570

2024 Est. T.C.V. 009-007-010-00						=	7,570
Est. TCV/Total Floor Area = 9.86, Most recent sale 07/27/2018 for 10,000							
2023 Assessed		MBOR	S.E.V.	Base for Cap	C.P.I.		
3,800		3,800	3,800	2,625	5.00		
2024	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	0	0	0	131	0	
2024 Assessed		MBOR	S.E.V.	Capped	->Taxable<-		PRE/MBT
3,800		3,800	3,800	2,756	2,756		0

009-007-010-35                                 2024 Est. T.C.V.                                 CARMER MATTHEW ERIC  
 Property Class: 402                                 S SEELEY RD  
 Map #:   LAKE TOWNSHIP                                 LAKE CITY, MI 49651

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SEC 7 T22N R8W (0\*1999) BEG N 89 DEG 44'30"E 210.72 FT FROM SW COR SEC 7 TH N 38  
 DEG 43'31"E 413.37 FT, S 38 DEG 57'17"E 76.77 FT, S 45 DEG 56' 33"E 75.33 FT, S  
 38 DEG 43'31"W 288.83 FT, S 86 DEG 40'47"W 201.99 FT, N 38 DEG 43'31"E 34.12 FT  
 TO POB. 1.27A.  
 PCL G

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2016- A FLOATING BOG EXISTED ON THE NW SIDE OF THE LAKE FOR AT LEAST 100 YEARS.  
 THE BOG BROKE LOSE AND MOVED TO THE SE SIDE OF THE LAKE IN THE TIME FRAME OF  
 JUST A COUPLE DAYS. THE GAP BETWEEN SHORE & BOG WAS SMALLER BUT HAS BEEN  
 FAIRLY CONSISTANT FOR THE PAST SEVERAL YEARS. - PER JOHN TARCHALA.

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Land Value Estimates for Land Table 4086.4086 ROUND LAKE  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP C 150	152.00	363.95	1.0000	1.0000	150	100		22,800
152 Actual Front Feet, 1.27 Total Acres					Total Est. Land Value =			22,800

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2024 Est. T.C.V. 009-007-010-35						=	22,800
Est. TCV/Total Floor Area = 29.69, Most recent sale 06/13/2019 for 345,000							
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
11,400	11,400	11,400	8,242	5.00			
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses			
0	0	0	412	0			
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
11,400	11,400	11,400	8,654	8,654	8,654		

009-007-010-70	2024 Est. T.C.V.	CARMER MATTHEW ERIC
Property Class: 401		1991 S SEELEY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 7 T22N R8W (0\*1999) BEG N 89 DEG 44'30"E 403.69 FT FROM SW COR, N 38 DEG 43'31"E 268.6 FT, S 73 DEG 04'34"E 80.78 FT, S 66 DEG 37'59"E 77.78 FT, S 83 DEG 48'28"E 626.19 FT, S 0 DEG 02'53"W 131.84 FT, N 76 DEG 15'55"W 200.31 FT, S 89 DEG 44'30"W 601.23 FT, S83 DEG 57'W 134.09 FT, S 84 DEG 12'07"W 22.76 FT, N 38 DEG 43'31"E 20.23 FT TO POB. 2.85A.

2016- A FLOATING BOG EXISTED ON THE NW SIDE OF THE LAKE FOR AT LEAST 100 YEARS. THE BOG BROKE LOSE AND MOVED TO THE SE SIDE OF THE LAKE IN THE TIME FRAME OF JUST A COUPLE DAYS. THE GAP BETWEEN SHORE & BOG WAS SMALLER BUT HAS BEEN FAIRLY CONSISTANT FOR THE PAST SEVERAL YEARS. - PER JOHN TARCHALA.

99 SPLIT FROM 010-00 FOR 00

Land Value Estimates for Land Table 4086.4086 ROUND LAKE  
\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP C 150	156.00	295.31	1.0000	1.0000	150	100		23,400
ROW \$0/FF	801.00	97.45	1.0000	1.0000	0	100		0
957 Actual Front Feet, 2.85 Total Acres Total Est. Land Value =								23,400

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Split, 2 Rail	16.48	50	0	0
D/W/P: 4in Ren. Conc.	8.18	480	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

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

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 1616 SF Floor Area = 1816 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,616		
1 Story	Siding	Overhang	200		
Total:				258,509	206,827

Other Additions/Adjustments

Recreation Room	1600	30,928	24,742
Basement, Outside Entrance, Below Grade	1	2,560	2,048

Plumbing

Average Fixture(s)	1	1,476	1,181
3 Fixture Bath	1	4,646	3,717
2 Fixture Bath	1	3,108	2,486

Water/Sewer

1000 Gal Septic	1	4,864	3,891
Water Well, 100 Feet	1	5,808	4,646

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	816	38,319	30,655
Common Wall: 1 Wall	1	-2,686	-2,149
Door Opener	1	547	438
Class: C Exterior: Pole (Unfinished)			
Base Cost	480	14,726	11,781

Built-Ins

Parcel Number: 009-007-010-70

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Appliance Allow.	1	2,766	2,213
Fireplaces			
Direct-Vented Gas	2	6,043	4,834
Porches			
WPP	737	11,681	9,345
	Totals:	383,295	306,655

Notes:

ECF (4086 ROUND LAKE) 1.460 =&gt; TCV: 447,716

2024 Est. T.C.V. 009-007-010-70	=	472,066			
Est. TCV/Total Floor Area = 259.95, Most recent sale 06/13/2019 for 345,000					
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
225,800	225,800	225,800	184,173	5.00	
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	10,200	0	9,208	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
236,000	236,000	236,000	193,381	193,381	193,381



009-007-010-80 2024 Est. T.C.V. BURNS ROBERT & JUDITH M TRUST  
 Property Class: 401 1933 S SEELEY RD  
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

SEC 7 T22N R8W BEG N 01 DEG 11'W 286 FT FROM SW COR SEC7 TH N 01 DEG 11'W 131.42  
 FT, N 36 DEG 47'20"E 214.66 FT, S 57 DEG 51'02"E 179.08 FT, S 38 DEG 49'W 264 FT  
 S 88 DEG 49'W 112 FT TO POB. 1.12A.

## Land Value Estimates for Land Table 4086.4086 ROUND LAKE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
GROUP A 500/FF	179.00	272.55	1.0000	1.0000	500	100		89,500	
179 Actual Front Feet, 1.12 Total Acres								Total Est. Land Value =	89,500

## Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.18	2480	0	0
D/W/P: Crushed Rock	2.27	1500	0	0
Fencing: Wire Mesh, #9	3.79	2400	0	0
Metal Prefab	17.91	120	50	1,074
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 10000	10,000.00	1	100	10,000
Total Estimated Land Improvements True Cash Value =				11,074

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C 10 Blt 2003

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1360 SF Floor Area = 1360 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

## Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,360		
Total:				218,137	185,424

## Other Additions/Adjustments

Recreation Room	680	13,144	11,172
Basement, Outside Entrance, Above Grade	1	1,870	1,589
Plumbing			
Average Fixture(s)	1	1,476	1,255
3 Fixture Bath	1	4,646	3,949
Water/Sewer			
1000 Gal Septic	1	4,864	4,134
Water Well, 100 Feet	1	5,808	4,937
Porches			
WPP	168	4,140	3,519
WPP	95	2,840	2,414
Deck			
Treated Wood	144	3,338	2,837

## Garages

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

Base Cost	672	27,660	23,511
Common Wall: 1 Wall	1	-2,686	-2,283
Door Opener	1	547	465
Class: CD Exterior: Pole (Unfinished)			
Base Cost	768	18,263	15,524

## Built-Ins

Appliance Allow.	1	2,766	2,351
Totals:		306,813	260,798

Notes:

ECF (4086 ROUND LAKE) 1.460 => TCV: 380,765

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2024 Est. T.C.V. 009-007-010-80					=	481,339
Est. TCV/Total Floor Area = 353.93						
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
214,100	214,100	214,100	62,720	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	26,600	0	3,136	0		
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
240,700	240,700	240,700	65,856	65,856	65,856	



009-007-011-00	2024 Est. T.C.V.	EATON VALLEY PARTNERS INC
Property Class: 402		S SEELEY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 7 T22N R8W BEG N 286 FT & E 112 FT FROM SW COR SEC 7 TH N 39 DEG 56'45"E  
 264.26 FT, S 48 DEG E 227.88 FT, S 40 DEG 09'32"W 264.03 FT, N 48 DEG 02'55"W  
 39.89 FT, S 40 DEG 09'32"W 112.15 FT, N 38 DEG 31'10"W 160.10 FT, N 25 DEG  
 43'36"W 94.77 FT, N 89 DEG 56'11"E 74.09 FT TO POB.

ADJACENT FLOATING BOG

Land Value Estimates for Land Table 4086.4086 ROUND LAKE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP C 150	227.00	352.41	1.0000	1.0000	150	100		34,050
227 Actual Front Feet, 1.84 Total Acres Total Est. Land Value =								34,050

Cost Est. for Res. Bldg: 1	Single Family	1S	Cls CD	Blt 1944
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(11) Heating System: No Heating/Cooling  
 Ground Area = 0 SF Floor Area = 0 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Totals:				0	0

Notes:

ECF (4086 ROUND LAKE) 1.460 => TCV:	0
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2024 Est. T.C.V. 009-007-011-00	=	34,050
Est. TCV/Total Floor Area = 0.00, Most recent sale 05/10/2021 for 22,000		
2023 Assessed	MBOR	S.E.V.
17,000	17,000	17,000
		Base for Cap
		C.P.I.
		14,107
		5.00
2024	New Eq. Adjustment	Loss
	0	0
		Additions
		0
		Tax Adjustment
		705
2024 Assessed	MBOR	S.E.V.
17,000	17,000	17,000
		Capped
		->Taxable<-
		14,812
		PRE/MBT
		0

009-008-001-00 2024 Est. T.C.V. HELMER BRIAN &  
Property Class: 401 1394 S LACHANCE RD  
Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

SEC 8 T22N R8W (10\*1999) S 1/2 OF NE 1/4 EXC E 417.5 FT OF N 417.5 FT THOF & EXC  
S 16 RDS OF E 10 RDSTHOF. 74.9985A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 66 - 120	\$2800	74.72	Acres		2800	100		209,230
Residentia ROW @ ZERO			0.28	Acres	0	100		0
75.00 Total Acres Total Est. Land Value =								209,230

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Split, 2 Rail	15.53	352	0	0
D/W/P: 3.5 Concrete	6.16	160	0	0
Wood Frame	20.08	528	50	5,301
Wood Frame	20.08	816	50	8,192
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 10000	10,000.00	1	100	10,000
Total Estimated Land Improvements True Cash Value =				23,493

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Fair Blt 1977

(11) Heating System: Forced Warm Air  
Ground Area = 1410 SF Floor Area = 1410 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Metal	910		
Addition	Siding	Crawl	500		
Total:				80,673	28,236

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	859	301
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Water/Sewer

1000 Gal Septic	1	4,550	1,592
Water Well, 100 Feet	1	5,640	1,974

Garages

Class: CD Exterior: Pole (Unfinished)					
Base Cost		600	15,276		5,347
Block Foundation		144	1,961		686

Built-Ins

Appliance Allow.		1	1,934		677
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Deck

w/Roof (Roof portion)		1960	26,832		9,391
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Totals: 137,725 48,204

Notes:

ECF (416 RURAL METES & BOUNDS) 0.800 => TCV: 38,563

2024 Est. T.C.V. 009-008-001-00 = 271,286

Est. TCV/Total Floor Area = 192.40

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
122,000	122,000	122,000	53,243	5.00		
2024 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	13,600	0	0	2,662	0	

Parcel Number: 009-008-001-00

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2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
135,600	135,600	135,600	55,905	55,905	55,905

009-008-002-00 2024 Est. T.C.V. GALLOUP LORI ANN  
 Property Class: 401 1270 S LACHANCE RD  
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

SEC 8 T22N R8W N 417.5 FT OF E 417.5 FT OF S 1/2 OF NE 1/4 4.0015A M/L.  
 2014 COMBINED WITH 009-008-001-95  
 2014 ASSESSMENT & FORMERLY DESCRIBED AS SEC 8 T22N R8W N 330 FT OF E 417 FT OF S  
 1/2 OF NE 1/4.3.1629A.

2015 COMBINED WITH 009-008-001-95

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 90/FF	417.50	417.50	0.8319	1.0108	90	100		31,597
418 Actual Front Feet, 4.00 Total Acres Total Est. Land Value =								31,597

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	24.00	144	50	1,728
Total Estimated Land Improvements True Cash Value =				1,728

Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE Cls CD Blt 1993

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1040 SF Floor Area = 1040 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Piers	1,040		
			Total:	112,438	89,951

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,230	984
2 Fixture Bath	1	2,596	2,077

Water/Sewer

1000 Gal Septic	1	4,550	3,640
Water Well, 100 Feet	1	5,640	4,512

Deck

Treated Wood	96	2,443	1,954
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Garages

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

Base Cost	576	22,239	17,791
Common Wall: 1/2 Wall	1	-1,252	-1,002

Built-Ins

Appliance Allow.	1	1,934	1,547
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Totals: 151,818 121,454

Notes:

ECF (416 RURAL METES & BOUNDS) 0.930 => TCV: 112,952

Cost Est. for Res. Bldg: 2 Mobile Home HUD Cls Low Blt 1972

(11) Heating System: Wall Furnace  
 Ground Area = 1200 SF Floor Area = 1200 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Comp.Shingle	600		

Parcel Number: 009-008-002-00

Page: 2

Addition	Siding	Slab	600		
			Total:	64,557	22,595
Other Additions/Adjustments					
Skirting, Metal or Vinyl, Vertical			74	798	279
Plumbing					
Average Fixture(s)			1	748	262
Water/Sewer					
1000 Gal Septic			1	4,263	1,492
Water Well, 50 Feet			1	2,498	874
Garages					
Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			400	13,164	4,607
Built-Ins					
Appliance Allow.			1	1,638	573
			Totals:	87,666	30,682

Notes: 1270 S LA CHANCE RD

ECF (416 RURAL METES &amp; BOUNDS) 0.800 =&gt; TCV: 24,546

2024 Est. T.C.V. 009-008-002-00				=	170,823
Est. TCV/Total Floor Area = 76.26					
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
77,300	77,300	77,300	42,441	5.00	
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	8,100	0	0	2,122	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
85,400	85,400	85,400	44,563	44,563	34,759



009-008-003-00 2024 Est. T.C.V. HELMER BRIAN & CALVIN  
 Property Class: 401 1468 S LACHANCE RD  
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

. SEC 8 T22N R8W S 16 RDS OF E 10 RDS OF S 1/2 OF NE 1/4. 1 A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
A 200' @ 90/FF	264.00	165.00	0.9329	0.8014	90 100		17,765
264 Actual Front Feet, 1.00 Total Acres					Total Est. Land Value =		17,765

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	7.35	480	0	0
Metal Prefab	18.36	70	45	578

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				1,528

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Fair Blt 1970

(11) Heating System: Wall Furnace  
 Ground Area = 720 SF Floor Area = 720 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Metal	720		
Total:				40,988	14,346

Other Additions/Adjustments

Plumbing  
 Average Fixture(s) 1 859 301

Water/Sewer  
 1000 Gal Septic 1 4,550 1,592  
 Water Well, 100 Feet 1 5,640 1,974

Porches  
 CSEP (1 Story) 160 4,878 1,707

Garages  
 Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)  
 Base Cost 624 20,923 7,323  
 Block Foundation 144 1,961 686

Built-Ins  
 Appliance Allow. 1 1,934 677

Deck  
 w/Roof (Roof portion) 1488 20,371 7,130  
 w/Roof (Roof portion) 260 3,754 1,314

Totals: 105,858 37,050

Notes:

ECF (416 RURAL METES & BOUNDS) 0.800 => TCV: 29,640

2024 Est. T.C.V. 009-008-003-00 = 48,933

Est. TCV/Total Floor Area = 67.96

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
23,800	23,800	23,800	13,279	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	700	0	0	663	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	

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24,500	24,500	24,500	13,942	13,942	13,942
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009-008-004-00	2024 Est. T.C.V.	MAHON JASON M & JENIFER M
Property Class: 401		1204 S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 8 T22N R8W S 1/3 OF N 1/2 OF NE 1/4. 26.6667A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS  
\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
Residentia 18	-29	@\$3000	26.67	Acres	3000	100		80,010	
							26.67 Total Acres	Total Est. Land Value =	80,010

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 1952

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 1272 SF Floor Area = 1272 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Block	Slab	1,272		
			Total:	127,181	69,949

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	995	547
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Water/Sewer

1000 Gal Septic	1	4,141	2,278
Water Well, 100 Feet	1	5,506	3,028

Porches

CCP (1 Story)	64	1,542	848
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Garages

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

Base Cost	378	16,008	8,804
Common Wall: 1 Wall	1	-2,699	-1,484

Built-Ins

Appliance Allow.	1	1,638	901
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Fireplaces

Interior 1 Story	1	4,129	2,271
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Totals: 158,441 87,142

Notes:

ECF (416 RURAL METES & BOUNDS) 0.930 => TCV: 81,042

2024 Est. T.C.V. 009-008-004-00	=	161,052			
Est. TCV/Total Floor Area = 126.61, Most recent sale 11/26/2012 for 30,000					
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
73,900	73,900	73,900	47,243	5.00	
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	6,600	0	0	2,362	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
80,500	80,500	80,500	49,605	49,605	0

009-008-004-35	2024 Est. T.C.V.	MAHON JASON M & JENNIFER
Property Class: 402		S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 8 T22N R8W S 1/2 OF N 2/3 OF N1/2 OF NE1/4. 26.6666A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS  
 \* Factors \* 439 X 2649

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 18	-29	@\$3000	26.70	Acres	3000	100		80,100
			26.70	Total Acres			Total Est. Land Value =	80,100

2024 Est. T.C.V. 009-008-004-35 = 80,100

Est. TCV/Total Floor Area = 62.97, Most recent sale 02/11/2011 for 50,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
34,700	34,700	34,700	24,475	5.00			
2024	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
	0	5,400	0	1,223	0		
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
40,100	40,100	40,100	25,698	25,698	0		

009-008-004-70	2024 Est. T.C.V.	MAHON JASON M & JENNIFER
Property Class: 402		S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 8 T22N R8W N 1/3 OF N 1/2 OF NE 1/4. 26.6667A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS  
\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 18	-29 @\$3000	26.67 Acres			3000	100		80,010
		26.67 Total Acres					Total Est. Land Value =	80,010

2024 Est. T.C.V. 009-008-004-70 = 80,010

Est. TCV/Total Floor Area = 62.90, Most recent sale 08/19/2005 for 8,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
34,700	34,700	34,700	24,475	5.00			
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	5,300	0	0	1,223	0		
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
40,000	40,000	40,000	25,698	25,698	0		

009-008-005-00 2024 Est. T.C.V. MUNN GORDON & SHARON  
Property Class: 401 10630 W ROUND LAKE RD  
Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

. SEC 8 T22N R8W E 1/2 OF NW 1/4. 80 A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS  
\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 66 - 120	\$2800	80.00	Acres	2800	100			224,000
		80.00	Total Acres				Total Est. Land Value =	224,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	21.56	240	89	4,605
Total Estimated Land Improvements True Cash Value =				4,605

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

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 1456 SF Floor Area = 1456 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,456		
			Total:	163,104	138,639

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,230	1,045
3 Fixture Bath	1	3,860	3,281

Water/Sewer

1000 Gal Septic	1	4,550	3,867
Water Well, 100 Feet	1	5,640	4,794

Porches

WGEP (1 Story)	192	13,427	12,084	*90% Good
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Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	660	21,833	18,558

Built-Ins

Appliance Allow.	1	1,934	1,644
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Fireplaces

Wood Stove	1	2,149	1,827
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Totals: 217,727 185,739

Notes: 56X26 CENTURY MHD

ECF (416 RURAL METES & BOUNDS) 0.750 => TCv: 139,304

2024 Est. T.C.V. 009-008-005-00 = 367,909

Est. TCv/Total Floor Area = 252.68, Most recent sale 01/01/2000 for 100,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
158,500	158,500	158,500	95,472	5.00	
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	25,500	0	0	4,773	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
184,000	184,000	184,000	100,245	100,245	0

009-008-006-00	2024 Est. T.C.V.	CORRION JULIAN L
Property Class: 402		W ROUND LAKE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 8 T22N R8W W 1/2 OF NW 1/4. 80 A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 66 - 120	\$2800	80.00	Acres	2800	100			224,000
		80.00	Total Acres				Total Est. Land Value =	224,000

2024 Est. T.C.V. 009-008-006-00 = 224,000

Est. TCV/Total Floor Area = 153.85

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
96,000	96,000	96,000	26,745	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	16,000	0	0	1,337	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
112,000	112,000	112,000	28,082	28,082	0	

009-008-007-00	2024 Est. T.C.V.	MAHON JEROME P SR & ALICE F
Property Class: 402		W ROUND LAKE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 8 T22N R8W N 1/2 OF SW 1/4. 80 A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 66 - 120	\$2800	80.00	Acres	2800	100			224,000
		80.00	Total Acres				Total Est. Land Value =	224,000

2024 Est. T.C.V. 009-008-007-00 = 224,000

Est. TCV/Total Floor Area = 153.85

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
96,000	96,000	96,000	26,745	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	16,000	0	0	1,337	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
112,000	112,000	112,000	28,082	28,082	0	



009-008-008-00	2024 Est. T.C.V.	LEZMAN PROPERTIES LLC
Property Class: 402		S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 8 T22N R8W (0\*1999) BEG AT SW COR TH N 0 DEG 58'04"W 1323.09FT, S 89 DEG 41'29"E 1326.91 FT, S 01 DEG 01'18"E 1316.54 FT, S 0 DEG 09'20"W 148.65 FT, N 87 DEG 29'10"W 1329.35 FT, N 0 DEG 20'23"E 76.62 FT TO POB. 43.65A

99 SPLIT 40 AC. TO 008-50 ALSO COMBO OF 3.43 AC FROM 017-003

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia INFERIOR@\$1400		43.65 Acres			1400	100		61,110
		43.65 Total Acres					Total Est. Land Value =	61,110

2024 Est. T.C.V. 009-008-008-00 = 61,110

Est. TC/Total Floor Area = 41.97, Most recent sale 03/23/2023 for 0

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
30,600	30,600	30,600	27,510	5.00			
2024 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	1,375	0		
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
30,600	30,600	30,600	28,885	28,885	28,885		

009-008-008-50                    2024 Est. T.C.V.                    THOMPSON JAMY & STINE SCOTT  
 Property Class: 401                                       S LACHANCE RD  
 Map #:                    LAKE TOWNSHIP                    LAKE CITY, MI 49651

SEC 8 T22N R8W (0\*1999) BEG AT S 1/4 COR TH S 0 DEG 01'38"E 200.71 FT, N 87 DEG 29'10"W 1329.81 FT, N 0 DEG 09'20"E 148.65 FT, N 01 DEG 01' 18"W 1316.54 FT, N 89 DEG 41'29"E 1326.91 FT, S 01 DEG 04'33"E 1309.98 FT TO POB. 45.65A.

ADD CABIN FOR 02..WILL PROBABLY BE CABIN

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia INFERIOR@\$1400		45.65 Acres			1400	100		63,910
		45.65 Total Acres					Total Est. Land Value =	63,910

Cost Est. for Res. Bldg: 1 Single Family GRG                    Cls D                    Blt 2001

(11) Heating System: Wall/Floor Furnace  
 Ground Area = 0 SF    Floor Area = 0 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					

Garages

Class: D Exterior: Siding Foundation: 42 Inch (Finished)					
	Base Cost		576	23,484	18,787
			<b>Totals:</b>	<b>23,484</b>	<b>18,787</b>

Notes:

ECF (416 RURAL METES & BOUNDS) 0.930 => TCV: 17,472

2024 Est. T.C.V. 009-008-008-50				=	81,382
Est. TCV/Total Floor Area = 0.00, Most recent sale 07/13/2018 for 70,000					
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
40,400	40,400	40,400	36,960	5.00	
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	300	0	0	1,848	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
40,700	40,700	40,700	38,808	38,808	0

009-008-009-00                      2024 Est. T.C.V.                      BLOOM CHAWNELL  
 Property Class: 401                                           1754 S LACHANCE RD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

SEC 8 T22N R8W (11\*1998) N/2 OF SE/4 OF SE/4 20A.  
 Split on 09/14/2009 into 009-008-009-40;

Split/Comb. on 09/14/2009 completed 09/14/2009 RAY                      ;  
 Parent Parcel(s): 009-008-009-00;  
 Child Parcel(s): 009-008-009-40;  
 -----

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia PARTOF>10@	\$3000	20.00	Acres	3000	100			60,000
		20.00	Total Acres				Total Est. Land Value =	60,000

Cost Est. for Res. Bldg: 1 Single Family 1+S                      Cls D                      Blt 1961

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 572 SF    Floor Area = 572 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1+ Story	Block	Slab	572		
			Total:	69,255	38,090

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	995	547
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Water/Sewer

1000 Gal Septic	1	4,141	2,278
Water Well, 50 Feet	1	2,498	1,374

Garages

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

Base Cost	364	15,677	8,622
Storage Over Garage	500	5,140	2,827
Common Wall: 1 Wall	1	-2,699	-1,484

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

Base Cost	960	27,216	14,969
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Built-Ins

Appliance Allow.	1	1,638	901
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Fireplaces

Exterior 1 Story	1	4,969	2,733
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Totals:                      128,830                      70,857

Notes:

ECF (416 RURAL METES & BOUNDS) 0.930 => TCV:                      65,897

2024 Est. T.C.V. 009-008-009-00                      =                      125,897

Est. TCV/Total Floor Area = 220.10, Most recent sale 04/29/2014 for 77,500

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
59,900	59,900	59,900	47,074	5.00	
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	3,000	0	0	2,353	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
62,900	62,900	62,900	49,427	49,427	49,427

009-008-009-40	2024 Est. T.C.V.	EXCELSIOR USA CONSULTING LLC
Property Class: 401		1900 S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 8 T22N R8W (11\*1998) S/2 OF SE/4 OF SE/4 20A.  
 Split on 09/14/2009 from 009-008-009-00;

2023 THE THOMPSON CENTER IN LAKE CITY, MICHIGAN, IS A LARGE REHABILITATION CENTER THAT HAS BEEN TRANSFORMED INTO A VACATION RENTAL. IT'S AN EXCITING PLACE TO HOST FAMILY AND FRIENDS GET-TOGETHERS. THE PROPERTY FEATURES A POOL AND OFFERS A COMFORTABLE SPACE FOR GATHERINGS. AIRBNB: WE ARE EXCITED TO HOST YOUR NEXT FAMILY/FRIENDS GET-TOGETHER AT THE THOMPSON CENTER. HERE YOU WILL FIND A LARGE REHABILITATION CENTER TURNED VACATION GETAWAY. WITH ENOUGH ROOM TO SLEEP 16 ADULTS & 4 KIDS! THE INDOOR POOL WITH HOT TUB ARE THE PERFECT PLACE TO SWIM & NEVER HAVE TO WORRY ABOUT THE WEATHER. COMPLETE WITH A LARGE SCREEN TV, FOOSBALL SHUFFLE BOARD, INDOOR & OUTDOOR BASKETBALL. THERE IS A COMPLETE KITCHEN, WASHER/DRYER, WI-FI, & MANY BATHROOMS. OUTSIDE BOASTS A LARGE YARD & TRAILS.

Split/Comb. on 09/14/2009 completed 09/14/2009 RAY ;  
 Parent Parcel(s): 009-008-009-00;  
 Child Parcel(s): 009-008-009-40;

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 18	-29	@\$3000	19.50	Acres	3000	100		58,509
Residentia ROW	@ ZERO		0.50	Acres	0	100		0
20.00 Total Acres Total Est. Land Value =								58,509

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value		
Wood Frame	21.16	160	50	1,693		
Commercial Local Cost Land Improvements						
Description	Rate	Size	% Good	Arch	Mult	Cash Value
PAVING	0.40	18000	95		100	6,840
CONCRETE	0.40	1250	95		100	475
Outdoor Lighting	590.00		2	95	100	1,121
Ad-Hoc Unit-In-Place Items						
Description	Rate	Size	% Good	Cash Value		
/CI16/SUBDC/RESSI/STRI/CONC7A	16.52	200	100	3,304		
Total Estimated Land Improvements True Cash Value =				13,433		

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 2011  
 Description of Occupancy: REHABILITATION CENTER

Costs are taken from the Fitness Centers cost schedules.  
 <<<<< Calculator Cost Computations >>>>>  
 Class: D Quality: Average  
 Stories: 1 Story Height: 12 Perimeter: 449  
 Overall Building Height: 10

Base Rate for Upper Floors = 103.75  
 Mezzanine 1 Open Base Rate = 33.27

(10) Heating system: Package Heating & Cooling Cost/SqFt: 25.12 100%  
 Adjusted Square Foot Cost for Upper Floors = 128.87

Total Floor Area: 10,270	Base Cost New of Upper Floors =	1,323,495
Mezzanine 1 Area: 550	Base Cost New of Mezzanine =	18,299
Reproduction/Replacement Cost = 1,341,794		
Eff.Age:15	Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 63 /70 /70 /100/30.9	Total Depreciated Cost = 414,212

<<<<< Segregated Cost Computations >>>>>

Costs taken from Segregated Cost Section 5: Offices, Banks, Hospitals

Item Description	Cost	# or Height	Storys	Cost
	Col.	Rate	SqFt	Adj. Adj.

Architectural Multiplier: 0.00  
 Total Cost New = 0  
 Reproduction/Replacement Cost = 0  
 Eff.Age:15 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 63 /70 /70 /100/30.9  
 Total Depreciated Cost = 0  
 Unit in Place Items  

Unit in Place Items	Rate	Quantity	Arch	%Good	Depr.Cost
/CI16/YARI/COMSP/POUCP/100020A	108.95	1976	1.00	10	21,529
/CI16/YARI/POOH/GAS/8100	2560.39	1	1.00	10	256

 ECF (201C COMMERCIAL GROUP C) 0.600 => TCV of Bldg: 1 = 261,598  
 Replacement Cost/Floor Area= 151.86 Est. TCV/Floor Area= 25.47

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Total Estimated True Cash Value of Commercial/Industrial Buildings = 261,598

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2024 Est. T.C.V. 009-008-009-40 = 333,540  
 Est. TCV/Total Floor Area = 32.48, Most recent sale 01/04/2023 for 325,000  

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
190,400	190,400	190,400	190,400	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
166,800	0	190,400	0	-23,600	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
166,800	166,800	166,800	199,920	166,800	0	

009-008-009-50                              2024 Est. T.C.V.                              ODREN RONALD G ETAL  
Property Class: 401                                 1990 S LACHANCE RD  
Map #:    LAKE TOWNSHIP                                      LAKE CITY, MI 49651

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SEC 8 T22N R8W (0\*1998) SW 1/4 OF SE 1/4. 40A.

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Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS  
\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 30 - 65	\$3000	40.00	Acres	3000	100			120,000
		40.00	Total Acres				Total Est. Land Value =	120,000

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

(11) Heating System: No Heating/Cooling  
Ground Area = 0 SF    Floor Area = 0 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					

Garages

Class	CD	Exterior	Pole (Unfinished)	Base Cost	Size	Cost New	Depr. Cost
				2400	51,840	46,656	
		Totals:			51,840	46,656	

Notes:

ECF (416 RURAL METES & BOUNDS) 0.930 => TCV:                              43,390

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2024 Est. T.C.V. 009-008-009-50	=	163,390				
Est. TCV/Total Floor Area =	0.00					
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
69,000	69,000	69,000	48,589	5.00		
2024	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	12,700	0	0	2,429	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
81,700	81,700	81,700	51,018	51,018	0	

009-008-010-00 2024 Est. T.C.V. WILDS THOMAS & FELICIA  
 Property Class: 401 10371 W ROUND LAKE RD  
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

SEC 8 T22N R8W (2\*1998) N 1/2 OF NW 1/4 OF SE 1/4 LYING S OF ROUND LAKE ROAD EXC  
 W 400 FT THOF & EXC N 208.71 FT OF E 208.71 FT THOF. 8.4762A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$3000			8.48 Acres		3000	100		25,440
			8.48 Total Acres				Total Est. Land Value =	25,440

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Average Blt 1996

(11) Heating System: Forced Warm Air  
 Ground Area = 1680 SF Floor Area = 1680 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=47/100/100/100/47

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Siding	Comp.Shingle	1280		
Addition	Siding	Crawl	400		
			Total:	101,429	47,671

Other Additions/Adjustments

Skirting, Metal or Vinyl, Vertical	186	2,113	993
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Plumbing

3 Fixture Bath	1	3,054	1,435
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Water/Sewer

1000 Gal Septic	1	4,864	2,286
Water Well, 100 Feet	1	5,808	2,730

Deck

Treated Wood	60	1,958	920
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Garages

Class: C Exterior: Pole (Unfinished)			
Base Cost	900	23,103	10,858
Class: C Exterior: Pole (Unfinished)			
Door Opener	2	1,093	514
Base Cost	1800	43,434	20,414
Totals:		186,856	87,821

Notes:

ECF (416 RURAL METES & BOUNDS) 0.800 => TCV: 70,257

2024 Est. T.C.V. 009-008-010-00 = 96,647

Est. TCV/Total Floor Area = 57.53, Most recent sale 10/12/2022 for 75,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
37,800	37,800	37,800	37,800	5.00	
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
11,800	-1,300	11,800	-1,300	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
48,300	48,300	48,300	51,490	48,300	0

009-008-010-05 2024 Est. T.C.V. BAILEY DENNIS L & BAILEY RONALD &  
 Property Class: 401 10300 W ROUND LAKE RD  
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

SEC 8 T22N R8W (0\*1998) W 316 FT OF E 516 FT OF N 233 FT OF N 1/2 OF NW 1/4 OF  
 SE 1/4. 1.69A.

Affidavit of Affixed Manufactured Home recorded @ 04-0, 3181. 2000 Shamrock.  
 Serial # 331L3260156A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 90/FF	316.00	232.96	0.8919	0.8736	90	100		22,160
316 Actual Front Feet, 1.69 Total Acres Total Est. Land Value =								22,160

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.06	790	0	0
Wood Frame	25.61	80	50	1,024

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				1,974

Cost Est. for Res. Bldg: 1 Single Family HUD Cls D Blt 2000

(11) Heating System: Forced Hot Water  
 Ground Area = 1792 SF Floor Area = 1792 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,792		
Total:				181,213	135,909

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,025	769
3 Fixture Bath	1	3,245	2,434

Water/Sewer

1000 Gal Septic	1	4,263	3,197
Water Well, 100 Feet	1	5,506	4,129

Porches

WPP	351	4,595	3,446
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Garages

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

Base Cost	624	20,536	15,402
Door Opener	1	430	322

Built-Ins

Appliance Allow.	1	1,638	1,228
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Breezeways

Frame Wall	187	9,905	7,429
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Totals: 232,356 174,265

Notes: DOUBLE WIDE

ECF (416 RURAL METES & BOUNDS) 0.750 => TCY: 130,699

2024 Est. T.C.V. 009-008-010-05	=	154,833
Est. TCY/Total Floor Area = 86.40, Most recent sale 06/01/2000 for 7,400		
2023 Assessed MBOR S.E.V. Base for Cap C.P.I.		
66,200 66,200 66,200 40,077 5.00		



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2024	New	Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0		11,200	0	0	2,003	0
2024 Assessed			MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	77,400		77,400	77,400	42,080	42,080	42,080

009-008-010-15	2024 Est. T.C.V.	PEASLEY JOEY
Property Class: 401		10265 W ROUND LAKE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 8 T22N R8W BEG 233 FT S OF NE COR OF N 1/2 OF NW 1/4 OF SE 1/4 TH S 208.71 FT, W 208.71 FT, N 208.71 FT, E 208.71 FT TO POB. 1A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C>	.50	-1.0	AC	M/L	12000	100		12,000
209 Actual Front Feet, 1.00 Total Acres Total Est. Land Value =								12,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Picket, 30-40	12.38	200	50	1,238
D/W/P: 4in Ren. Conc.	7.35	351	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				2,188

Cost Est. for Res. Bldg: 1 Single Family HUD Cls CD Blt 1997

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1404 SF Floor Area = 1404 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,404		
			Total:	158,079	118,559

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,230	922
3 Fixture Bath	1	3,860	2,895

Water/Sewer

1000 Gal Septic	1	4,550	3,412
Water Well, 100 Feet	1	5,640	4,230

Deck

Treated Wood	150	3,350	2,512
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Garages

Class: CD Exterior: Pole (Unfinished)

Base Cost	960	21,754	16,315
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Built-Ins

Appliance Allow.	1	1,934	1,450
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Fireplaces

Direct-Vented Gas	1	2,149	1,612
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Totals: 202,546 151,907

Notes: 2015-02587 AFFMAN CROWN REGIS 1997 USED, S/N Y9744993ABW HUD LABEL RAD972457 RAD972458

ECF (416 RURAL METES & BOUNDS) 0.750 => TCv: 113,930

2024 Est. T.C.V. 009-008-010-15 = 128,118

Est. TCv/Total Floor Area = 91.25, Most recent sale 03/25/2020 for 32,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
55,900	55,900	55,900	49,893	5.00	0	0	0	2,494	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT				
64,100	64,100	64,100	52,387	52,387	0				



009-008-010-20	2024 Est. T.C.V.	SCARBROUGH TODD M & ELLEN R
Property Class: 401		10441 W ROUND LAKE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 8 T22N R8W BEG 233 FT S OF NW COR OF W 1/2 OF N 1/2OF N 1/2 OF SE 1/4 TH S  
 427 FT, E 400 FT N 427 FT, W 400 FT TO POB. 3.9210A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C>	.50	-1.0	AC	M/L	12000	100		12,000
400 Actual Front Feet, 3.92 Total Acres Total Est. Land Value =								12,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Solid, 5 ft.	26.19	28	0	0
Wood Frame	20.67	336	50	3,472
Total Estimated Land Improvements True Cash Value =				3,472

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

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1608 SF Floor Area = 2088 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,128		
2 Story	Siding	Crawl Space	480		
			Total:	233,413	186,731

Other Additions/Adjustments

Plumbing

Average Fixture(s) 1 1,230 984

Water/Sewer

1000 Gal Septic 1 4,550 3,640  
 Water Well, 100 Feet 1 5,640 4,512

Deck

Treated Wood 35 1,453 1,162

Garages

Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)  
 Base Cost 320 15,171 12,137  
 Common Wall: 1 Wall 1 -2,512 -2,010

Built-Ins

Appliance Allow. 1 1,934 1,547

Totals: 260,879 208,703

Notes:

ECF (416 RURAL METES & BOUNDS) 0.930 => TCv: 194,094

2024 Est. T.C.V. 009-008-010-20				=	209,566
Est. TCv/Total Floor Area = 100.37					
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
101,200	101,200	101,200	64,923	5.00	
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,600	0	3,246	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
104,800	104,800	104,800	68,169	68,169	68,169

009-008-010-30    2024 Est. T.C.V.    HALL ANGEL & SUTTON THOMAS  
 Property Class: 401    10252 W ROUND LAKE RD  
 Map #:    LAKE TOWNSHIP    LAKE CITY, MI 49651

. SEC 8 T22N R8W N 233 FT OF E 200 FT OF W 1/2 OF N 1/2 OF N 1/2 OF SE 1/4.  
 1.0698A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

* Factors *							
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
<Site Value B> GROUP B 10K					10000 100		10,000
200 Actual Front Feet, 1.07 Total Acres						Total Est. Land Value =	10,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	28.83	100	50	1,441
Wood Frame	23.99	264	50	3,166
Total Estimated Land Improvements True Cash Value =				4,607

Cost Est. for Res. Bldg: 1 Mobile Home HUD    Cls Average    Blt 1992

(11) Heating System: Forced Warm Air  
 Ground Area = 1248 SF    Floor Area = 1248 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Metal	1248		
			Total:	68,289	23,901

Other Additions/Adjustments

Skirting, Metal or Vinyl, Vertical	196	2,227	779	
Plumbing				
Average Fixture(s)	1	964	337	
Water/Sewer				
1000 Gal Septic	1	4,864	1,702	
Water Well, 100 Feet	1	5,808	2,033	
Deck				
Treated Wood w/Roof (Deck Portion)	160	3,578	2,218	*62% Good
Treated Wood w/Roof (Roof portion)	160	2,789	1,729	
Built-Ins				
Appliance Allow.	1	2,766	968	
			Totals:	91,285    33,667

Notes:

ECF (416 RURAL METES & BOUNDS) 0.800 => TCV: 26,934

2024 Est. T.C.V. 009-008-010-30    =    41,541

Est. TCV/Total Floor Area = 33.29, Most recent sale 05/19/2011 for 23,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
20,800	20,800	20,800	16,749	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	837	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
20,800	20,800	20,800	17,586	17,586	17,586	

009-008-010-40                                 2024 Est. T.C.V.                                 HELMER MARION  
 Property Class: 401                                 10370 W ROUND LAKE RD  
 Map #:   LAKE TOWNSHIP                                 LAKE CITY, MI 49651

. SEC 8 T22N R8W BEG 1896FT W OF NE COR OF SE 1/4 TH W 140 FT, S 233.01 FT,  
 E 140 FT, N 233.01 FT TO POB. .7489 AC. M/L.  
 SPLIT ON 12/01/2009 INTO 009-008-010-47;

Split/Comb. on 12/01/2009 completed 12/01/2009 RAY                                 ;  
 Parent Parcel(s): 009-008-010-40;  
 Child Parcel(s): 009-008-010-47;  
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Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> GROUP B 10K					10000	100		10,000
140 Actual Front Feet, 0.75 Total Acres					Total Est. Land Value =			10,000

Cost Est. for Res. Bldg: 1 Mobile Home HUD                                 Cls Low             Blt 1976

(11) Heating System: Forced Warm Air  
 Ground Area = 968 SF     Floor Area = 968 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Metal	560		
Addition	Siding	Slab	408		
			Total:	54,076	18,927

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	748	262
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Water/Sewer

1000 Gal Septic	1	4,263	1,492
Water Well, 100 Feet	1	5,506	1,927

Garages

Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)				
Base Cost	480	14,995	5,248	
Block Foundation	560	7,274	2,546	

Built-Ins

Appliance Allow.	1	1,638	573	
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Deck

w/Roof (Roof portion)	1040	12,917	4,521	
w/Roof (Roof portion)	144	2,107	737	

Totals:		103,524	36,233	
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Notes:

ECF (416 RURAL METES & BOUNDS) 0.800 => TCV: 28,986

2024 Est. T.C.V. 009-008-010-40 = 38,986

Est. TCV/Total Floor Area = 40.27

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
19,800	19,800	19,800	9,956	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-300	0	0	497	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
19,500	19,500	19,500	10,453	10,453	10,453	

009-008-010-47                                 2024 Est. T.C.V.                                 DAVIDSON GENEVA & BUDD LEON  
Property Class: 401                                 10340 W ROUND LAKE RD  
Map #:   LAKE TOWNSHIP                                 LAKE CITY, MI 49651

. SEC 8 T22N R8W BEG 1836 FT W OF NE COR OF SE 1/4 TH W 60 FT, S 233.01 FT, E 60 FT, N 233.01 FT TO POB. .3210 AC M/L.  
SPLIT ON 12/01/2009 FROM 009-008-010-40;

MH IS BOARDED UP AS OF 11-09 PER OWNER

Split/Comb. on 12/01/2009 completed 12/01/2009 RAY                                 ;  
Parent Parcel(s): 009-008-010-40;  
Child Parcel(s): 009-008-010-47;

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS  
\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 90/FF	60.00	233.01	1.3512	0.8736	90	100		6,374
60 Actual Front Feet, 0.32 Total Acres							Total Est. Land Value =	6,374

Cost Est. for Res. Bldg: 1 Mobile Home HUD                                 Cls Average                                 Blt 1985

(11) Heating System: Wall Furnace  
Ground Area = 720 SF     Floor Area = 720 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Metal	720		
Total:				46,870	16,405

Other Additions/Adjustments

Item	Quantity	Unit Cost	Total Cost	Depreciation	Notes
<b>Plumbing</b>					
Average Fixture(s)	1	964	964	337	
<b>Water/Sewer</b>					
1000 Gal Septic	1	4,864	4,864	1,702	
Water Well, 100 Feet	1	5,808	5,808	2,033	
<b>Deck</b>					
Treated Wood w/Roof (Deck Portion)	96	2,505	2,505	1,127	*45% Good
Treated Wood w/Roof (Roof portion)	96	1,764	1,764	794	
<b>Built-Ins</b>					
Appliance Allow.	1	2,766	2,766	968	
<b>Totals:</b>				65,541	23,366

Notes:

ECF (416 RURAL METES & BOUNDS) 0.800 => TCv: 18,693

2024 Est. T.C.V. 009-008-010-47	=	25,067
Est. TCv/Total Floor Area = 34.82, Most recent sale 10/04/2016 for 25,000		
2023 Assessed	MBOR	S.E.V.
12,700	12,700	12,700
		Base for Cap
		5,737
		C.P.I.
		5.00
2024	New Eq.	Adjustment
0	-200	0
		Losses
		0
2024 Assessed	MBOR	S.E.V.
12,500	12,500	12,500
		Additions
		0
		Tax Adjustment
		286
		Losses
		0
		Capped
		->Taxable<-
		6,023
		PRE/MBT
		6,023

009-008-010-50	2024 Est. T.C.V.	KING LARRY WELLS
Property Class: 402		W ROUND LAKE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 8 T22N R8W (0\*1998) E 1/2 OF N 1/2 OF N 1/2 OF SE 1/4 EXC W 687 FT OF N  
233.02 FT THOF. 16.401A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$3000		16.42	Acres		3000	100		49,260
		16.42	Total Acres				Total Est. Land Value =	49,260

2024 Est. T.C.V. 009-008-010-50 = 49,260

Est. TCV/Total Floor Area = 68.42, Most recent sale 09/01/1998 for 6,900

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
23,000	23,000	23,000	9,726	5.00			
2024	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
	0	1,600	0	486	0		
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
24,600	24,600	24,600	10,212	10,212	0		



009-008-010-58	2024 Est. T.C.V.	HALL ANGEL & SUTTON THOMAS
Property Class: 402		W ROUND LAKE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

N222.02' OF W 391.33' OF NE1/4 OF SE 1/4 SEC8 T22N R8W 2.0934 A  
 04/14/2017 COMBINED WITH 009-008-010-57  
 FORMERLY SEC 8 T22N R8W N 233.02 FT OF W 391.33 FT OF NE 1/4 OF SE 1/4 EXC W 195 FT THOF. 1.0483A. (0\*1998)  
 98 SPLIT FROM 010-50 FOR 99

2011-01666 LCT FOR ADJ PARCEL 009-008-010-30 LCT BETWEEN JUDY HUGHSTON A/K/A JUDY RONGY AS SELLER...

04/14/2017 COMBINED WITH 009-008-010-57

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value G> GROUP G 18K					18000	100		18,000
391 Actual Front Feet, 2.09 Total Acres							Total Est. Land Value =	18,000

2024 Est. T.C.V. 009-008-010-58					=			18,000
Est. TCV/Total Floor Area = 25.00, Most recent sale 04/12/2019 for 9,000								
2023 Assessed	MBOR	S.E.V.		Base for Cap		C.P.I.		
9,000	9,000	9,000		7,916		5.00		
2024 New Eq. Adjustment		Loss		Additions		Tax Adjustment		Losses
0	0	0		0		395		0
2024 Assessed	MBOR	S.E.V.		Capped		->Taxable<-		PRE/MBT
9,000	9,000	9,000		8,311		8,311		0

009-008-010-59 2024 Est. T.C.V. FREDELL CHARLES  
 Property Class: 401 W ROUND LAKE RD  
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

SEC 8 T22N R8W (0\*1998) N 233.02 FT OF W 587 FT OF NE 1/4 OF SE 1/4 EXC W 391.33  
 FT THOF. 1.0483A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> GROUP B 10K					10000	100		10,000
196 Actual Front Feet, 1.05 Total Acres Total Est. Land Value =								10,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Ad-Hoc Unit-In-Place Items				
Description	Rate	Size	% Good	Cash Value
/CI16/YARI/WOOF/THRRSH3648L	11.00	700	100	7,700
Total Estimated Land Improvements True Cash Value =				7,700

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

(11) Heating System: No Heating/Cooling  
 Ground Area = 0 SF Floor Area = 0 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					

Garages

Class: C Exterior: Pole (Unfinished)  
 Base Cost 840 21,890 19,701  
 Totals: 21,890 19,701

Notes:

ECF (416 RURAL METES & BOUNDS) 0.930 => TCV: 18,322

Ag. Bld 1 0, No-Wall Loafing Shed Class:D,Pole Quality:Low Cost  
 Height: 10 ft

Description	Rate	Size	Cost New
Base Cost	3.71	800	2,968

Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35 Depr. Cost = 1,039  
 ECF (416 RURAL METES & BOUNDS) 0.930 => TCV of Bldg: 1 = 966

Ag. Bld 2 0, No-Wall Barn, General Purpose Class:D,Pole Quality:Low Cost  
 Height: 10 ft

Description	Rate	Size	Cost New
Base Cost	23.81	208	4,952

Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55 Depr. Cost = 2,724  
 ECF (416 RURAL METES & BOUNDS) 0.930 => TCV of Bldg: 2 = 2,533

Total Estimated True Cash Value of Agricultural Buildings = 3,499

2024 Est. T.C.V. 009-008-010-59 = 39,521

Est. TCV/Total Floor Area = 0.00

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
14,100	14,100	14,100	3,001	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	5,700	0	0	150	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
19,800	19,800	19,800	3,151	3,151	3,151	

009-008-010-60  
Property Class: 401  
Map #:

2024 Est. T.C.V.  
  
LAKE TOWNSHIP

OLSON EDWARD & PEGGY  
10464 W ROUND LAKE RD  
LAKE CITY, MI 49651

SEC 8 T22N R8W (0\*2003) W 2/3 OF ALL THAT PART N 1/2 OF NW 1/4 OF SE 1/4 LYING  
N'LY OF C/L OF ROUND LAKE ROAD EXC E 716 FT THOF 2.1394A.  
11/2019 COMBINE WITH 009-008-010-70  
FOMERLY SEC 8 T22N R8W (0\*2003) W 2/3 OF ALL THAT PART N 1/2 OF NW 1/4 OF SE 1/4  
LYING N'LY OF C/L OF ROUND LAKE ROAD EXC E 716 FT THOF & EXC W/LY 1/3 THOF.  
1.0697A.

COMBINE WITH 009-008-010-60 11/2019  
03 SPLIT TO 010-70 & 80 FOR 04

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS  
\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 90/FF	400.00	233.00	0.8409	0.8736	90	100		26,447
400 Actual Front Feet, 2.14 Total Acres      Total Est. Land Value =								26,447

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	8.88	631	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				2,500

Cost Est. for Res. Bldg: 1 Mobile Home HUD      Cls Very Good      Blt 1990

(11) Heating System: Forced Warm Air  
Ground Area = 1148 SF      Floor Area = 1148 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=73/100/100/100/73

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Siding	Metal	1064		
Addition	Siding	Crawl	84		
			Total:	104,373	76,191

Other Additions/Adjustments

Skirting, Metal or Vinyl, Vertical	180	2,200	1,606		
Plumbing					
Average Fixture(s)	1	1,409	1,029		
3 Fixture Bath	1	4,468	3,262		
Water/Sewer					
1000 Gal Septic	1	6,114	4,463		
Water Well, 100 Feet	1	6,546	4,779		
Deck					
Treated Wood	184	4,337	3,166		
Treated Wood	21	1,053	769		
Garages					
Class: B Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost	576	35,660	26,032		
Door Opener	1	765	558		

Built-Ins

Appliance Allow.	1	6,849	5,000		
			Totals:	173,774	126,855

Notes: HUD

ECF (416 RURAL METES & BOUNDS) 0.800 => TCV: 101,484

Parcel Number: 009-008-010-60

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2024 Est. T.C.V. 009-008-010-60	=	130,431				
Est. TCV/Total Floor Area = 113.62, Most recent sale 01/13/2020 for 95,000						
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
66,900	66,900	66,900	57,120	5.00		
2024	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-1,700	0	0	2,856	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
65,200	65,200	65,200	59,976	59,976	59,976	

009-008-010-80	2024 Est. T.C.V.	HALL KELLY JO
Property Class: 401		10390 W ROUND LAKE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 8 T22N R8W (0\*2003) E 1/3 OF ALL THAT PART OF N 1/2 OF NW 1/4 OF SE 1/4 LYING N'LY OF C/L ROUND LAKE ROAD EXC E 716 FT THOF. 1.0697A.

20901576 \$99,900 \* 20809305 \$105,000

03 SPLIT FROM 010-60 FOR 04

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
<Site Value B> GROUP B 10K					10000 100		10,000
200 Actual Front Feet, 1.07 Total Acres						Total Est. Land Value =	10,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.18	536	0	0
D/W/P: 3.5 Concrete	6.58	225	0	0
Wood Frame	32.65	78	50	1,273

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				2,223

Cost Est. for Res. Bldg: 1 Single Family HUD Cls C -5 Blt 2003

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1296 SF Floor Area = 1296 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=83/100/100/100/83

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,296		
			Total:	159,616	132,463

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,476	1,225
3 Fixture Bath	1	4,646	3,856

Water/Sewer

1000 Gal Septic	1	4,864	4,037
Water Well, 100 Feet	1	5,808	4,821

Deck

Treated Wood w/Roof (Deck Portion)	144	3,338	2,771
Treated Wood w/Roof (Roof portion)	144	2,543	2,111

Garages

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

Base Cost	576	24,808	20,591
Door Opener	2	1,093	907

Built-Ins

Appliance Allow.	1	2,766	2,296
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Fireplaces

Direct-Vented Gas	1	3,021	2,507
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Totals: 213,979 177,585

Notes: MANUFACTUED NATIONAL STANDARDS - HUD

ECF (416 RURAL METES & BOUNDS) 0.750 => TCV: 133,189

2024 Est. T.C.V. 009-008-010-80 = 145,412

Parcel Number: 009-008-010-80

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Est. TCV/Total Floor Area = 112.20, Most recent sale 09/24/2015 for 63,900

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
62,800	62,800	62,800	35,413	5.00		
2024	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	9,900	0	0	1,770	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
72,700	72,700	72,700	37,183	37,183	0	

009-008-010-90 2024 Est. T.C.V. FREDELL CHARLES  
 Property Class: 401 10110 W ROUND LAKE RD  
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

. SEC 8 T22N R8W BEG 633 FT W OF NE COR OF N 1/2 OF SE 1/4, TH W 100 FT, S 200 FT, E 100 FT, N 200 FT TO POB. .4591 A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 90/FF	100.00	200.00	1.1892	0.8409	90	100		9,000
100 Actual Front Feet, 0.46 Total Acres Total Est. Land Value =								9,000

Land Improvement Cost Estimates

Description	Rate	Size % Good	Cash Value
Wood Frame	25.61	80 50	1,024
Total Estimated Land Improvements True Cash Value =			1,024

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

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1592 SF Floor Area = 1592 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,592		
Total:				159,293	103,540

Other Additions/Adjustments

Plumbing

Average Fixture(s) 1 1,025 666

Water/Sewer

1000 Gal Septic 1 4,263 2,771  
 Water Well, 100 Feet 1 5,506 3,579

Porches

WCP (1 Story) 30 1,937 1,259  
 WPP 222 3,767 2,449

Deck

Treated Wood 40 1,532 996

Garages

Class: D Exterior: Pole (Unfinished)  
 Base Cost 640 13,888 9,027

Built-Ins

Appliance Allow. 1 1,638 1,065

Totals: 192,849 125,352

Notes:

ECF (416 RURAL METES & BOUNDS) 0.930 => TCV: 116,577

2024 Est. T.C.V. 009-008-010-90 = 126,601

Est. TCV/Total Floor Area = 79.52

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
63,300	63,300	63,300	28,189	5.00	
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	1,409	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
63,300	63,300	63,300	29,598	29,598	29,598

009-008-011-00                    2024 Est. T.C.V.                    RYAN KATHRYN E  
 Property Class: 401                                       1680 S LACHANCE RD  
 Map #:                    LAKE TOWNSHIP                    LAKE CITY, MI 49651

S 1/2 OF N 1/2 OF SE 1/4 EXC W 400 FT THEREOF SEC8 T22N R8W 33.9394 A  
 11/8/2016 SPLIT TO 009-008-011-90 6.0606 A FORMERLY. SEC 8 T22N R8W S 1/2 OF N  
 1/2 OF SE 1/4. 40 A.

2013 PRIOR YEAR POVERTY EXEMPTION EXPIRE: HEADLEE ADDITIONS  
 =(61223\*1.027\*1.024)-(0\*1.024) CAPPED VALUE CALCULATION = \$0P.Y. TV + ADDITIONS  
 \$61,223 BUT AV IS LESS AT \$42,600 - TIM  
 DEATH CERT DONNA HENRY (DECEASED 4-17-05) RECORDED 05-0/3305.

Split/Comb. on 11/08/2016 completed 11/08/2016 TIM ;  
 Parent Parcel(s): 009-008-011-00;  
 Child Parcel(s): 009-008-011-90;  
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Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS  
 \* Factors \*

Description	Frontage	Depth	Front Area	Depth Area	Rate	%Adj.	Reason	Value
Residentia 30 - 65	\$3000	33.94	Acres	3000	100			101,817
33.94 Total Acres          Total Est. Land Value =								101,817

Cost Est. for Res. Bldg: 1 Single Family 1S                    Cls D          Blt 1952

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 840 SF          Floor Area = 840 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	600		
1 Story	Siding	Slab	240		
Total:				104,070	57,239

Other Additions/Adjustments

Plumbing				
Average Fixture(s)		1	1,025	564

Water/Sewer				
1000 Gal Septic		1	4,263	2,345
Water Well, 100 Feet		1	5,506	3,028

Porches				
CCP (1 Story)		200	4,382	2,410

Garages				
Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)				
Base Cost		480	14,995	8,247

Built-Ins				
Appliance Allow.		1	1,638	901

Totals:                    135,879                    74,734

Notes:

ECF (416 RURAL METES & BOUNDS) 0.930 => TCV:                    69,503

2024 Est. T.C.V. 009-008-011-00                    =                    171,320

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
74,400	74,400	74,400	51,146	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	11,300	0	0	2,557	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
85,700	85,700	85,700	53,703	53,703	53,703	



009-008-011-90                                2024 Est. T.C.V.                                SCARBROUGH TODD M & ELLEN R  
Property Class: 401                                                                                              1680 S LACHANCE RD  
Map #:                                LAKE TOWNSHIP                                LAKE CITY, MI 49651

W400 FT OF S 1/2 OF N 1/2 OF SE 1/4 SC 8 T22N R8W 6.0606 A  
SPLIT11/08/2016 FROM 009-008-011-00;

Split/Comb. on 11/08/2016 completed 11/08/2016 TIM                                ;  
Parent Parcel(s): 009-008-011-00;  
Child Parcel(s): 009-008-011-90;  
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Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS  
\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia INFERIOR@	\$1400	6.06	Acres	1400	100			8,485
		6.06	Total Acres				Total Est. Land Value =	8,485

Cost Est. for Res. Bldg: 1 Single Family GRG                                Cls C                                Blt 2017

(11) Heating System: No Heating/Cooling  
Ground Area = 0 SF      Floor Area = 0 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Plumbing					
	3 Fixture Bath		1	-4,646	-4,414
Garages					
Class: C Exterior: Pole (Unfinished)					
	Base Cost		1800	43,434	41,262
			Totals:	38,788	36,848

Notes:

ECF (416 RURAL METES & BOUNDS) 0.930 => TCV:                                34,269

2024 Est. T.C.V. 009-008-011-90							=	42,754
Est. TCV/Total Floor Area = 0.00, Most recent sale 11/08/2016 for 7,500								
2023 Assessed		MBOR	S.E.V.	Base for Cap	C.P.I.			
20,800		20,800	20,800	16,639	5.00			
2024	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
	0	600	0	0	831	0		
2024 Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
21,400		21,400	21,400	17,470	17,470	17,470		



Parcel Number: 009-009-001-00

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## Notes:

ECF (416 RURAL METES &amp; BOUNDS) 0.930 =&gt; TCV: 79,814

Ag. Bld 1 0, 4 Wall Barn, General Purpose Class:C Quality:Low Cost  
 Height: 12 ft

Description	Rate	Size	Cost New
Base Cost	16.27	576	9,372
Default Walls	22.48	576	12,948

Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35	Depr. Cost =	7,812		
Unit in Place Item(s)	Rate	Quantity/Area	Depr. Cost	
/A22/UFEEBRWW10L	61.02	24	10	146
/A22/UFEEBRWW10L	61.02	24	10	146
ECF (416 RURAL METES & BOUNDS)	0.930 => TCV of Bldg: 1 =	7,538		

Total Estimated True Cash Value of Agricultural Buildings = 7,538

2024 Est. T.C.V. 009-009-001-00 = 116,238

Est. TCV/Total Floor Area = 161.44

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
48,000	48,000	48,000	19,925	5.00	
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	10,100	0	0	996	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
58,100	58,100	58,100	20,921	20,921	20,921

009-009-001-08                      2024 Est. T.C.V.                      GOTHARD BRADFORD J & SARAH A  
 Property Class: 402                      S LACHANCE RD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

SEC 9 T22N R8W E 300 FT OF BEG 375' N OF SW CORNER OF N1/2 OF NW1/4 TH N 325', E  
 800', S 325', W 800' TO POB 2.2383 AC  
 SPLIT/COMBINED ON 10/05/2021 FROM 009-009-001-00;

Split/Comb. on 10/05/2021 completed 10/05/2021 TIM ;  
 Parent Parcel(s): 009-009-001-00;  
 Child Parcel(s): 009-009-001-08;

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS  
 \* Factors \*                      325 X 300

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia PARTOF>40@\$3000		2.24 Acres	3000	100	PART OF	> 70 ACRES		6,714
2.24 Total Acres                      Total Est. Land Value =								6,714

2024 Est. T.C.V. 009-009-001-08                      =                      6,714

Est. TCY/Total Floor Area = 9.32, Most recent sale 01/04/2022 for 270,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
2,700	2,700	2,700	2,700	5.00		
2024	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	700	0	0	135	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
3,400	3,400	3,400	2,835	2,835	2,835	

009-009-001-10                      2024 Est. T.C.V.                      GOTHARD BRADFORD J & SARAH A  
 Property Class: 402                      S LACHANCE RD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

SEC 9 T22N R8W N 1/2 OF NW 1/4 EXC S 225 FT OF W 583 FT & EXC BEG 375' N OF SW  
 COR TH N 325', E 800', S 325', W 80' W TO POB. 71.0198 A.  
 SPLIT 05/30/2017 FROM 009-009-001-00;

Split/Comb. on 05/30/2017 completed 05/30/2017 TIM ;  
 Parent Parcel(s): 009-009-001-00;  
 Child Parcel(s): 009-009-001-10;

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 30 - 65	\$3000	62.76	Acres		3000	100		188,280
Residentia INFERIOR@	\$1400	8.00	Acres		1400	100	WETLAND AREA	11,200
Residentia ROW @	ZERO	0.26	Acres		0	100	ROW 768'X15'	0
			71.02	Total Acres			Total Est. Land Value =	199,480

2024 Est. T.C.V. 009-009-001-10                      =                      199,480  
 Est. TCV/Total Floor Area = 277.06, Most recent sale 01/04/2022 for 270,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
80,900	80,900	80,900	80,900	5.00	
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	18,800	0	0	4,045	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
99,700	99,700	99,700	84,945	84,945	84,945

009-009-002-00 2024 Est. T.C.V. GOTHARD BRADFORD J & SARAH A  
 Property Class: 401 1181 S LACHANCE RD  
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

. SEC 9 T22N R8W S 225 FT OF W 583 FT OF N 1/2 OF NW 1/4. 3.0114 A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 3 - 7 @\$3000			3.01 Acres		3000	100		9,033
			3.01 Total Acres				Total Est. Land Value =	9,033

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
				Total Estimated Land Improvements True Cash Value = 950

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

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1280 SF Floor Area = 1280 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Block	Slab	1,280		
			Total:	127,835	76,699

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	995	597
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Water/Sewer

1000 Gal Septic	1	4,141	2,485
Water Well, 100 Feet	1	5,506	3,304

Porches

CCP (1 Story)	100	2,287	1,372
CCP (1 Story)	24	1,059	635

Garages

Class: D Exterior: Pole (Unfinished)

Base Cost	576	12,436	7,462
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Built-Ins

Appliance Allow.	1	1,638	983
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Fireplaces

Wood Stove	1	1,779	1,067
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Deck

w/Roof (Roof portion)	288	3,672	2,203
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Totals: 161,348 96,807

Notes:

ECF (416 RURAL METES & BOUNDS) 0.930 => TCV: 90,031

2024 Est. T.C.V. 009-009-002-00 = 100,014

Est. TCV/Total Floor Area = 78.14, Most recent sale 01/04/2022 for 270,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
48,600	48,600	48,600	48,600	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,400	0	0	1,400	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
50,000	50,000	50,000	51,030	50,000	50,000	



009-009-003-00	2024 Est. T.C.V.	GALLOUP GAIL
Property Class: 401		1305 S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 9 T22N R8W N 1/2 OF S 1/2 OF NW 1/4. 40 A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 30 - 65	\$3000	39.50	Acres	3000	100			118,500
39.50 Total Acres      Total Est. Land Value =								118,500

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	672	71	3,140
Wood Frame	27.67	128	50	1,771

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				7,411

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

(11) Heating System: Forced Hot Water  
 Ground Area = 1456 SF      Floor Area = 1456 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,456		
Total:				205,068	123,034

Other Additions/Adjustments

Recreation Room	700	13,531	8,119
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Plumbing

Average Fixture(s)	1	1,476	886
3 Fixture Bath	1	4,646	2,788

Water/Sewer

1000 Gal Septic	1	4,864	2,918
Water Well, 100 Feet	1	5,808	3,485

Porches

CSEP (1 Story)	280	10,898	6,539
CCP (1 Story)	104	2,910	1,746

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	728	29,244	17,546
Common Wall: 1 Wall	1	-2,686	-1,612
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	1008	37,205	22,323

Built-Ins

Appliance Allow.	1	2,766	1,660
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Fireplaces

Interior 1 Story	1	5,338	3,203
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Deck

w/Roof (Roof portion)	336	5,171	3,103
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Totals:		326,239	195,738
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Notes:

ECF (416 RURAL METES & BOUNDS) 0.930 => TCV: 182,036



Parcel Number: 009-009-003-00

Page: 2

2024 Est. T.C.V. 009-009-003-00			=	307,947		
Est. TCV/Total Floor Area = 211.50						
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
139,100	139,100	139,100	87,620	5.00		
2024	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	14,900	0	0	4,381	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
154,000	154,000	154,000	92,001	92,001	92,001	



009-009-005-00	2024 Est. T.C.V.	WARREN ROBERT E
Property Class: 401		1407 S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 9 T22N R8W N 1/2 OF S 1/2 OF S 1/2 OF NW 1/4 EXC N 100 FT OF W 250 FT THEREOF. 19.4261 A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 18	-29 @	\$3000	19.43 Acres		3000	100		58,290
			19.43 Total Acres				Total Est. Land Value =	58,290

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	48	71	210
Wood Frame	28.72	80	61	1,402
	Total Estimated Land Improvements True Cash Value =			1,612

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

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1152 SF   Floor Area = 1152 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,152		
			Total:	129,079	83,901

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,230	799
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Water/Sewer

1000 Gal Septic	1	4,550	2,957
Water Well, 100 Feet	1	5,640	3,666

Porches

CSEP (1 Story)	48	2,464	1,602
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Deck

Treated Wood	60	1,913	1,243
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Garages

Class: D Exterior: Siding Foundation: 42 Inch (Unfinished)  
 Base Cost   832             25,617             16,651

Built-Ins

Appliance Allow.	1	1,934	1,257
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Totals:   172,427             112,076

Notes:

ECF (416 RURAL METES & BOUNDS) 0.930 => TCV:             104,231

2024 Est. T.C.V. 009-009-005-00   =             164,133

Est. TCV/Total Floor Area = 142.48

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
76,500	76,500	76,500	44,777	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	5,600	0	0	2,238	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
82,100	82,100	82,100	47,015	47,015	47,015	

009-009-006-00	2024 Est. T.C.V.	WARREN ROBERT E
Property Class: 401		1407 S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 9 T22N R8W N 1/2 OF N 1/2 OF S 1/2 OF S 1/2 OF S 1/2 OF NW 1/4. 5 A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS  
\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 90/FF	82.00	2656.10	1.2497	1.6053	90	100		14,805
82 Actual Front Feet, 5.00 Total Acres Total Est. Land Value =								14,805

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

(11) Heating System: No Heating/Cooling  
Ground Area = 448 SF Floor Area = 448 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Pine Logs	Piers	448		
				Total:	54,465 29,955

Other Additions/Adjustments

Totals: 54,465 29,955

Notes:

ECF (416 RURAL METES & BOUNDS) 0.930 => TCV: 27,858

2024 Est. T.C.V. 009-009-006-00 = 42,663

Est. TCV/Total Floor Area = 95.23

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
19,300	19,300	19,300	9,851	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	2,000	0	0	492	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
21,300	21,300	21,300	10,343	10,343	10,343	



009-009-009-00                              2024 Est. T.C.V.                              RICHARDS BRIAN  
 Property Class: 401                              1471 S LACHANCE RD  
 Map #:    LAKE TOWNSHIP                              LAKE CITY, MI 49651

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SEC 9 T22N R8W (2\*1998) W 400 FT OF N 1/2 OF S 1/2 OF S 1/2 OF S 1/2 OF S 1/2 OF  
 NW 1/4 & W 400 FT OF S 1/2 OF N 1/2 OF S 1/2 OF S 1/2 OF S 1/2 OF NW 1/4.  
 1.5152A.

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Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 90/FF	165.00	400.00	1.0493	1.0000	90	100		15,582
165 Actual Front Feet, 1.51 Total Acres				Total Est. Land Value =				15,582

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Cost Est. for Res. Bldg: 1 Mobile Home HUD                              Cls Fair                              Blt 1974

(11) Heating System: Forced Warm Air  
 Ground Area = 780 SF    Floor Area = 780 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Metal	780		
Total:				45,625	15,969
Other Additions/Adjustments					
Skirting, Metal or Vinyl, Vertical			154	1,705	597
Plumbing					
Average Fixture(s)			1	859	301
Water/Sewer					
1000 Gal Septic			1	4,550	1,592
Water Well, 100 Feet			1	5,640	1,974
Porches					
WGEP (1 Story)			128	8,223	2,878
Garages					
Class: CD Exterior: Pole (Unfinished)					
Base Cost			768	18,263	6,392
Built-Ins					
Appliance Allow.			1	1,934	677
Deck					
w/Roof (Roof portion)			938	12,841	4,494
Totals:				99,640	34,874

Notes: 1974 SKYLINE

ECF (416 RURAL METES & BOUNDS) 0.800 => TCv:                              27,899

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2024 Est. T.C.V. 009-009-009-00				=	43,481
Est. TCv/Total Floor Area = 55.74, Most recent sale 04/18/2013 for 18,000					
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
21,300	21,300	21,300	10,074	5.00	
2024 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses
0	400	0	0	503	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
21,700	21,700	21,700	10,577	10,577	0

009-009-009-20                                 2024 Est. T.C.V.                                 BALDWIN DANIEL ETAL  
 Property Class: 401                                 1465 S LACHANCE RD  
 Map #:   LAKE TOWNSHIP                                 LAKE CITY, MI 49651

SEC 9 T22N R8W (0\*1998) N 1/2 OF S 1/2 OF S 1/2 OF S 1/2 OF NW 1/4 EXC  
 W 400 FT THOF & S 1/2 OF N 1/2 OF S 1/2 OF S 1/2 OF NW 1/4 EXC W 400 FT  
 THOF. 8.4848A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 90/FF	165.00	1240.00	0.8823	1.3269	90	100		17,386
A 200' @ 90/FF	165.00	998.72	0.8823	1.2570	90	100		16,470
330 Actual Front Feet, 8.48 Total Acres                 Total Est. Land Value =								33,856

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	19.41	216	50	2,096
Total Estimated Land Improvements True Cash Value =				2,096

Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE                 Cls D 10 Blt 1990

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1152 SF     Floor Area = 1152 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,152		
Total:				134,532	107,630

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,025	820
2 Fixture Bath	1	2,152	1,722

Water/Sewer

1000 Gal Septic	1	4,263	3,410
Water Well, 100 Feet	1	5,506	4,405

Deck

Treated Wood	28	1,232	986
Treated Wood	32	1,347	1,078

Garages

Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)  
 Base Cost                                 840                 22,924                 18,339

Built-Ins

Appliance Allow.	1	1,638	1,310
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Totals:                                 174,619                 139,700

Notes:

ECF (416 RURAL METES & BOUNDS) 0.930 => TCV:                 129,921

2024 Est. T.C.V. 009-009-009-20                                 =                 165,873

Est. TCV/Total Floor Area = 143.99, Most recent sale 10/01/1998 for 7,500

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
72,500	72,500	72,500	36,338	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	10,400	0	0	1,816	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
82,900	82,900	82,900	38,154	38,154	38,154	





Parcel Number: 009-009-010-00

Page: 2

## Balcony

Wood Balcony, Roof	72	3,576	2,861
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## Built-Ins

Appliance Allow.	1	1,934	1,547
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Totals:		176,158	140,927
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## Notes:

ECF (416 RURAL METES & BOUNDS) 0.930 => TCV: 131,062

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2024 Est. T.C.V. 009-009-010-00 = 174,193

Est. TCV/Total Floor Area = 139.58, Most recent sale 01/01/1999 for 35,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
83,600	83,600	83,600	57,571	5.00		
2024	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	3,500	0	0	0	2,878	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
87,100	87,100	87,100	60,449	60,449	60,449	

009-009-010-80                            2024 Est. T.C.V.                            KEMP TODD  
 Property Class: 401    S LACHANCE RD  
 Map #:    LAKE CITY, MI 49651

T 22N R8W SEC 9, (0\*2004) 10 A M/L  
 COM AT THE W 1/4 COR OF SEC 9; TH S87 D 04' 31" E 429 FT ALONG THE E-W 1/4 LINE  
 TO POB: TH S87D 04' 31" E 508 FT ALONG SAID E-1 1/4 LINE; TH S 01D 46' 21" W  
 858 FT PARALLEL TO THE W LINE OF SEC 9; TH N 87D 04' 31" 508 FT PARALLEL TO  
 SAID E-W 1/4 LINE; TH N01D 46' 21" E 858 FT PARALLEL TO SAID WEST SEC LINE TO  
 POB. TOG WITH & SUBJ TO EASEMENT.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 90/FF	508.00	858.00	1.0000	0.0000	90	100*		0
Residentia 8 - 17 @\$3000	10.00 Acres		3000	100				30,000
* denotes lines that do not contribute to the total acreage calculation.								
508 Actual Front Feet, 10.00 Total Acres							Total Est. Land Value =	30,000

Cost Est. for Res. Bldg: 1 Single Family GRG    Cls CD    Blt 2010

(11) Heating System: No Heating/Cooling  
 Ground Area = 0 SF    Floor Area = 0 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Plumbing					
	3 Fixture Bath		1	-3,860	-3,474
Deck					
	w/Roof (Roof portion)		571	7,857	7,071
Garages					
Class: CD Exterior: Pole (Unfinished)					
	Base Cost		1362	29,419	26,477
Totals:				33,416	30,074

Notes:

ECF (416 RURAL METES & BOUNDS) 0.930 => TCY:    27,969

2024 Est. T.C.V. 009-009-010-80    =    57,969

Est. TCY/Total Floor Area = 0.00, Most recent sale 10/09/2020 for 57,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
27,600	27,600	27,600	23,625	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	1,400	0	0	1,181	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
29,000	29,000	29,000	24,806	24,806	0	0

009-009-010-90                                2024 Est. T.C.V.                                FAIRBROTHER JAMES P  
Property Class: 401                                                                                              1691 S LACHANCE RD  
Map #:    LAKE TOWNSHIP                                LAKE CITY, MI 49651

. SEC 9 T22N R8W S 1/2 OF S 1/2 OF NW 1/4 OF SW 1/4. 10A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS  
\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$3000		10.00 Acres			3000	100		30,000
		10.00 Total Acres					Total Est. Land Value =	30,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Solid, 6 ft.	28.81	120	50	1,728
D/W/P: 4in Ren. Conc.	7.35	1200	0	0
Wood Frame	24.89	120	50	1,493

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				4,171

Cost Est. for Res. Bldg: 1 Single Family 1S                                Cls CD                                Blt 1984

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 1056 SF    Floor Area = 1056 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=74/100/100/100/74

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,056		
			Total:	141,293	104,557

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,230	910
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Water/Sewer

1000 Gal Septic	1	4,550	3,367
Water Well, 100 Feet	1	5,640	4,174

Porches

WGEP (1 Story)	36	4,797	3,550
WCP (1 Story)	100	4,282	3,169

Deck

Treated Wood w/Roof (Deck Portion)	300	5,277	3,905
Treated Wood w/Roof (Roof portion)	300	4,188	3,099
w/Roof (Roof portion)	576	7,926	5,865
w/Roof (Roof portion)	190	2,936	29

Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	416	15,791	11,685
Class: CD Exterior: Pole (Unfinished)			
Base Cost	672	16,598	12,283

Built-Ins

Appliance Allow.	1	1,934	1,431
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Carports

Comp.Shingle	312	4,671	3,457
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Totals:                                221,113                                161,481

Notes:

ECF (416 RURAL METES & BOUNDS) 0.930 => TCV:                                150,177

Parcel Number: 009-009-010-90

Page: 2

2024 Est. T.C.V. 009-009-010-90						=	184,348
Est. TCV/Total Floor Area = 174.57							
2023 Assessed		MBOR	S.E.V.	Base for Cap	C.P.I.		
88,700		88,700	88,700	56,544	5.00		
2024	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	3,500	0	0	2,827	0	
2024 Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
92,200		92,200	92,200	59,371	59,371	59,371	

009-009-011-00	2024 Est. T.C.V.	WRIGHT JOSHUA J
Property Class: 401		1639 S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 9 T22N R8W BEG 44 RDS S OF NW COR OF N 1/2 OF SW 1/4 S 6 1/2 RDS E 26 RDS  
 N 6 1/2 RDS W 26 RDS TO POB. 1.0563 A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

* Factors *							
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
A 200' @ 90/FF	107.00	429.00	1.1693	1.0177	90	100	11,459
107 Actual Front Feet, 1.05 Total Acres Total Est. Land Value =							11,459

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

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1008 SF Floor Area = 1008 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,008		
Total:				135,865	115,486

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,230	1,045
3 Fixture Bath	1	3,860	3,281

Porches

WCP (1 Story)	216	7,549	6,417
WCP (1 Story)	140	5,614	4,772
WCP (1 Story)	120	4,975	4,229

Deck

Treated Wood	144	3,264	2,774
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Balcony

Wood Balcony	144	5,342	4,541
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Garages

Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	864	29,687	25,234
Storage Over Garage	384	4,696	3,992
Door Opener	2	970	824
Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	336	15,634	13,289

Built-Ins

Appliance Allow.	1	1,934	1,644
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Fireplaces

Wood Stove	1	2,149	1,827
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Totals: 222,769 189,355

Notes:

ECF (416 RURAL METES & BOUNDS) 0.930 => TCY: 176,100

2024 Est. T.C.V. 009-009-011-00 = 187,559

Est. TCY/Total Floor Area = 186.07, Most recent sale 01/24/2018 for 141,750

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
92,800	92,800	92,800	75,759	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,000	0	0	3,787	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
93,800	93,800	93,800	79,546	79,546	79,546	

009-009-012-00	2024 Est. T.C.V.	BARNES ANDREW D
Property Class: 401		1491 S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 9 T22N R8W 1 SQ ACRE IN NW COR OF N 1/2 OF SW 1/4. 1 A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS  
\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 90/FF	214.50	214.50	0.9827	0.8557	90	100		16,234
215 Actual Front Feet, 1.06 Total Acres Total Est. Land Value =								16,234

## Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	63	0	0
Fencing: Wire Mesh, #11	3.21	212	0	0

## Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	100	1,000
Total Estimated Land Improvements True Cash Value =				1,000

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

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 1548 SF Floor Area = 1548 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

## Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,548		
Total:				166,216	99,730

## Other Additions/Adjustments

## Plumbing

Average Fixture(s)	1	1,230	738
3 Fixture Bath	1	3,860	2,316

## Water/Sewer

1000 Gal Septic	1	4,550	2,730
Water Well, 50 Feet	1	2,585	1,551

## Porches

CGEP (1 Story)	50	4,145	2,487
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## Deck

Treated Wood	112	2,728	1,637
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## Garages

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

Base Cost	756	24,094	14,456
Common Wall: 1 Wall	1	-2,045	-1,227

## Built-Ins

Appliance Allow.	1	1,934	1,160
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Totals:	209,297	125,578
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## Notes:

ECF (416 RURAL METES &amp; BOUNDS) 0.930 =&gt; TCV: 116,788

2024 Est. T.C.V. 009-009-012-00 = 134,022

Est. TCV/Total Floor Area = 86.58, Most recent sale 03/14/2012 for 40,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
63,400	63,400	63,400	27,783	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,600	0	0	1,389	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
67,000	67,000	67,000	29,172	29,172	29,172	



009-009-013-00 2024 Est. T.C.V. HUBBARD GEORGE TOM JR  
 Property Class: 401 1563 S LACHANCE RD  
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

SEC 9 T22N R8W BEG 274.5 FT S OF W /14 COR TH S 154.5 FT, E 214.5 FT N 154.5 FT,  
 W 214.5 FT TO POB .7608 AC  
 12/31/2019 SPLIT PART TO 009-013-90  
 FORMERLY . SEC 9 T22N R8W COM 13 RDS S OF NW COR OF N 1/2 OF SW 1/4 AS PT OF BEG  
 TH S 13 RDS; E 13 RDS; N 13 RDS; W 13 RDS TO PT OF BEG. 1.0563 A.

SPLIT PART TO 009-013-90 .2955 AC

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 90/FF	154.50	214.50	1.0667	0.8557	90	100		12,692
155 Actual Front Feet, 0.76 Total Acres Total Est. Land Value =								12,692

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	25.61	80	71	1,455
Wood Frame	23.41	96	95	2,135
Total Estimated Land Improvements True Cash Value =				3,590

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 1953

(11) Heating System: Space Heater  
 Ground Area = 640 SF Floor Area = 640 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	640		
Total:				71,579	46,526

Other Additions/Adjustments

<b>Plumbing</b>					
Average Fixture(s)		1	1,025		666
<b>Water/Sewer</b>					
1000 Gal Septic		1	4,263		2,771
Water Well, 100 Feet		1	5,506		3,579
<b>Deck</b>					
Treated Wood		196	3,904		2,538
<b>Built-Ins</b>					
Appliance Allow.		1	1,638		1,065
<b>Porches</b>					
CCP (1 Story)		8	353		229
Totals:			88,268		57,374

Notes:

ECF (416 RURAL METES & BOUNDS) 0.930 => TCV: 53,357

2024 Est. T.C.V. 009-009-013-00					=	69,639
Est. TCV/Total Floor Area = 108.81, Most recent sale 09/29/2010 for 11,000						
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
32,500	0	0	0	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
34,800	0	18,510	0	0		
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
34,800	34,800	34,800	18,510	18,510	18,510	



009-009-013-90	2024 Est. T.C.V.	STOLL VICTOR
Property Class: 402		1545 S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 9 T22N R8W BEG 214.5 FT S OF W1/4 COR THN S 60FT, E214.5FT, N16FT, W214.5 FT  
 TO POB .2955AC  
 12/32/1029 SPLIT FROM 009-009-013-00

NEW WELL, ELECTRIC AND A CRUSHED LIMESTONE PAD ON IT.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A		\$10000			10000	100		10,000
60 Actual Front Feet, 0.29 Total Acres					Total Est.		Land Value =	10,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Crushed Rock	2.12	500	50	530
<b>Residential Local Cost Land Improvements</b>				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 5000	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				5,530

2024 Est. T.C.V. 009-009-013-90 = 15,530

Est. TCV/Total Floor Area = 24.27, Most recent sale 06/22/2022 for 16,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
3,500	3,500	3,500	3,500	5.00		
2024 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
2,800	1,500	0	2,800	175	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
7,800	7,800	7,800	6,475	6,475	0	

009-009-014-00	2024 Est. T.C.V.	GUNNERSON MATTHEW
Property Class: 401		1571 S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

2011 ROLL - COMBINED PARCEL 015-00 WITH 014-00  
 SEC 9 T22N R8W COM 26 RDS S OF THE NW COR OF NW 1/4 OF SW 1/4 AS PT OF BEG TH S  
 13 RDS; E 26 RDS; N 39 RDS; W 13 RDS; S 26 RDS, W 13 RDS TO BEG. 4.2251 A. & SEC  
 9 T22N R8W BEG 39 RDS S OF NW COR OF N 1/2 OF SW 1/4 AS PT OF BEG TH E 26 RDS; S  
 6 1/2 RDS; W 26 RDS; N 6 1/2 RDS; TO BEG. 1.0563 A.

2010 COMBINATION - 009-900-015-00

2011 ROLL COMBINED PARCEL 15-00 WITH PARENT- 14-00

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 90/FF	214.50	429.00	0.9827	1.0177	90	100		19,305
Residentia 3 - 7 @\$3000		2.11 Acres			3000	100		6,336
215 Actual Front Feet, 4.22 Total Acres							Total Est. Land Value =	25,641

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Crushed Rock	2.27	3000	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	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 1999

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1354 SF Floor Area = 2057 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	1,354		
1 Story	Siding	Overhang	26		
Total:				250,180	212,652

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,476	1,255
3 Fixture Bath	1	4,646	3,949

Water/Sewer

1000 Gal Septic	1	4,864	4,134
Water Well, 100 Feet	1	5,808	4,937

Porches

WPP	112	3,128	2,659
WPP	180	4,307	3,661

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	576	24,808	21,087
Common Wall: 1 Wall	1	-2,686	-2,283
Door Opener	1	547	465
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	576	24,808	21,087
Class: C Exterior: Pole (Unfinished)			
Base Cost	2244	54,148	46,026

Built-Ins

Appliance Allow.	1	2,766	2,351
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Breezeways

Parcel Number: 009-009-014-00

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Frame Wall	48	3,303	2,808
Carports			
Comp.Shingle	900	14,742	12,531
	Totals:	396,845	337,319

Notes:

ECF (416 RURAL METES &amp; BOUNDS) 0.930 =&gt; TCV: 313,707

2024 Est. T.C.V. 009-009-014-00		=	341,723
Est. TCV/Total Floor Area = 166.13, Most recent sale 07/12/2007 for 135,000			
2023 Assessed	MBOR	S.E.V.	Base for Cap
163,800	163,800	163,800	109,249
			C.P.I.
			5.00
2024	New Eq. Adjustment	Loss	Additions
	0	7,100	0
			Tax Adjustment
			5,462
			Losses
			0
2024 Assessed	MBOR	S.E.V.	Capped
170,900	170,900	170,900	114,711
			->Taxable<-
			114,711
			PRE/MBT
			114,711



Parcel Number: 009-009-016-00

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1 Story	Siding	Basement	1,500		
			Total:	221,285	219,074
Other Additions/Adjustments					
Plumbing					
	Average Fixture(s)		1	1,476	1,461
	3 Fixture Bath		2	9,291	9,198
Water/Sewer					
	1000 Gal Septic		1	4,864	4,815
	Water Well, 100 Feet		1	5,808	5,750
Porches					
	WCP (1 Story)		36	2,542	2,517
Deck					
	Treated Wood		112	2,794	2,766
Garages					
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)					
	Base Cost		1008	37,205	36,833
	Common Wall: 1 Wall		1	-2,686	-2,659
	Door Opener		1	547	542
Built-Ins					
	Appliance Allow.		1	2,766	2,738
			Totals:	285,892	283,035

Notes:

ECF (416 RURAL METES &amp; BOUNDS) 0.930 =&gt; TCv: 263,223

2024 Est. T.C.V. 009-009-016-00	=	316,831			
Est. TCv/Total Floor Area = 211.22, Most recent sale 03/29/2011 for 63,000					
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
150,800	150,800	150,800	127,704	5.00	
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	7,600	0	6,385	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
158,400	158,400	158,400	134,089	134,089	134,089

009-009-016-20	2024 Est. T.C.V.	VELTEMA TRISHA
Property Class: 401		S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 9 T22N R8W BEG N01°46'21"E 1229.25 FT FROM SW COR, TH N01°46'21"E 90 FT,  
 S87°16'05"E 218 FT. S01°46'21"W 90 FT, N87°16'05"W 218 FT TO POB. .45 Ac M/L  
 Split on 10/14/2009 from 009-009-016-00;

Split/Comb. on 10/14/2009 completed 10/14/2009 RAY ;  
 Parent Parcel(s): 009-009-016-00;  
 Child Parcel(s): 009-009-016-20;

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 90/FF	90.00	218.00	1.2209	0.8592	90	100		8,497
90 Actual Front Feet, 0.45 Total Acres Total Est. Land Value =								8,497

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	27.81	64	66	1,175
Total Estimated Land Improvements True Cash Value =				1,175

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 1960

(11) Heating System: No Heating/Cooling  
 Ground Area = 512 SF Floor Area = 512 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	512		
Total:				60,333	33,184

Other Additions/Adjustments

Water/Sewer			
1000 Gal Septic	1	4,263	2,345
Totals:		64,596	35,529

Notes: GUEST COTTAGE

ECF (416 RURAL METES & BOUNDS) 0.930 => TCYV: 33,042

2024 Est. T.C.V. 009-009-016-20	=	42,714			
Est. TCYV/Total Floor Area = 83.43					
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
19,900	19,900	19,900	5,135	5.00	
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,500	0	256	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
21,400	21,400	21,400	5,391	5,391	0



009-009-016-50	2024 Est. T.C.V.	POLLOCK VERN
Property Class: 401		1845 S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 9 T22N R8W S 1/2 OF N 1/2 OF SW 1/4 OF SW 1/4. 10A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$3000		10.00	Acres	3000	100			30,000
		10.00	Total Acres				Total Est. Land Value =	30,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.49	500	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	100	1,000
Total Estimated Land Improvements True Cash Value =				1,000

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1995

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1008 SF Floor Area = 1008 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,008		
			Total:	118,749	94,999

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,230	984
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Water/Sewer

1000 Gal Septic	1	4,550	3,640
Water Well, 100 Feet	1	5,640	4,512

Garages

Class: CD Exterior: Pole (Unfinished)			
Base Cost	960	21,754	17,403

Built-Ins

Appliance Allow.	1	1,934	1,547
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Fireplaces

Wood Stove	1	2,149	1,719
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Deck

Treated Wood	18	805	644
w/Roof (Roof portion)	240	3,530	2,824

Totals:	160,341	128,272
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Notes:

ECF (416 RURAL METES & BOUNDS) 0.930 =>	TCV:	119,293
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2024 Est. T.C.V. 009-009-016-50	=	150,293
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Est. TCv/Total Floor Area = 149.10, Most recent sale 05/02/2012 for 52,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
72,300	72,300	72,300	50,045	5.00	
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	2,800	0	0	2,502	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
75,100	75,100	75,100	52,547	52,547	0





Parcel Number: 009-009-017-00

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Wood Stove	2	5,103	3,572
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Totals:	421,928	295,359
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Notes:

ECF (416 RURAL METES & BOUNDS) 0.930 => TCV: 274,684

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2024 Est. T.C.V. 009-009-017-00 = 306,739

Est. TCV/Total Floor Area = 163.86, Most recent sale 10/30/2020 for 260,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
145,800	145,800	145,800	129,615	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	7,600	0	0	6,480	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
153,400	153,400	153,400	136,095	136,095	136,095	

009-009-017-30 2024 Est. T.C.V. SILVERS JOSEPH P  
 Property Class: 401 9900 W JENNINGS RD  
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

. SEC 9 T22N R8W SW 1/4 OF SW 1/4 OF SW 1/4. 10A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$3000		10.00	Acres		3000	100		30,000
		10.00	Total Acres				Total Est. Land Value =	30,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	6.61	900	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls D Blt 1984

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1120 SF Floor Area = 1400 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Crawl Space	1,120		
Total:				136,869	95,807

Other Additions/Adjustments

Plumbing

Average Fixture(s) 1 1,025 717

Water/Sewer

1000 Gal Septic 1 4,263 2,984  
 Water Well, 100 Feet 1 5,506 3,854

Porches

WSEP (1 Story) 200 8,154 5,708  
 WCP (1 Story) 48 2,469 1,728

Garages

Class: D Exterior: Siding Foundation: 42 Inch (Unfinished)  
 Base Cost 576 19,359 13,551  
 No Concrete Floor 720 -4,010 -2,807

Built-Ins

Appliance Allow. 1 1,638 1,147

Breezeways

Frame Wall 240 12,713 8,899

Totals: 187,986 131,588

Notes:

ECF (416 RURAL METES & BOUNDS) 0.930 => TCV: 122,377

Ag. Bld 1 0, 4 Wall Barn, General Purpose Class:D,Pole Quality:Average  
 Height: 14 ft

Description	Rate	Size	Cost New
Base Cost	25.11	900	22,599
Default Walls	8.95	900	8,055

Phy/Ab.Phy/Func/Econ/Comb. % Good=40/100/100/100/40 Depr. Cost = 12,262  
 Unit in Place Item(s) Rate Quantity/Area Depr. Depr. Cost

Parcel Number: 009-009-017-30

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/A22/UOCL	3.68	420	100	1,545
ECF (416 RURAL METES & BOUNDS)	0.930 =>	TCV of Bldg: 1 =		12,841

Ag. Bld 2 0, No-Wall Loafing Shed                      Class:D,Pole      Quality:Low Cost  
 Height: 10 ft

Description	Rate	Size	Cost New
Base Cost	4.00	432	1,728

Phy/Ab.Phy/Func/Econ/Comb. % Good=45/100/100/100/45	Depr. Cost =	778
ECF (416 RURAL METES & BOUNDS)	0.930 => TCV of Bldg: 2 =	723

Total Estimated True Cash Value of Agricultural Buildings	=	13,564
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2024 Est. T.C.V. 009-009-017-30	=	166,891
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Est. TCV/Total Floor Area = 119.21, Most recent sale 10/01/1995 for 52,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
80,300	80,300	80,300	36,542	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,100	0	0	1,827	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
83,400	83,400	83,400	38,369	38,369	38,369	

009-009-018-00 2024 Est. T.C.V. PANASIEWICZ WILLIAM & KAREN TRUST  
 Property Class: 401 9780 W JENNINGS RD  
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

. SEC 9 T22N R8W E 1/2 OF SE 1/4 OF SW 1/4 OF SW 1/4. 5 A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 90/FF	330.00	658.00	0.8823	1.1325	90	100		29,677
330 Actual Front Feet, 4.99 Total Acres Total Est. Land Value =								29,677

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	3.10	672	0	0
D/W/P: 3.5 Concrete	6.58	65	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	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 1976

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1152 SF Floor Area = 1152 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,152		
Total:				163,392	106,187

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,476	959
2 Fixture Bath	1	3,108	2,020

Water/Sewer

1000 Gal Septic	1	4,864	3,162
Water Well, 100 Feet	1	5,808	3,775

Deck

Treated Wood	256	4,869	3,165
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Garages

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

Base Cost	576	24,808	16,125
Common Wall: 1 Wall	1	-2,686	-1,746

Class: CD Exterior: Pole (Unfinished)

Base Cost	1120	24,192	15,725
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Built-Ins

Appliance Allow.	1	2,766	1,798
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Totals: 232,597 151,170

Notes:

ECF (416 RURAL METES & BOUNDS) 0.930 => TCV: 140,588

2024 Est. T.C.V. 009-009-018-00 = 172,640

Est. TCV/Total Floor Area = 149.86, Most recent sale 11/01/1995 for 77,500

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
80,800	80,800	80,800	51,681	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	5,500	0	0	2,584	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
86,300	86,300	86,300	54,265	54,265	54,265	

009-009-019-00 2024 Est. T.C.V. ODELL LAURA  
 Property Class: 401 9710 W JENNINGS RD  
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

SEC 9 T22N R8W (2\*2005) S1/2 PCL A AS SHOWN IN BOOK OF SURVEYS S-1 PGS 539-540.  
 4.995 A.

05 Split 4.995 Ac to 019-15 for 06

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 90/FF	330.00	659.34	0.8823	1.1331	90	100		29,693
330 Actual Front Feet, 5.00 Total Acres Total Est. Land Value =								29,693

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	168	0	0
D/W/P: Asphalt Paving	3.10	3500	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	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 1985

(11) Heating System: Forced Heat & Cool  
 Ground Area = 1464 SF Floor Area = 1464 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,464		
			Total:	205,945	133,828

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,476	959
3 Fixture Bath	1	4,646	3,020

Water/Sewer

1000 Gal Septic	1	4,864	3,162
Water Well, 100 Feet	1	5,808	3,775

Porches

CCP (1 Story)	180	4,797	3,118
WCP (1 Story)	192	7,818	5,082

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	576	24,808	16,125
Common Wall: 1 Wall	1	-2,686	-1,746
Class: C Exterior: Pole (Unfinished)			
Base Cost	960	24,317	15,806

Built-Ins

Appliance Allow.	1	2,766	1,798
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Totals: 284,559 184,927

Notes:

ECF (416 RURAL METES & BOUNDS) 0.930 => TCv: 171,982

2024 Est. T.C.V. 009-009-019-00 = 204,050  
 Est. TCv/Total Floor Area = 139.38, Most recent sale 05/25/2017 for 135,000  
 2023 Assessed MBOR S.E.V. Base for Cap C.P.I.  
 87,900 87,900 87,900 73,675 5.00  
 2024 New Eq. Adjustment Loss Additions Tax Adjustment Losses

Parcel Number: 009-009-019-00

Page: 2

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0	14,100	0	0	3,683	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
102,000	102,000	102,000	77,358	77,358	77,358

009-009-019-15	2024 Est. T.C.V.	VIPPERMAN MARK & LESLIE
Property Class: 401		9740 W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

2017-02351 COMMENCING AT THE S1/4 CORNER OF SECTION 9, T22N, R8W; THENCE N87DEG27'35"W 1326.81 FEET ALONG THE SOUTH LINE OF SAID SECTION 9 TO A POINT ON THE WEST 1/8 LINE OF SAID SECTION 9; THENCE N01DEG33'20"E 657.46 FEET ALONG SAID W 1/8 LINE TO THE POINT OF BEGINNING; THENCE N01DEG33'22"E 657.46 FEET ALONG SAID W 1/8 LINE TO A POINT ON SOUTH 1/8 LINE OF SAID SECTION 9; THENCE S87DEG16'05"E 330.47 FEET ALONG THE SOUTH 1/8 LINE; THENCE S01DEG30'03"W 656.91 FEET; THENCE N87DEG21'53"W 331.09 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH A 33 FOOT EASEMENT FOR INGRESS, EGRESS AND UTILITIES LYING 33 FEET EAST OF AND ADJACENT TO A LINE MORE FULLY DESCRIBED AS: COMMENCING AT THE SOUTH 1/4 CORNER OF SECTION 9, T22N, R8W; THENCE WEST 1326.81 FEET ALONG THE SOUTH LINE OF SECTION 9 TO A POINT ON THE WEST 1/8 LINE OF SAID SECTION 9 AND THE POINT OF BEGINNING; THENCE N01DEG33'20"E 657.46 FEET ALONG SAID W 1/8 LINE TO THE POINT OF ENDING AND

BEGINNING AT THE W 1/4 CORNER OF SECTION 9, T22N, R8W; THENCE S88DEG53'02"E ALONG THE EAST-WEST 1/4 LINE 1312.28 FEET TO THE POINT OF BEGINNING; THENCE S88DEG53'02"E 663.19 FEET; THENCE S00DEG21'52"W 1312.61 FEET TO THE SOUTH 1/16TH LINE OF SAID SECTION; THENCE N89DEG05'09"W ALONG SAID 1/16TH LINE 660.72 FEET TO THE WEST 1/16TH LINE OF SAID SECTION; THENCE N00DEGL8'29"W ALONG SAID 1/16TH LINE 328.76 FEET; THENCE N89DEG01'29"W 4.70 FEET; THENCE N00DEG15'02"W 986.15 FEET TO THE POINT OF BEGINNING.

FORMERLY DESCRIBED AS SEC 9 T22N R8W (0\*2005) N1/2 OF PCL A AS SHOWN IN BOOK OF SURVEYS S-1 PGS 539-540 4.995 A M/L AND 2016-01839 EXEMPT BOUNDARY LINE TRANSFER FROM 009-010-00 TO 009-019-015-00 COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION 9; THENCE S88°53'02"E, ALONG THE EAST-WEST 1/4 LINE, 1312.28 FEET TO THE POINT OF BEGINNING; THENCE, CONTINUING 588°53'02"E 663.19 FEET; THENCE S00DEG21'52"W, 1312.61 FEET TO THE SOUTH 1/16TH LINE OF SAID SECTION; THENCE N89°05'09W, ALONG SAID 1/16TH LINE, 660.72 FEET TO THE WEST 1/16TH LINE OF SAID SECTION; THENCE N00°18'29W, ALONG SAID 1/16TH LINE, 328.76 FEET; THENCE N89°01'29W, 4.70 FEET; THENCE N00DEG15'02"W, 986.15 FEET TO THE POINT OF BEGINNING. 19.97 A M/L TOTAL 24.965 A M/L

2016-01839 EXEMPT BOUNDARY TRANSFER FROM 009-010-00 19.97A  
05 SPLIT 4.995 FROM 009-019-00 FOR 06

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \* 330' X 659.34'

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residential 18	-29	@\$3000	24.97	Acres	3000	100		74,895
			24.97	Total Acres			Total Est. Land Value =	74,895

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.97	500	0	0
D/W/P: Patio Blocks	15.61	471	0	0
D/W/P: Crushed Rock	2.27	1000	0	0
Wood Frame	28.00	120	50	1,680

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
OUTDOOR FURNACE	2,500.00	1	90	2,250
	Total Estimated Land Improvements True Cash Value =			6,305

Cost Est. for Res. Bldg: 1 Single Family HUD Cls C 10 Blt 2005

(11) Heating System: Forced Heat & Cool  
Ground Area = 1344 SF Floor Area = 1344 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
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Parcel Number: 009-009-019-15

Page: 2

1 Story	Siding	Crawl Space	1,344		
			Total:	196,454	167,004

Other Additions/Adjustments

## Plumbing

Average Fixture(s)	1	1,476	1,255
3 Fixture Bath	1	4,646	3,949
Separate Shower	1	1,360	1,156

## Water/Sewer

1000 Gal Septic	1	4,864	4,134
Water Well, 100 Feet	1	5,808	4,937

## Deck

Treated Wood w/Roof (Deck Portion)	128	3,089	2,626
Treated Wood w/Roof (Roof portion)	128	2,282	1,940
Treated Wood	70	2,114	1,797
Treated Wood	9	411	349
w/Roof (Roof portion)	400	6,148	5,226

## Garages

Class: C Exterior: Pole (Unfinished)

Base Cost	960	24,317	20,669
Door Opener	2	1,093	929

## Built-Ins

Appliance Allow.	1	2,766	2,351
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## Fireplaces

Prefab 1 Story	1	2,592	2,203
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Totals:		259,420	220,525
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Notes: 2005 REDMAN MHD. ADDED FP 2011

ECF (416 RURAL METES &amp; BOUNDS) 0.750 =&gt; TCV: 165,394

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2024 Est. T.C.V. 009-009-019-15	=	246,594
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Est. TCV/Total Floor Area = 183.48, Most recent sale 07/28/2017 for 166,500

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
107,300	107,300	107,300	88,181	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	16,000	0	0	4,409	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
123,300	123,300	123,300	92,590	92,590	92,590	

009-009-019-25                                  2024 Est. T.C.V.                                  SHETENHELM LARRY LE  
 Property Class: 402                                  W JENNINGS RD  
 Map #:    LAKE TOWNSHIP                                  LAKE CITY, MI 49651

SEC 9 T22N R8W PCL B AS RECORDED IN BOOK OF SURVEYS S-1 PGS 539-540 EXC S 400  
 FT THOF. 6.9341 A.  
 9/20/2022 SPLIT PART TO 009-019-40  
 FORMERLY . SEC 9 T22N R8W PCL B AS SHOWN IN BOOK OF SURVEYS S-1 PGS 539-540.  
 9.98 A.

Split/Comb. on 09/20/2022 completed 09/20/2022 TIM ;  
 Parent Parcel(s): 009-009-019-25;  
 Child Parcel(s): 009-009-019-40;  
 -----  
 Split from tract on 07-29-09. Parent pcl 57-009-009-019-50

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$3000		6.93	Acres	3000	100			20,802
		6.93	Total Acres				Total Est. Land Value =	20,802

2024 Est. T.C.V. 009-009-019-25							=	20,802
Est. TCV/Total Floor Area = 15.48, Most recent sale 07/27/2021 for 35,000								
2023 Assessed		MBOR	S.E.V.		Base for Cap	C.P.I.		
9,700		9,700	9,700		7,294	5.00		
2024	New	Eq. Adjustment	Loss		Additions	Tax Adjustment	Losses	
	0	700	0		0	364	0	
2024 Assessed		MBOR	S.E.V.		Capped	->Taxable<-	PRE/MBT	
10,400		10,400	10,400		7,658	7,658	0	

009-009-019-40                                      2024 Est. T.C.V.                                      SHETENHELM LARRY LE  
 Property Class: 401                                      9634 W JENNINGS RD  
 Map #:                                      LAKE TOWNSHIP                                      LAKE CITY, MI 49651

S 400 FT OF PCL B OF THE SURVEY RECORDED IN LIBER S-1 P 539-540.  
 SPLIT ON 09/20/2022 FROM 009-009-019-25.

Split/Comb. on 09/20/2022 completed 09/20/2022 TIM                                      ;  
 Parent Parcel(s): 009-009-019-25;  
 Child Parcel(s): 009-009-019-40;  
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Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 90/FF	331.70	400.00	0.8812	1.0000	90	100		26,306
332 Actual Front Feet, 3.05 Total Acres                      Total Est. Land Value =								26,306

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Crushed Rock	2.27	1000	50	1,135
Total Estimated Land Improvements True Cash Value =				1,135

Cost Est. for Res. Bldg: 1 Single Family 1S                                      Cls C                      Blt 2024

(11) Heating System: Radiant (in-floor)  
 Ground Area = 784 SF    Floor Area = 784 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	784		
Total:				107,370	106,296

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,476	1,461
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Water/Sewer

1000 Gal Septic	1	4,864	4,815
Water Well, 100 Feet	1	5,808	5,750

Porches

WCP (1 Story)	224	8,595	8,509
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Garages

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

Base Cost	672	27,660	27,383
Common Wall: 1 Wall	1	-2,686	-2,659
Door Opener	1	547	542

Built-Ins

Appliance Allow.	1	2,766	2,738
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Totals:                      156,400                      154,835

Notes:

ECF (416 RURAL METES & BOUNDS) 0.930 => TCV:                      143,997  
 90% Completed => Est. True Cash Value 2024 =                      129,597

2024 Est. T.C.V. 009-009-019-40                                      =                      157,038

Est. TCV/Total Floor Area = 200.30

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
10,200	10,200	10,200	3,205	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
66,000	2,300	0	66,000	160	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
78,500	78,500	78,500	69,365	69,365	0	



009-009-019-50 2024 Est. T.C.V. SPRIK RYDDER L & BRENDA  
Property Class: 401 9570 W JENNINGS RD  
Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

. SEC 9 T22N R8W PCL C AS SHOWN IN BOOK OF SURVEYS S-1 PGS 539-540. 9.97 A.

Tract division on 07-29-09 of Parcel 009-009-019-25.  
2 Pcl's remaining 009-019-50 & 009-009-019-75

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS  
\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$3000		9.72 Acres	3000	100				29,160
Residentia ROAD @ ZERO		0.25 Acres	0	100				0
9.97 Total Acres							Total Est. Land Value =	29,160

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	24.99	192	50	2,399
Wood Frame	28.83	100	50	1,441
Total Estimated Land Improvements True Cash Value =				3,840

Cost Est. for Res. Bldg: 1 Single Family 2S Cls C Blt 2018

(11) Heating System: Forced Heat & Cool  
Ground Area = 1152 SF Floor Area = 2304 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=96/100/100/100/96

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Slab	1,152		
			Total:	257,985	247,665

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,476	1,417
3 Fixture Bath	2	9,291	8,919

Water/Sewer

1000 Gal Septic	1	4,864	4,669
Water Well, 100 Feet	1	5,808	5,576

Built-Ins

Appliance Allow.	1	2,766	2,655
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Totals: 282,190 270,901

Notes:

ECF (416 RURAL METES & BOUNDS) 0.930 => TCV: 251,938

2024 Est. T.C.V. 009-009-019-50 = 284,938

Est. TCV/Total Floor Area = 123.67, Most recent sale 12/31/2015 for 15,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
150,200	150,200	150,200	108,626	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	12,500	20,200	0	-10,317	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
142,500	142,500	142,500	114,057	114,057	114,057	

009-009-019-75                      2024 Est. T.C.V.                      SPRIK BRENDA & RYDDER  
 Property Class: 402                      W JENNINGS RD  
 Map #:                                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

. SEC 9 T22N R8W PCL D AS SHOWN IN BOOK OF SURVEYS S-1 PGS 539-540. 9.96 A.

Part of tract that includes parent parcel 57-009-009-019-50 0 Div allocated to this pcl

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*                                      330' X 1317.36'

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$3000		9.73	Acres		3000	100		29,190
Residentia ROAD @ ZERO		0.25	Acres		0	100		0
		9.98 Total Acres			Total Est. Land Value =			29,190

Cost Est. for Res. Bldg: 1 Single Family GRG                      Cls C                      Blt 2020

(11) Heating System: No Heating/Cooling  
 Ground Area = 0 SF    Floor Area = 0 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=96/100/100/100/96

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Plumbing					
	3 Fixture Bath		1	-4,646	-4,460
Garages					
Class: C Exterior: Pole (Unfinished)					
	Base Cost		1800	43,434	41,697
			Totals:	38,788	37,237

Notes:

ECF (416 RURAL METES & BOUNDS) 0.930 => TCV:                      34,630

2024 Est. T.C.V. 009-009-019-75				=	63,820
Est. TCV/Total Floor Area =	0.00, Most recent sale 06/10/2019 for 25,000				
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
13,600	13,600	13,600	25,933	5.00	
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
18,400	-100	0	17,044	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<- PRE/MBT	
31,900	31,900	31,900	27,229	27,229	

009-009-020-00	2024 Est. T.C.V.	WHITAKER BOBBY
Property Class: 401		9440 W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 9 T22N R8W SW 1/4 OF NW 1/4 OF SE 1/4. AND E 1/2 OF NE 1/4 OF SW 1/4.  
(0\*1997) 30A.

00 COMBO W/010-70 FOR 01 NO DIV RTS ON 010-70  
1S TO FINISHED GRG FOR 07. (PARTITIONS, INSULATED CEILING)

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS  
\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 30 - 65	\$3000	30.00	Acres	3000	100			90,000
		30.00	Total Acres				Total Est. Land Value =	90,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	25.63	100	50	1,281
Wood Frame	31.81	60	50	954

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
			Total Estimated Land Improvements True Cash Value =	3,185

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

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 896 SF Floor Area = 1120 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Crawl Space	896		
			Total:	123,923	105,335

Other Additions/Adjustments

Basement, Outside Entrance, Above Grade	1	1,655	1,407
Plumbing			
Average Fixture(s)	1	1,230	1,045
Water/Sewer			
1000 Gal Septic	1	4,550	3,867
Water Well, 100 Feet	1	5,640	4,794
Porches			
WCP (1 Story)	320	9,357	7,953
WCP (1 Story)	384	11,209	9,528
WPP	312	4,639	3,943
Deck			
Treated Wood	64	1,980	1,683
w/Roof (Roof portion)	324	4,513	3,836
Built-Ins			
Appliance Allow.	1	1,934	1,644
Garages			
Class: CD Exterior: Pole (Unfinished)			
Base Cost	1380	29,808	25,337
	Totals:	200,438	170,372

Notes:

ECF (416 RURAL METES & BOUNDS) 0.930 => TCV: 158,446

Cost Est. for Res. Bldg: 2 Single Family GRG Cls CD Blt 1995

(11) Heating System: Space Heater

Ground Area = 0 SF Floor Area = 0 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

## Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Porches					
	CCP (1 Story)		40	1,160	986
Garages					
Class: CD Exterior: Pole (Finished)					
	Base Cost		576	19,538	16,607
Fireplaces					
	Wood Stove		1	2,149	1,827
Totals:				22,847	19,420

Notes: GRG WORKSHOP

ECF (416 RURAL METES &amp; BOUNDS) 0.930 =&gt; TCV: 18,061

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2024 Est. T.C.V. 009-009-020-00	=	269,692
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Est. TCV/Total Floor Area = 240.80

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
123,000	123,000	123,000	87,381	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	11,800	0	0	4,369	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
134,800	134,800	134,800	91,750	91,750	91,750	



009-009-020-35	2024 Est. T.C.V.	VANDERMEER DAVID L & JOSHUA
Property Class: 402		
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 9 T22N R8W NW1/4 OF NW1/4 OF SE1/4. 10A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia PARTOF>20@\$3000		10.00	Acres		3000	100		30,000
		10.00	Total Acres				Total Est. Land Value =	30,000

2024 Est. T.C.V. 009-009-020-35 = 30,000

Est. TCV/Total Floor Area = 26.79, Most recent sale 05/27/2022 for 75,010

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
13,000	13,000	13,000	13,000	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	2,000	0	650	0		
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
15,000	15,000	15,000	13,650	13,650	0	

009-009-020-70 2024 Est. T.C.V. JENEMA JUDY  
 Property Class: 401 9428 W JENNINGS RD  
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

. SEC 9 T22N R8W NW 1/4 OF SW 1/4 OF SE 1/4. 10A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$3000		10.00	Acres		3000	100		30,000
		10.00	Total Acres				Total Est. Land Value =	30,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	200	0	0
Wood Frame	22.99	360	50	4,138
Wood Frame	24.99	192	50	2,399

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
Total Estimated Land Improvements True Cash Value =				8,912

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

(11) Heating System: Forced Air w/ Ducts , Wood Furnace Add-On  
 Ground Area = 1612 SF Floor Area = 1612 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	832		
1 Story	Siding	Basement	780		
Total:				222,267	155,586

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,476	1,033
3 Fixture Bath	1	4,646	3,252

Water/Sewer

1000 Gal Septic	1	4,864	3,405
Water Well, 100 Feet	1	5,808	4,066

Deck

Treated Wood	128	3,089	2,162
w/Roof (Roof portion)	180	3,082	2,157
w/Roof (Roof portion)	300	4,632	3,242

Garages

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

Basement Garage: 2 Car	1	3,631	2,542
Door Opener	2	1,093	765

Built-Ins

Appliance Allow.	1	2,766	1,936
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Fireplaces

Interior 1 Story	1	5,338	3,737
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Totals: 262,692 183,883

Notes:

ECF (416 RURAL METES & BOUNDS) 0.930 => TCY: 171,011

2024 Est. T.C.V. 009-009-020-70 = 209,923  
 Est. TCY/Total Floor Area = 130.23, Most recent sale 09/12/2017 for 175,000  
 2023 Assessed MBOR S.E.V. Base for Cap C.P.I.  
 101,100 101,100 101,100 77,691 5.00

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2024	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	3,900	0	0	3,884	0
2024 Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	105,000	105,000	105,000	81,575	81,575	81,575

009-009-021-00	2024 Est. T.C.V.	NILES DAVID M ETAL
Property Class: 401		9490 W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 9 T22N R8W S 16 RDS OF W 9 RDS OF W 1/2 OF W 1/2 OFSE 1/4. .9 A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS  
\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 90/FF	148.50	264.00	1.0773	0.9013	90	100		12,977
149 Actual Front Feet, 0.90 Total Acres Total Est. Land Value =								12,977

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Crushed Rock	2.19	400	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

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

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 1056 SF Floor Area = 1056 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,056		
			Total:	123,647	80,371

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,230	799
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Water/Sewer

1000 Gal Septic	1	4,550	2,957
Water Well, 100 Feet	1	5,640	3,666

Built-Ins

Appliance Allow.	1	1,934	1,257
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Totals: 137,001 89,050

Notes:

ECF (416 RURAL METES & BOUNDS) 0.930 => TCV: 82,817

2024 Est. T.C.V. 009-009-021-00 = 96,744

Est. TCV/Total Floor Area = 91.61

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
45,600	45,600	45,600	29,863	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,800	0	0	1,493	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
48,400	48,400	48,400	31,356	31,356	0	

009-009-022-00 2024 Est. T.C.V. DADO ANDREW W & SANDRA L TRUST  
 Property Class: 401 9410 W JENNINGS RD  
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

. SEC 9 T22N R8W E 168.5 FT OF S 264 FT OF W 1/2 OF W 1/2 OF SE 1/4 EXC E 74.25  
 FT THOF. .5712A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 90/FF	94.25	264.00	1.2069	0.9013	90	100		9,228
94 Actual Front Feet, 0.57 Total Acres Total Est. Land Value =								9,228

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Split, 2 Rail	15.53	80	0	0
D/W/P: 4in Concrete	6.49	354	0	0
Wood Frame	25.63	100	50	1,281
Wood Frame	23.41	160	50	1,873
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				4,104

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

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1164 SF Floor Area = 1164 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	884		
1 Story	Siding	Crawl Space	280		
Total:				150,428	97,778

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,230	799
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Water/Sewer

1000 Gal Septic	1	4,550	2,957
Water Well, 100 Feet	1	5,640	3,666

Porches

WCP (1 Story)	110	4,635	3,013
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Garages

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

Base Cost	576	22,239	14,455
Common Wall: 1 Wall	1	-2,512	-1,633

Built-Ins

Appliance Allow.	1	1,934	1,257
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Totals: 188,144 122,292

Notes:

ECF (416 RURAL METES & BOUNDS) 0.930 => TCv: 113,732

2024 Est. T.C.V. 009-009-022-00 = 127,064

Est. TCv/Total Floor Area = 109.16

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
60,600	60,600	60,600	41,743	5.00		
2024 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	2,900	0	0	2,087	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
63,500	63,500	63,500	43,830	43,830	43,830	



009-009-023-00	2024 Est. T.C.V.	HENDRICKSON NOAH ADAM
Property Class: 401		9400 W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 9 T22N R8W S 16 RDS OF E 4 1/2 RDS OF S 1/2 OF S 1/2 OF W 1/2 OF W 1/2 OF SE 1/4. .45 A.

CHG DEP ON GRG FROM 64% TO 98% FOR 07.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS  
\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 90/FF	74.00	264.00	1.2822	0.9013	90	100		7,697
74 Actual Front Feet, 0.45 Total Acres								
Total Est. Land Value =								7,697

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.97	2000	50	6,970
D/W/P: 3.5 Concrete	6.58	100	50	329
Wood Frame	37.85	48	95	1,726
Total Estimated Land Improvements True Cash Value =				9,025

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

(11) Heating System: Forced Heat & Cool  
Ground Area = 840 SF   Floor Area = 1176 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	672		
1 Story	Siding	Crawl Space	168		
Total:				160,174	112,122

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,476	1,033
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Water/Sewer

1000 Gal Septic	1	4,864	3,405
Water Well, 100 Feet	1	5,808	4,066

Deck

Treated Wood	32	1,404	983
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Garages

Class: C Exterior: Pole (Unfinished)

Base Cost	768	20,513	14,359
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Built-Ins

Appliance Allow.	1	2,766	1,936
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Totals:                     197,005             137,904

Notes:

ECF (416 RURAL METES & BOUNDS) 0.930 => TCV:             128,251

2024 Est. T.C.V. 009-009-023-00    =             144,973

Est. TCV/Total Floor Area = 123.28, Most recent sale 12/06/2023 for 185,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
64,900	64,900	64,900	43,988	5.00	
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	7,600	0	0	28,512	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
72,500	72,500	72,500	46,187	72,500	72,500

009-009-024-00                      2024 Est. T.C.V.                      BURCH PHILIP & SHELLY  
 Property Class: 401                                           9450 W JENNINGS RD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

. SEC 9 T22N R8W SW 1/4 OF SW 1/4 OF SE 1/4 EXC E 168.5 FT OF S 264 FT THOF &  
 EXC S 16 RDS OF W 9 RDS THOF. 8.0788A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 90/FF	663.00	530.21	0.7411	1.0730	90	100		47,450
663 Actual Front Feet, 8.07 Total Acres                      Total Est. Land Value =								47,450

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	94	940
Total Estimated Land Improvements True Cash Value =				940

Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE                      Cls C                      Blt 1973

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1056 SF                      Floor Area = 1056 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,056		
Total:				159,604	111,722

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,476	1,033
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Water/Sewer

1000 Gal Septic	1	4,864	3,405
Water Well, 100 Feet	1	5,808	4,066

Porches

CPP	25	720	504
CPP	36	962	673

Garages

Class: C Exterior: Pole (Unfinished)

Base Cost	768	20,513	14,359
No Concrete Floor	768	-5,100	-3,570

Built-Ins

Appliance Allow.	1	2,766	1,936
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Totals:                      191,613                      134,128

Notes: MODULAR

ECF (416 RURAL METES & BOUNDS) 0.930 => TCV:                      124,739

2024 Est. T.C.V. 009-009-024-00                      =                      173,129

Est. TCV/Total Floor Area = 163.95, Most recent sale 07/28/2009 for 98,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
75,000	75,000	75,000	43,387	5.00	
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	11,600	0	0	2,169	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
86,600	86,600	86,600	45,556	45,556	45,556



009-009-026-00	2024 Est. T.C.V.	WEBSTER JOHNATHON
Property Class: 401		9332 W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 9 T22N R8W S 230 FT OF E 158 1/2 FT OF W 317 FT OF E 1/2 OF SW 1/4 OF SE  
1/4. .8369 A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 90/FF	158.00	230.00	1.0607	0.8708	90	100		13,134
158 Actual Front Feet, 0.83 Total Acres								Total Est. Land Value = 13,134

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	30.00	48	95	1,368
Total Estimated Land Improvements True Cash Value =				1,368

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D 5 Blt 1967

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 1008 SF Floor Area = 1008 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Block	Slab	1,008		
Total:				110,496	71,823

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	995	647
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Water/Sewer

1000 Gal Septic	1	4,141	2,692
Water Well, 100 Feet	1	5,506	3,579

Porches

CGEP (1 Story)	240	10,896	7,082
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Garages

Class: D Exterior: Block Foundation: 42 Inch (Unfinished)			
Base Cost	624	22,302	14,496
Class: CD Exterior: Pole (Unfinished)			
Base Cost	576	14,423	9,375

Built-Ins

Appliance Allow.	1	1,638	1,065
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Fireplaces

Exterior 1 Story	1	4,969	3,230
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Breezeways

Frame Wall	96	5,085	3,305
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Totals: 180,451 117,294

Notes:

ECF (416 RURAL METES & BOUNDS) 0.930 => TCV: 109,083

2024 Est. T.C.V. 009-009-026-00 = 123,585

Est. TCV/Total Floor Area = 122.60, Most recent sale 01/05/2024 for 145,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
58,600	58,600	58,600	39,727	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,200	0	0	1,986	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
61,800	61,800	61,800	41,713	41,713	41,713	



009-009-027-00                                      2024 Est. T.C.V.                                      LIZOTTE ROBERT GILLES  
 Property Class: 401                                      9366 W JENNINGS RD  
 Map #:                                      LAKE TOWNSHIP                                      LAKE CITY, MI 49651

. SEC 9 T22N R8W S 264 FT OF W 158 1/2 FT OF E 1/2 OF W 1/2 OF SE 1/4. .9606 A.

ADD 2 DECKS & A/C FOR 09.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 90/FF	158.00	264.00	1.0607	0.9013	90	100		13,595
158 Actual Front Feet, 0.96 Total Acres      Total Est. Land Value =								13,595

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.97	288	0	0
Wood Frame	23.24	336	50	3,904
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				6,404

Cost Est. for Res. Bldg: 1 Single Family HUD                                      Cls C                                      Blt 1983

(11) Heating System: Forced Heat & Cool  
 Ground Area = 1080 SF      Floor Area = 1080 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,080		
			Total:	147,117	102,981

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,476	1,033
3 Fixture Bath	1	4,646	3,252

Water/Sewer

1000 Gal Septic	1	4,864	3,405
Water Well, 100 Feet	1	5,808	4,066

Deck

Treated Wood	264	4,971	3,480
Treated Wood	80	2,264	1,585

Garages

Class: C Exterior: Pole (Unfinished)

Base Cost	576	16,716	11,701
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Built-Ins

Appliance Allow.	1	2,766	1,936
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Totals:                                      190,628                                      133,439

Notes: REDMAN

ECF (416 RURAL METES & BOUNDS) 0.750 => TCV:                                      100,079

2024 Est. T.C.V. 009-009-027-00                                      =                                      120,078

Est. TCV/Total Floor Area = 111.18, Most recent sale 10/21/2005 for 84,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
51,700	51,700	51,700	22,422	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	8,300	0	0	1,121	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
60,000	60,000	60,000	23,543	23,543	23,543	

009-009-028-00	2024 Est. T.C.V.	RUPPEL DANNY R & JACQUELINE
Property Class: 401		9350 W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 9 T22N R8W NE 1/4 OF SW 1/4 OF SE 1/4. 10 A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS  
\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$3000		10.00	Acres		3000	100		30,000
		10.00	Total Acres				Total Est. Land Value =	30,000

## Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	827	0	0
D/W/P: 4in Concrete	6.97	759	0	0
D/W/P: Patio Blocks	15.61	90	0	0
Wood Frame	22.57	400	50	4,514
Wood Frame	23.74	288	50	3,418
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				10,432

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

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 1451 SF Floor Area = 1642 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

## Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Basement	765		
1 Story	Siding	Basement	450		
1 Story	Siding	Slab	170		
1 Story	Siding	Slab	66		
			Total:	209,123	135,915

## Other Additions/Adjustments

Basement, Outside Entrance, Below Grade	1	2,560	1,664
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## Plumbing

Average Fixture(s)	1	1,476	959
2 Fixture Bath	1	3,108	2,020

## Water/Sewer

1000 Gal Septic	1	4,864	3,162
Water Well, 100 Feet	1	5,808	3,775

## Porches

WCP (1 Story)	136	6,098	3,964
CGEP (1 Story)	198	12,324	8,011

## Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	576	22,285	14,485
Common Wall: 1 Wall	1	-2,219	-1,442
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	560	24,349	15,827
Class: C Exterior: Pole (Unfinished)			
Base Cost	1200	28,956	18,821

## Built-Ins

Appliance Allow.	1	2,766	1,798
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## Deck

Treated Wood	1009	13,107	8,520
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Parcel Number: 009-009-028-00

Page: 2

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 Totals: 334,605 217,479
 

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Notes:

 ECF (416 RURAL METES & BOUNDS) 0.930 => TCV: 202,255
 

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2024 Est. T.C.V. 009-009-028-00 = 242,687

Est. TCV/Total Floor Area = 147.80

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
116,900	116,900	116,900	67,197	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	4,400	0	0	3,359	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
121,300	121,300	121,300	70,556	70,556	70,556	

009-009-029-00	2024 Est. T.C.V.	WHITMOYER DANIEL & CORRINA
Property Class: 401		W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 9 T22N R8W SE 1/4 OF NW 1/4 OF SE 1/4. 10 A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS  
\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residential 8 - 17 @\$3000		10.00	Acres		3000	100		30,000
		10.00	Total Acres		Total Est. Land Value =			30,000

## Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	22.06	124	50	1,367
Wood Frame	31.10	16	50	249
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				2,566

Cost Est. for Res. Bldg: 1 Single Family GRG Cls D Blt 1994

(11) Heating System: No Heating/Cooling

Ground Area = 0 SF Floor Area = 0 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

## Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
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Other Additions/Adjustments

## Plumbing

Average Fixture(s)	1	1,025	820
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## Water/Sewer

1000 Gal Septic	1	4,263	3,410
Water Well, 50 Feet	1	2,498	1,998

## Garages

Class: D Exterior: Pole (Finished)

Base Cost	576	16,929	13,543
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## Built-Ins

Appliance Allow.	1	1,638	1,310
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## Fireplaces

Wood Stove	1	1,779	1,423
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Totals:		28,132	22,504
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Notes: USED AS DWELLING - NO EGRESS. (FRONT DOOR ONLY)

ECF (416 RURAL METES & BOUNDS) 0.930 => TCV:	20,929
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2024 Est. T.C.V. 009-009-029-00	=	53,495			
Est. TCV/Total Floor Area = 0.00, Most recent sale 07/06/2015 for 42,500					
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
26,000	26,000	26,000	21,404	5.00	
2024	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	700	0	1,070	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
26,700	26,700	26,700	22,474	22,474	0

009-009-030-00    2024 Est. T.C.V.    VANDERMEER DAVID L & JOSHUA  
 Property Class: 402  
 Map #:    LAKE TOWNSHIP    LAKE CITY, MI 49651

. SEC 9 T22N R8W NE 1/4 OF NW 1/4 OF SE 1/4. 10 A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 90/FF	660.00	660.00	1.0000	0.0000	90	100*		0
Residentia PARTOF>20@\$3000		10.00 Acres			3000	100		30,000
* denotes lines that do not contribute to the total acreage calculation.								
660 Actual Front Feet, 10.00 Total Acres      Total Est. Land Value =								30,000

2024 Est. T.C.V. 009-009-030-00								=	30,000
Est. TCV/Total Floor Area = 0.00, Most recent sale 05/27/2022 for 75,010									
2023 Assessed		MBOR		S.E.V.		Base for Cap		C.P.I.	
13,000		13,000		13,000		13,000		5.00	
2024	New	Eq. Adjustment		Loss		Additions		Tax Adjustment	Losses
	0	2,000		0		0		650	0
2024 Assessed		MBOR		S.E.V.		Capped	->Taxable<-		PRE/MBT
15,000		15,000		15,000		13,650		13,650	0





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2024	New	Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0		7,500	0	0	3,237	0
2024	Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	96,800		96,800	96,800	67,977	67,977	67,977

009-009-032-00	2024 Est. T.C.V.	INDIAN LAKES L C
Property Class: 402		W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 9 T22N R8W SE 1/4 OF SE 1/4. 40 A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 30 - 65	\$3000	40.00	Acres	3000	100			120,000
		40.00	Total Acres				Total Est. Land Value =	120,000

2024 Est. T.C.V. 009-009-032-00 = 120,000

Est. TCV/Total Floor Area = 86.08

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
48,000	48,000	48,000	19,373	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	12,000	0	0	968	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
60,000	60,000	60,000	20,341	20,341	0	

009-009-033-00 2024 Est. T.C.V. INDIAN LAKES L C  
 Property Class: 402 OAK LN  
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

SEC 9 T22N R8W GOV'T LOT 5 EXC DUCK POINT PLAT & EXC BEG AT SW COR DUCK POINT  
 PLAT, TH N 72 DEG 40'E 216.43  
 FT, S 58 DEG 40'E 116.45 FT, S 31 DEG 20'W 100FT, N 58 DEG 40'W 50FT, S 83 DEG  
 15'38"W 86.71 FT, S 72 DEG 40'W 100  
 FT, N 17 DEG 20'W 100FT TO POB. 30.08A 2011 PARCEL 009-009-033-00 SPLIT ON  
 01/31/2011 2011 PARCEL 009-009-033-  
 00 SPLIT ON 02/23/2011; SPLIT ON 09/25/2014 INTO 009-009-033-27; SPLIT ON  
 7/26/2018 2018-02316 .01 A;  
 FORMERLY SEC 9 T22N R8W GOVT LOT 5 EXC DUCK POINT PLAT & EXC BEG AT SW COR DUCK  
 POINT PLAT, TH N 72 DEG 40'E 216.43 FT, S 58 DEG 40'E 116.45 FT, S 31 DEG 20'W  
 100FT, N 58 DEG 40'W 50', S 83DEG15'38"W 86.71FT, S72DEG40'W 100FT, N 17DEG20'W  
 100FT TO POB 30.08A  
 FORMERLY SEC 9 T22N R8W GOVT LOT 5 EXC DUCK POINT PLAT & EXC BEG AT SW COR DUCK  
 POINT PLAT, TH N 72 DEG 40'E 216.43 FT, S 58 DEG 40'E 116.45 FT, S 31 DEG 20'W  
 100FT, N 58 DEG 40'W 71.23 FT, S 72 DEG 40'W 171.21 FT, N 17 DEG 20'W  
 100 FT TO POB. 30.09A SPLITS  
 2014-02896 SPLIT .11A M/L 009-009-033-27;  
 2011-262 SPLIT .23 A M/L TO 009-009-033-28;  
 2010-118 SPLIT .32 A M/L TO 009-009-033-29.

FORMERLY

SEC 9 T22N R8W GOV'T LOT 5 EXC DUCK POINT PLAT & EXC BEG AT SW COR DUCK POINT  
 PLAT, TH N 72 DEG 40'E 216.43 FT, S 58 DEG 40'E 66.45FT, S 31 DEG 20'W 100 FT, N  
 58 DEG 40'W 21.23 FT, S 72 DEG 40'W 100 FT, N 17 DEG 20'W 100 FT TO POB. 30.2A  
 2011 PARCEL 009-009-033-00 SPLIT ON 01/31/2011 2011 PARCEL 009-009-033-00 SPLIT  
 ON 02/23/2011

FORMERLY

SEC 9 T22N R8W GOV'T LOT 5 EXC DUCK POINT PLAT. 30.75A LESS 2011 SPLIT-2011  
 SPLIT - .32 ACRES TO 009-009-033-29

SPLIT/COMB. ON 07/26/2018 COMPLETED 07/26/2018 TIM ;  
 PARENT PARCEL(S): 009-009-033-00;  
 CHILD PARCEL(S): 009-009-033-26;

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 2014-02896 SPLIT 50X100' TO 009-009-033-27 GRANTEE TOASO  
 2011 SPLIT-30.43A. 2011 PARCEL 009-009-033-00 SPLIT ON 01/31/2011 TO  
 009-300-003-00 CLOUSTON

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1200/	200.00	200.00	0.7071	1.1892	1200	100		201,815
RATE TABLE 30 - 65 Acres		29.16 Acres			2400	100		69,989
200 Actual Front Feet, 30.08 Total Acres							Total Est. Land Value =	271,804

2024 Est. T.C.V. 009-009-033-00 = 271,804

Est. TCX/Total Floor Area = 194.98

	MBOR	S.E.V.	Base for Cap	C.P.I.		
2023 Assessed	114,900	114,900	45,447	5.00		
2024 New Eq. Adjustment	0	21,000	0		0	0
2024 Assessed	135,900	135,900	47,719		->Taxable<-	PRE/MBT 0

009-009-033-27                                2024 Est. T.C.V.                                TOASO RICK & DONNA  
 Property Class: 402                                W OAK LN  
 Map #:                                LAKE TOWNSHIP                                LAKE CITY, MI 49651

2014-02896 PARCEL OF LAND SITUATED IN GOVERNMENT LOT 5, SECTION 9, T22N, R8W ,  
 TOWNSHIP OF LAKE, COUNTY OF MISSAUKEE, STATE OF MICHIGAN, DESCRIBED AS  
 COMMENCING AT THE SOUTHWEST CORNER OF LOT 1 IN DUCK POINT PLAT, THENCE S17°20'E  
 30.00 FEET TO THE SOUTH LINE OF OAK LANE AND ALSO THE SOUTHWEST CORNER OF SAID  
 PLAT OF DUCK POINT, THENCE N72°40'E 216.43 FEET ALONG SAID SOUTH LINE OF OAK  
 LANE, THENCE S58°40'E 66 . 45 FEET ALONG THE SAID SOUTH LINE TO THE POINT OF  
 BEGINNING, THENCE S58°40' E 50.00 FEET ALONG SAID SOUTH LINE, THENCE S31°20'W  
 100.00 FEET, THENCE N58°40'W 50.00 FEET, THEN N31°20'E 100.00 FEET TO THE POINT  
 OF BEGINNING. CONTAINING 0.11 ACRES MORE OR LESS . SUBJECT TO EASEMENTS,  
 RESERVATION AND RESTRICTIONS OF RECORD.    7/9/2014 EXEMPT LAND TRANSFER FROM  
 INDIAN LAKES LC 009-033-00

2014-02896 EXEMPT LAND TRANSFER FROM INDAIN LAKES TO ADJACENT LAND OWNER: TOASO

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
BACKLOTS 150/ 50 Actual Front Feet, 0.12 Total Acres	50.00	100.00	1.0000	1.0000	150	100		7,500	
Total Est. Land Value =								7,500	
2024 Est. T.C.V. 009-009-033-27								=	7,500
Est. TCV/Total Floor Area = 5.38, Most recent sale 07/09/2014 for 6,600									
2023 Assessed	MBOR	S.E.V.			Base for Cap		C.P.I.		
3,000	3,000	3,000			3,000		5.00		
2024	New Eq.	Adjustment	Loss		Additions		Tax Adjustment	Losses	
0	800		0		0		150	0	
2024 Assessed	MBOR	S.E.V.			Capped		->Taxable<-	PRE/MBT	
3,800	3,800	3,800			3,150		3,150	0	

009-009-033-28	2024 Est. T.C.V.	SIETSEMA MARK EDWARD & DEBRA LYNN
Property Class: 402		W OAK LN
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 9 T22N R8W BEG AT SW COR DUCK POINT PLAT, TH N 72 DEG 40'E100 FT, S 17 DEG 20'E 100 FT, S 72 DEG 40'W 100 FT, N 17 DEG 20'W 100 FT TO POB. .23A.2011 Parcel  
 009-009-033-00 Split on 01/31/2011 2011 Split of 009-009-033-00 on 02/23/2011

2011 SPLIT FROM 009-009-033-00 2011-262  
 BEG AT SW CORNER DUCK POINT PLAT LOT 1 THEN N 72°20'E 100 FEET THEN S17°20'E 100 FEET THEN S72°40' W 100 FEET THEN N 17°20'W 100 FEET TO POB .23 AC MOL

2011 SPLIT FROM 009-009-033-00

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE  
 \* Factors \* 2 LOTS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BACKLOTS 150/	100.00	100.00	0.8409	1.0000	150	100		12,613
100 Actual Front Feet, 0.23 Total Acres							Total Est. Land Value =	12,613

2024 Est. T.C.V. 009-009-033-28	=	12,613
Est. TCV/Total Floor Area = 9.05, Most recent sale 11/19/2010 for 12,000		
2023 Assessed	MBOR	S.E.V.
5,000	5,000	5,000
2024 New Eq. Adjustment	Loss	Additions
0	1,300	0
2024 Assessed	MBOR	S.E.V.
6,300	6,300	6,300
		Capped
		4,723
		->Taxable<-
		4,723
		PRE/MBT
		0

009-009-033-29	2024 Est. T.C.V.	THOMPSON DARREL & THERESA
Property Class: 402		W OAK LN
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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2011-02753 AFF PARCEL OF LAND SITUATED IN GOVERNMENT LOT 5, SECTION 9, T22N, R8W TOWNSHIP OF LAKE, COUNTY OF MISSAUKEE, STATE OF MICHIGAN DESCRIBED AS COMMENCING AT THE SOUTHWEST CORNER OF LOT 1 IN DUCK POINT PLAT, THENCE S17°20'E 30.00 FEET TO THE SOUTH LINE OF OAK LANE AND ALSO THE SOUTHWEST CORNER OF SAID PLAT OF DUCK POINT, THENCE N72°40'E 100.00 ALONG SAID SOUTH LINE OAK LANE TO THE POINT OF BEGINNING, THENCE N72°40'E 116.43 FEET ALONG SAID SOUTH LINE, THENCE S58°40'E 66.45 FEET ALONG SAID SOUTH LINE OF OAK LANE, THENCE S31°20'W 100.00, THENCE N58°40'W 21.23 FEET, THENCE S72°40'W 71.21 FEET, THENCE N17°20'W 100.00 FEET TO THE POINT OF BEGINNING. CONTAINING 0.32 ACRES MORE OR LESS. SUBJECT TO EASEMENTS, RESERVATIONS AND RESTRICTIONS OF RECORD.  
AND 2018-02316 SEC 9 T22N R8W BEG N72DEG40'E 100FT & S17DEG20'E 100FT FROM SW COR DUCK POINT PLAT TH N72DEG40'E 71.21FT, S58DEG40'E 21.23FT, S83DEG15'38"W 86.71FT TO POB. .01 A  
2019 COMBIATION WITH 009-009-033-26 ON 4/24/2019; 2011 SPLIT OF 009-009-033-00 ON 1/31/2011

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Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BACKLOTS 150/	182.88	75.27	0.7231	0.9315	150	100		18,476
183 Actual Front Feet, 0.32 Total Acres							Total Est. Land Value =	18,476

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2024 Est. T.C.V.	009-009-033-29		=	18,476	
Est. TCV/Total Floor Area =	13.25,	Most recent sale	07/23/2020	for 34,000	
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
7,400	7,400	7,400	7,400	5.00	
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	1,800	0	0	370	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
9,200	9,200	9,200	7,770	7,770	7,770

009-009-033-30  
Property Class: 402  
Map #:

2024 Est. T.C.V.  
LAKE TOWNSHIP

KOETJE IVAN H & CAROLYN TRUSTS  
1265 S HUNTERS RIDGE  
LAKE CITY, MI 49651

2022-03605 AFF SEC 9 T22N R8W PCL A OF THE SURVEY RECORDED IN LIBER S-2 PG 259-261. ALSO BEG S 01 DEG 21'20" W 447.86 FT, N 72 DEG 31'14"W 414.55 FT, S 68 DEG 29'44"W 206.43 FT, S 29 DEG 30' 42"W 293.45 FT, S 42 DEG 43'40"W 84.03 FT, S 55 DEG 56'38"W 126.83 FT, S 27 DEG 13'44"W 171.32 FT, S 01 DEG 29'11"E 344.6 FT FROM NE COR SEC 9, TH S 79 DEG 47'03"E 147.55 FT, SO DEG 29'11"E 154.48 FT, N 87 DEG 03'46"W 121.94 FT, N 62 DEG 58'12"W 39.93 FT, N 01 DEG 29'11" W 158.46 FT, S 79 DEG 47'03"E 12.45 FT TO POB. ALSO SEC 9 T22N R8W GOV'T LOT 2 EXC PCLS A & B OF SURVEY RECORDED S-2 PGS 259-261, ALSO EXC BEG AT NE COR SEC 9, TH S 01 DEG 21'20"W 447.86 FT, TH N 72 DEG 31'14"W 414.55 FT, TH S 68 DEG 29'44"W 206.43 FT, TH S 29 DEG 30 '42"W 293.45 FT, TH S 42 DEG 43'40"W 84.03 FT, S 55 DEG 56'38"W 126.83 FT, S 27 DEG 13'44"W 171.32 FT, S 01 DEG 29'11 "E 344.6 FT, S 79 DEG 47'03"E 67.55 FTTO POB, S 79 DEG 47'03"E 80 FT, TH S 01 DEG 29'11"E154.48 FT, TH N 87 DEG 03'46" W 78.57 FT, TH N 01 DEG 29'11"W164.64 FTTO POB, ALSO EXC COMM AT NE COR SEC 9, TH S 01 DEG 21'20"W447.86 FT, TH N 72 DEG 31'14"W414.55 FT, TH S 68 DEG 21'44" W206.43 FT, TH S 29 DEG 30'42"W293.45 FT TH S 42 DEG 43'40"W84.37 FT, TH S 55 DEG 56'38"W126.83 FT, TH S 27 DEG 13'44"W 171.32 FT, TH S 01 DEG 29'11"E344.6 FT, TH S 79 DEG 47'03"E67.55 FTTO POB, TH S 01 DEG 29'11"E164.64 FT, TH N 87 DEG 03' 46"W43.37 FT, TH N 62 DEG 58'12"W39.93 FT, N 01 DEG 29'11"W158.46 FT, S 79 DEG 47'03"E80 FT TO POB, ALSO GOV'T LOT 3 & GOV'T LOT 4 & EXC BEG S 01 DEG 21'20"W 725.09 FT FROM NE COR OF NE 1/4, TH S 01 DEG 21'20"W 372.66 FT, S 76 DEG 04' 57"W 209.44 FT, N 15 DEG 10'19"E 422.45 FT, N 81 DEG 29' 01"E 102.67 FT TO POB. 94.83A EXCEPT 1 ACRE AND ALL BUILDINGS ASSESSED ON 009-009-033-80 FOR ADMINISTRATION OF QFP TAX RATE. SEE STC MEMO JUNE 11, 2019.

2023 COMBINATION WITH 009-009-033-80 ON 08/18/2022.

8/2022 COMBINE WITH 009-033-80

FOMERLY SEC 9 T22N R8W PCL A OF THE SURVEY RECORDED IN LIBER S-2 PG 259-261. ALSO BEG S 01 DEG 21'20"W 447.86 FT, N 72 DEG 31'14"W 414.55 FT, S 68 DEG 29'44"W 206.43 FT, S 29 DEG 30'42"W 293.45 FT, S 42 DEG 43'40"W 84.03 FT, S 55 DEG 56'38"W 126.83 FT, S 27 DEG13'44"W 171.32 FT, S 01 DEG 29'11"E 344.6 FT FROM NE COR SEC 9 TH S 79 DEG 47'03"E 147.55 FT, S 0 DEG 29'11"E 154.48 FT, N 87 DEG 03'46"W 121.94 FT, N62 DEG 58'12"W 39.93 FT, N 01 DEG 29'11" W 158.46 FT, S 79 DEG 47'03"E 12.45 FT TO POB. 10.46A.

8/2022 COMBINE 009-033-80

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1200/	302.00	144.24	0.6379	1.0959	1200	100		253,337
RATE TABLE 66 - 120 Acres		92.83 Acres			2400	100		222,792
302 Actual Front Feet, 93.83 Total Acres					Total Est.		Land Value =	476,129

2024 Est. T.C.V. 009-009-033-30 = 476,129

Est. TCv/Total Floor Area = 341.56

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
211,700	211,700	211,700	120,444	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	26,400	0	0	6,022	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
238,100	238,100	238,100	126,466	126,466	126,466	

009-009-033-80  
 Property Class: 401  
 Map #:

2024 Est. T.C.V.  
 LAKE TOWNSHIP

KOETJE IVAN H & CAROLYN TRUSTS  
 S BAYBERRY LN  
 LAKE CITY, MI 49651

NOT A SPLIT. AN UNDIVIDED 1 ACRE, A RESIDENCE AND RELATED STRUCTURES NOT ELIGIBLE FOR QUALIFIED FOREST PROGRAM EXEMPTION. SEE FULL LEGAL DESCRIPTION AT 009-009-033-30. SEE STC MEMO JUNE 11, 2019.

8/2022 COMBINE WITH 009-009-033-30

. SEC 9 T22N R8W GOV'T LOT 2 EXC PCLS A & B OF SURVEY RECORDED S-2 PGS 259-261 ALSO EXC BEG AT NE COR SEC 9, TH S 01 DEG 21'20"W 447.86 FT, TH N 72 DEG 31'14"W 414.55 FT, TH S 68 DEG 29'44"W 206.43 FT, TH S 29 DEG 30'42"W 293.45 FT, TH S 42 DEG 43'40"W 84.03 FT, S 55 DEG 56'38"W 126.83 FT, S 27 DEG 13'44"W 171.32 FT, S 01 DEG 29'11"E 344.6 FT, S 79 DEG 47'03"E 67.55 FT TO POB, S 79 DEG 47'03"E 80 FT, TH S 01 DEG 29'11"E 154.48 FT, TH N 87 DEG 03'46"W 78.57 FT, TH N 01 DEG 29'11"W 164.64 FT TO POB, ALSO EXC COMM AT NE COR SEC 9, TH S 01 DEG 21'20"W 447.86 FT, TH N 72 DEG 31'14"W 414.55 FT, TH S 68 DEG 21'44"W 206.43 FT, TH S 29 DEG 30'42"W 293.45 FT, TH S 42 DEG 43'40"W 84.37 FT, TH S 55 DEG 56'38"W 126.83 FT, TH S 27 DEG 13'44"W 171.32 FT, TH S 01 DEG 29'11"E 344.6 FT, TH S 79 DEG 47'03"E 67.55 FT TO POB, TH S 01 DEG 29'11"E 164.64 FT, TH N 87 DEG 03'46"W 43.37 FT, TH N 62 DEG 58'12"W 39.93 FT, N 01 DEG 29'11"W 158.46 FT, S 79 DEG 47'03"E 80 FT TO POB, ALSO GOV'T LOT 3 & GOV'T LOT 4 & EXC BEG S 01 DEG 21'20"W 725.09 FT FROM NE COR OF NE 1/4, TH S 01 DEG 21'20"W 372.66 FT, S 76 DEG 04' 57"W 209.44 FT, N 15 DEG 10'19"E 422.45 FT, N 81 DEG 29'01"E 102.67 FT TO POB. 84.13A.

8/2022 COMBINE TO 009-033-30

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

\* Factors \* 1288 IRR

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
RATE TABLE 66 - 120 Acres		1.00 Acres	2400	100				2,400
		1.00 Total Acres					Total Est. Land Value =	2,400

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.18	1929	50	7,889
D/W/P: Asphalt Paving	3.10	10000	50	15,500
D/W/P: Brick on Sand	18.02	484	50	4,361
Total Estimated Land Improvements True Cash Value =				27,750

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C 10 Blt 1988

(11) Heating System: Forced Heat & Cool

Ground Area = 1750 SF Floor Area = 1750 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,750		
			Total:	278,021	194,624

Other Additions/Adjustments

Basement Living Area	816	29,262	20,483
Exterior			
Brick Veneer	952	16,365	11,455
Basement, Outside Entrance, Below Grade	3	7,679	5,375
Plumbing			
Average Fixture(s)	1	1,476	1,033
3 Fixture Bath	2	9,291	6,504
Water/Sewer			
1000 Gal Septic	1	4,864	3,405
Water Well, 100 Feet	1	5,808	4,066
Deck			
Treated Wood	208	4,249	2,974



Parcel Number: 009-009-033-80

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Treated Wood	88	2,393	1,675
Treated Wood	41	1,618	1,133
w/Roof (Roof portion)	52	1,020	714
Balcony			
Wood Balcony	72	2,933	2,053
Garages			
Class: C Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	784	37,232	26,062
Common Wall: 1 Wall	1	-2,686	-1,880
Door Opener	1	547	383
Class: C Exterior: Siding Foundation: 42 Inch (Finished)			
Door Opener	2	1,093	765
Base Cost	1392	60,190	42,133
Built-Ins			
Appliance Allow.	1	2,766	1,936
Fireplaces			
Interior 1 Story	1	5,338	3,737
Porches			
CCP (1 Story)	15	755	528
Totals:		470,214	329,158

Notes:

ECF (4087 SAPPHIRE LAKE) 1.460 =&gt; TCV: 480,571

2024 Est. T.C.V. 009-009-033-80		=	510,721
Est. TCV/Total Floor Area = 291.84, Most recent sale 05/01/1996 for 10,000			
2023 Assessed	MBOR	S.E.V.	Base for Cap
194,500	194,500	194,500	173,321
			C.P.I.
			5.00
2024	New Eq. Adjustment	Loss	Additions
	0	60,900	0
			Tax Adjustment
			8,666
			Losses
			0
2024 Assessed	MBOR	S.E.V.	Capped
255,400	255,400	255,400	181,987
			->Taxable<-
			181,987
			PRE/MBT
			0

009-009-033-85	2024 Est. T.C.V.	KOETJE PROPERTIES PARTNERSHIP
Property Class: 402		S BAYBERRY LN
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 9 T22N R8W BEG S 01 DEG 21'20"W 725.09FT FROM NE COR NE 1/4 TH S 01 DEG  
21'20"W 372.66 FTS 76 DEG 04'57"W 209.44 FT, N 15 DEG 10' 19"E 422.45 FT, N 81  
DEG 29'01"E 102.67 TO TO POB. 1.34A.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

			* Factors *					273.667 X 213.29	
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason		Value
RATE TABLE 1 - 2.99 Acres			1.34 Acres		7000	100			9,380
			1.34 Total Acres				Total Est. Land Value =		9,380

2024 Est. T.C.V. 009-009-033-85							=	9,380
Est. TCV/Total Floor Area =	5.36,	Most recent sale	10/13/2015	for	1,500			
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.				
4,700	4,700	4,700	3,150	5.00				
2024	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses			
	0	0	0	157	0			
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT			
4,700	4,700	4,700	3,307	3,307	0			

009-009-033-90	2024 Est. T.C.V.	KOETJE PROPERTIES PARTNERSHIP
Property Class: 401		1277 S HUNTERS RIDGE
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

. SEC 9 T22N R8W PCL B OF SURVEY RECORDED BOOK S-2 PP 259-261. 10.1A.

ADD 168 SQ WD FOR 08.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1200/	100.00	4399.56	0.8409	2.5754	1200	100		259,882
100 Actual Front Feet, 10.10 Total Acres							Total Est. Land Value =	259,882

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	3.10	2500	50	3,875
D/W/P: 4in Ren. Conc.	8.18	547	50	2,237
Total Estimated Land Improvements				True Cash Value = 6,112

Cost Est. for Res. Bldg: 1 Single Family LOG Cls C 10 Blt 1990

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1288 SF Floor Area = 1932 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Pine Logs	Basement	1,288		
			Total:	263,082	210,471

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade	1	2,560	2,048
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Plumbing

Average Fixture(s)	1	1,476	1,181
3 Fixture Bath	1	4,646	3,717

Water/Sewer

1000 Gal Septic	1	4,864	3,891
Water Well, 100 Feet	1	5,808	4,646

Porches

WGEP (1 Story)	256	17,958	14,366
WCP (1 Story)	208	8,226	6,581

Deck

Treated Wood	382	6,334	5,067
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Balcony

Wood Balcony	40	1,630	1,304
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Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	720	29,023	23,218
Storage Over Garage	180	2,473	1,978
Common Wall: 1/2 Wall	1	-1,343	-1,074
Door Opener	1	547	438
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Basement Garage: 1 Car	1	2,599	2,079

Built-Ins

Appliance Allow.	1	2,766	2,213
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Fireplaces

Exterior 1 Story	1	6,513	5,210
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Totals:		359,162	287,334
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## Notes:

ECF (4087 SAPPHIRE LAKE) 1.460 => TCV: 419,508

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2024 Est. T.C.V. 009-009-033-90	=	685,502				
Est. TCV/Total Floor Area = 354.81, Most recent sale 10/28/2009 for 0						
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
318,400	318,400	318,400	167,693	5.00		
2024	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	24,400	0	0	8,384	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
342,800	342,800	342,800	176,077	176,077	0	

009-010-001-00 2024 Est. T.C.V. JOHNSON TIMOTHY & DEBORAH TRUST  
 Property Class: 401 1768 S SCHNEIDER ST  
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

. SEC 10 T22N R8W BEG 228.58 FT E 89 DEG 00' S & 139.66 FTN 89 DEG 00' W FROM  
 THE NW COR OF GOV'T LOT 1, TH N 89 DEG 00' W 200 FT; TH S 31 DEG 00' W 100 FT;  
 TH S 89 DEG 00' E 200 FT: TH N 31 DEG 00' E 100 FT TO BEG ALSO BEG 314.3 FT S &  
 192.2 FT W OF NW COR OF GOV'T LOT 1 SEC 10-22-8; TH N 89 DEG W 200 FT: TH S 31  
 DEG W 18.7 FT TH S 89 DEG E 204.75 FT: TH N 16 DEG 15' E 16.83 FT TO BEG EXC BEG  
 228.58 FT E 89 DEG S 139.66 FT, N 89 DEG W & 90.5 FT S 31 DEG W FROM NW COR OF  
 GOV'T LOT 1, TH N 81 DEG 30' W 187.5 FT, S 31 DEG W 54 FT S 89 DEG E 204.75 FT, N  
 16 DEG 15' E 16.83 FT, N 31 DEG E 9.5 FT TO BEG, PART OF GOV'T LOT 1 APPROX .81A.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1200/ 67 Actual Front Feet, 0.30 Total Acres	67.00	194.00	0.9294	1.1802	1200	100		88,192
Total Est. Land Value =								88,192

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	305	50	939
Wood Frame	26.25	96	50	1,260
Total Estimated Land Improvements True Cash Value =				2,199

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

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 911 SF Floor Area = 911 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	911		
			Total:	105,424	63,254

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,230	738
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Deck

Treated Wood	170	3,638	2,183
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Water/Sewer

Public Sewer	1	1,326	796
Water Well, 100 Feet	1	5,640	3,384

Built-Ins

Appliance Allow.	1	1,934	1,160
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Fireplaces

Exterior 1 Story	1	5,707	3,424
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Local Cost Items

SANITARY SEWER	1	0	0	*94% Good
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Totals: 124,899 74,939

Notes:

ECF (4087 SAPPHIRE LAKE) 1.460 => TCV: 109,411

Cost Est. for Res. Bldg: 2 Single Family 1S Cls CD Blt 1962

(11) Heating System: Wall/Floor Furnace  
 Ground Area = 336 SF Floor Area = 336 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Parcel Number: 009-010-001-00

Page: 2

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	336		
Total:				42,482	23,364

Other Additions/Adjustments

Plumbing

3 Fixture Bath	1	-3,860	-2,123
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Totals:	38,622	21,241
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Notes:

ECF (4087 SAPPHIRE LAKE) 1.460 =&gt; TCV: 31,012

2024 Est. T.C.V. 009-010-001-00 = 230,814

Est. TCV/Total Floor Area = 185.10, Most recent sale 05/11/2005 for 157,500

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
103,000	103,000	103,000	67,072	5.00		
2024 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	12,400	0	0	3,353	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
115,400	115,400	115,400	70,425	70,425	0	

009-010-002-00	2024 Est. T.C.V.	ST PIERRE M EILEEN (LE)
Property Class: 401		1770 S SCHNEIDER ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 10 T22N R8W BEG 228.58 FT E 89 DEG S, 139.66 FT; N 89 DEG 00' W 90.50 FT S  
31 DEG 00' W FR NW COR OF GOV'T LOT 1, TH N, 81 DEG 30' W 187.50 FT; S 31 DEG  
00' W 54 FT; S89 DEG 00' E 204.75 FT; N 16 DEG 15' E 16.83 FT N 31 DEG 00' E  
9.50 FT TO BEG PART OF GOV'T LOT 1. APP .24 A.

EFF (54+54+26)/3

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

		* Factors *		EFF		
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason
GROUP A 1200/ 45 Actual Front Feet, 0.20 Total Acres	45.00	196.50	1.0267	1.1840	1200 100	
						Value
						65,641
						Total Est. Land Value =
						65,641

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	236	50	727
D/W/P: Patio Blocks	14.27	32	50	228
Metal Prefab/Conc.	23.40	82	50	959
Total Estimated Land Improvements True Cash Value =				1,914

Cost Est. for Res. Bldg: 1 Single Family 1+S Cls CD Blt 1952

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 816 SF Floor Area = 816 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1+ Story	Siding	Basement	480		
1 Story	Siding	Crawl Space	104		
1 Story	Siding	Basement	200		
1 Story	Siding	Crawl Space	32		
Total:				115,138	69,084

Other Additions/Adjustments

Recreation Room	350	6,486	3,892	
Basement, Outside Entrance, Below Grade	1	2,160	1,296	
Plumbing				
Average Fixture(s)	1	1,230	738	
Porches				
WGEP (1 Story)	128	10,413	6,248	
Deck				
Treated Wood	168	3,610	2,166	
Treated Wood	125	2,973	1,784	
Treated Wood	107	2,631	1,579	
Water/Sewer				
Public Sewer	1	1,326	796	
Water Well, 100 Feet	1	5,640	3,384	
Built-Ins				
Appliance Allow.	1	1,934	1,160	
Local Cost Items				
SANITARY SEWER	1	0	0	*94% Good
Totals:		153,541	92,127	

Notes:

ECF (4087 SAPPHIRE LAKE) 1.460 => TCV: 134,505

Parcel Number: 009-010-002-00

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2024 Est. T.C.V. 009-010-002-00			=	202,060		
Est. TCV/Total Floor Area = 247.62						
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
91,100	91,100	91,100	49,526	5.00		
2024	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	9,900	0	0	2,476	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
101,000	101,000	101,000	52,002	52,002	52,002	



009-010-003-00  
Property Class: 401  
Map #:

2024 Est. T.C.V.  
LAKE TOWNSHIP

MORSE MICHELLE L  
1900 S SCHNEIDER ST  
LAKE CITY, MI 49651

. SEC 10 T22N R8W BEG S 88 DEG 39' 40" E 415.3 FT & N 4 DEG 48' W 456.36 FT FROM  
SW COR GOV'T LOT 1 TH N 78 DEG 18' W 180.32 FT S 60 DEG 30' 29" W 142.78 FT TH  
NW'LY TO SE COR LOT 1 PLAT OF SAPPHIRE LAKE ACRES TH N 1 DEG 27' E 71.02 FT MORE  
OR LESS TO S BDRY OF SCHNEIDER ST TH E'LY ALONG SD ST TO POB. APP .64 A.

ADD WALK OUT BSM'T FOR 08.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1200/ 116 Actual Front Feet, 0.34 Total Acres	115.75	128.79	0.8107	1.0653	1200	100		119,959
Total Est. Land Value =								119,959

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.18	1001	0	0
D/W/P: Patio Blocks	15.61	40	0	0
Wood Frame	24.99	192	50	2,399
<b>Residential Local Cost Land Improvements</b>				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 5000	5,000.00	1	95	4,750
Total Estimated Land Improvements True Cash Value =				7,149

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C 5 Blt 1999

(11) Heating System: Forced Heat & Cool  
Ground Area = 1736 SF Floor Area = 1736 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,736		
Total:				263,546	197,658

Other Additions/Adjustments

Recreation Room	1500	28,995	21,746
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Exterior

Brick Veneer	336	5,776	4,332
Basement, Outside Entrance, Below Grade	2	5,119	3,839

Plumbing

Average Fixture(s)	1	1,476	1,107
3 Fixture Bath	2	9,291	6,968

Porches

WPP	532	8,911	6,683
WCP (1 Story)	160	6,891	5,168
WCP (1 Story)	160	6,891	5,168

Deck

Treated Wood	48	1,730	1,297
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Garages

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

Base Cost	720	35,100	26,325
Common Wall: 1 Wall	1	-2,686	-2,014
Door Opener	2	1,093	820

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

Base Cost	768	30,305	22,729
Common Wall: 1 Wall	1	-2,686	-2,014
Door Opener	3	1,640	1,230

Parcel Number: 009-010-003-00

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Water/Sewer				
Public Sewer	1	1,494	1,120	
Water Well, 100 Feet	1	5,808	4,356	
Built-Ins				
Appliance Allow.	1	2,766	2,074	
Sauna	1	6,640	4,980	
Fireplaces				
Interior 1 Story	1	5,338	4,003	
Wood Stove	1	2,551	1,913	
Local Cost Items				
SANITARY SEWER	1	0	0	*90% Good
Totals:		425,989	319,488	

Notes:

ECF (4087 SAPPHIRE LAKE) 1.460 =&gt; TCV: 466,452

2024 Est. T.C.V. 009-010-003-00		=	593,560
Est. TCV/Total Floor Area = 341.91, Most recent sale 08/22/2017 for 325,000			
2023 Assessed	MBOR	S.E.V.	Base for Cap
288,400	288,400	288,400	209,582
			C.P.I.
			5.00
2024	New Eq. Adjustment	Loss	Additions
	0	8,400	0
			Tax Adjustment
			10,479
			Losses
			0
2024 Assessed	MBOR	S.E.V.	Capped
296,800	296,800	296,800	220,061
			->Taxable<-
			220,061
			PRE/MBT
			220,061



Parcel Number: 009-010-004-00

Page: 2

2024 Est. T.C.V. 009-010-004-00						=	377,506
Est. TCV/Total Floor Area = 238.63, Most recent sale 11/17/2008 for 1							
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
170,000	170,000	170,000	108,325	5.00			
2024	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	18,800	0	0	5,416	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
188,800	188,800	188,800	113,741	113,741	0		

009-010-005-00	2024 Est. T.C.V.	RAY MICHAEL J
Property Class: 401		1940 S SCHNEIDER ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 10 T22N R8W COMM AT SW COR GOV'T LOT 1 TH S 88 DEG 39' 40" E ALG S LINE OF  
SEC 415.3 FT N 04 DEG 48' W 33.01 FT TO CONCRETE MONUMENT N 04 DEG 48' W 290.58  
FT TO POB TH N 89 DEG 34' 16" W 263.33 FT TH N 28 DEG 15' 16" W 65 FT N 75 DEG  
34' 14" E 292.20 FT S 04 DEG 48' E 132.52 FT TO POB. APP .63 A.

## Land Value Estimates for Land Table 4087.4087 SAPPHERE LAKE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1200/ 65 Actual Front Feet, 0.61 Total Acres	65.00	409.15	0.9365	1.4222	1200	100		103,891
Total Est. Land Value =								103,891

## Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	84	50	258
Wood Frame	21.56	240	50	2,587
Total Estimated Land Improvements True Cash Value =				2,845

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls CD Blt 1970

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 1208 SF Floor Area = 1510 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

## Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Crawl Space	1,208		
			Total:	160,385	96,231

## Other Additions/Adjustments

## Plumbing

Average Fixture(s)	1	1,230	738
3 Fixture Bath	1	3,860	2,316

## Porches

WPP	235	4,319	2,591
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## Deck

Treated Wood	132	3,085	1,851
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## Garages

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

Base Cost	576	22,239	13,343
Door Opener	1	485	291

## Water/Sewer

Public Sewer	1	1,326	796
Water Well, 100 Feet	1	5,640	3,384

## Built-Ins

Appliance Allow.	1	1,934	1,160
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## Local Cost Items

SANITARY SEWER	1	0	0	*93% Good
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Totals:		204,503	122,701
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## Notes:

ECF (4087 SAPPHERE LAKE) 1.460 =&gt; TCV: 179,143

2024 Est. T.C.V. 009-010-005-00	=	285,879
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Est. TCV/Total Floor Area = 189.32

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
127,900	127,900	127,900	70,285	5.00

2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
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Parcel Number: 009-010-005-00

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0	15,000	0	0	3,514	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
142,900	142,900	142,900	73,799	73,799	73,799

009-010-006-00	2024 Est. T.C.V.	CHASE NELSON R
Property Class: 401		1930 S SCHNEIDER ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 10 T22N R8W COMM AT SW COR GOV'T LOT 1 TH S 88 DEG 39' 40" E ALG S SEC  
 LINE 415.3 FT N 04 DEG 48' W 33.01 FT TO CONCRETE MONUMENT TH N 04 DEG 48' 00" W  
 423.35 FT TO POB TH S 75 DEG 33' 14" W 284.67 FT TO SHORE SAPPHIRE LAKE TH N 34  
 DEG 01' 52" W ALG SHORE 45 FT N 60 DEG 30' 29" E 142.78 FT S 78 DEG 18' 00" E  
 180.32 FT TO POB. APP .55 A.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1200/ 45 Actual Front Feet, 0.33 Total Acres	45.00	322.50	1.0267	1.3401	1200	100	PROGRESSION	74,296
	Total Est. Land Value =							74,296

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.18	456	0	0
D/W/P: 3.5 Concrete	6.58	45	0	0
Metal Prefab	18.89	96	50	906

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
	Total Estimated Land Improvements True Cash Value =			1,856

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

(11) Heating System: Forced Heat & Cool  
 Ground Area = 1215 SF    Floor Area = 1215 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	405		
1 Story	Siding	Crawl Space	810		
			Total:	174,342	113,323

Other Additions/Adjustments

Recreation Room	400	7,732	5,026
Plumbing			
Average Fixture(s)	1	1,476	959

Garages

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

Base Cost	475	21,788	14,162
Common Wall: 1 Wall	1	-2,686	-1,746
Door Opener	1	547	356

Water/Sewer

Public Sewer	1	1,494	971
Water Well, 100 Feet	1	5,808	3,775

Built-Ins

Appliance Allow.	1	2,766	1,798
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Fireplaces

Exterior 1 Story	1	6,513	4,233
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Porches

WPP	754	11,951	7,768
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Local Cost Items

SANITARY SEWER	1	0	0	*94% Good
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Totals:                               231,731               150,625

Notes:

ECF (4087 SAPPHIRE LAKE) 1.460 => TCV: 219,913

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2024 Est. T.C.V. 009-010-006-00							=	296,065
Est. TCV/Total Floor Area = 243.67								
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.				
135,300	135,300	135,300	63,470	5.00				
2024 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses			
0	12,700	0	0	3,173	0			
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT			
148,000	148,000	148,000	66,643	66,643	66,643			



009-010-007-00	2024 Est. T.C.V.	GWISDALA ROBERT A & LORI
Property Class: 401		1960 S SCHNEIDER ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 10 T22N R8W COMM AT SW COR GOV'T LOT 1 TH S 88 DEG 39' 40" E ALG S LINE  
 SEC 415.3 FT TH N 04 DEG 48' 00" W 33.01 FT TO CONCRETE MONUMENT TH N 04 DEG 48'  
 00" W 120.33 FT TO POB TH N 88 DEG 24' 00" W 302.10 FT TH N 29 DEG 19' 00" E  
 73.26 FT S 88 DEG 24' 00" E 260.74 FT S 04 DEG 48' 00" E 65.25 FT TO POB. APP .45  
 A.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1200/	73.00	269.00	0.9097	1.2807	1200	100		102,060
73 Actual Front Feet, 0.45 Total Acres Total Est. Land Value =								102,060

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	3.10	1920	0	0
Wood Frame	32.30	80	50	1,292
<b>Residential Local Cost Land Improvements</b>				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
<b>Total Estimated Land Improvements True Cash Value =</b>				<b>3,667</b>

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

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1120 SF Floor Area = 1872 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Bi-Level	Siding	Bi-Lev. 60%	1,120		
1 Story	Siding	Overhang	80		
			<b>Total:</b>	<b>208,085</b>	<b>135,256</b>

Other Additions/Adjustments

<b>Exterior</b>					
Brick Veneer			128	2,200	1,430
<b>Plumbing</b>					
Average Fixture(s)			1	1,476	959
3 Fixture Bath			1	4,646	3,020
<b>Deck</b>					
Treated Wood			354	6,022	3,914
<b>Water/Sewer</b>					
Public Sewer			1	1,494	971
Water Well, 100 Feet			1	5,808	3,775
<b>Built-Ins</b>					
Appliance Allow.			1	2,766	1,798
<b>Fireplaces</b>					
Interior 2 Story			1	6,647	4,321
<b>Porches</b>					
CCP (1 Story)			20	1,007	655
<b>Local Cost Items</b>					
SANITARY SEWER			1	0	0 *93% Good
<b>Totals:</b>				<b>240,151</b>	<b>156,099</b>

Notes:

Parcel Number: 009-010-007-00

Page: 2

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2024 Est. T.C.V. 009-010-007-00	=	333,632			
Est. TCV/Total Floor Area = 178.22, Most recent sale 08/01/1998 for 132,000					
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
150,900	150,900	150,900	94,738	5.00	
2024	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	15,900	0	4,736	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
166,800	166,800	166,800	99,474	99,474	0



009-010-008-85                      2024 Est. T.C.V.                      SYKORA DANIEL & JAMIE  
Property Class: 401                      S SCHNEIDER ST  
Map #:                                  LAKE TOWNSHIP                      Lake City, MI 49651

SEC 10 T22N R8W (0\*2001) BEG 84.06 FT E, 394.86 FT S & S 01 DEG 21'46"W 30 FT  
FROM NW COR GOV'T LOT 1, TH S 01 DEG 21'46"W 200.10 FT, S 88 DEG 38'14"E 150 FT,  
N 01 DEG 21'46"E 200.10 FT, N 88 DEG 38'14"W 150 FT TO POB. .6890A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 90/FF	150.00	200.00	1.0746	0.8409	90	100		12,199
150 Actual Front Feet, 0.69 Total Acres      Total Est. Land Value =								12,199

Land Improvement Cost Estimates

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

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	97	970
Total Estimated Land Improvements True Cash Value =				970

Cost Est. for Res. Bldg: 1 Single Family GRG                      Cls C -5 Blt 2008

(11) Heating System: No Heating/Cooling  
Ground Area = 0 SF      Floor Area = 0 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					

Garages

Class: C Exterior: Pole (Unfinished)

Door Opener	1	547	492
Base Cost	1200	28,956	26,060

Deck

w/Roof (Roof portion)	480	7,349	6,614
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Totals:                      36,852                      33,166

Notes:

ECF (416 RURAL METES & BOUNDS) 0.930 => TCY:                      30,844

2024 Est. T.C.V. 009-010-008-85                      =                      44,013

Est. TCY/Total Floor Area = 0.00, Most recent sale 08/03/2020 for 380,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
20,200	20,200	20,200	20,173	5.00		
2024	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	1,800	0	0	1,008	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
22,000	22,000	22,000	21,181	21,181	21,181	

009-010-008-90                      2024 Est. T.C.V.                      LYNCH MICHAEL P & LISA A TRUST  
 Property Class: 401                      S SCHNEIDER ST  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

SEC 10 T22N R8W (3\*1997) BEG S 72 DEG 20'E 41.72 FT FROM NORTHERNMOST POINT OF  
 SAPPHIRE LAKE ACRES SUB THS 72 DEG 20'E 110 FT, N 34 DEG 10'12"E 248.06 FT, N 88  
 DEG 13'58"W 124.92 FT, S34 DEG 10'12"W 212.38 FT TO POB. .62A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C>	.50	-1.0	AC	M/L	12000	100	R/T-5 LOC+5	12,000
110 Actual Front Feet, 0.62 Total Acres	Total Est. Land Value =							12,000

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

(11) Heating System: No Heating/Cooling  
 Ground Area = 0 SF      Floor Area = 0 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=81/100/100/100/81

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Garages					
Class: CD Exterior: Pole (Unfinished)					
	Base Cost		768	18,263	14,793
Water/Sewer					
	Public Sewer		1	1,326	1,074
	Totals:			19,589	15,867

Notes:

ECF (4087 SAPPHIRE LAKE) 1.460 => TCV:                      23,166

2024 Est. T.C.V. 009-010-008-90					=	35,166
Est. TCV/Total Floor Area = 0.00, Most recent sale 09/26/2000 for 0						
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
16,600	16,600	16,600	11,617	5.00		
2024	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	1,000		0	0	580	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-		PRE/MBT
17,600	17,600	17,600	12,197	12,197		0

009-010-008-95	2024 Est. T.C.V.	ELLIS ROBERT T
Property Class: 402		S SCHNEIDER ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 10 T22N R8W PCL 1 OF THE SURVEY RECORDED IN LIBER S-3 PG 307. .367A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS  
 \* Factors \* IRREGULAR SHAPE

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> GROUP B 10K					10000	100		10,000
40 Actual Front Feet, 0.37 Total Acres							Total Est. Land Value =	10,000

2024 Est. T.C.V. 009-010-008-95							=	10,000
Est. TCV/Total Floor Area =	0.00							
2023 Assessed	MBOR	S.E.V.		Base for Cap		C.P.I.		
4,000	4,000	4,000		1,626		5.00		
2024 New Eq. Adjustment		Loss		Additions		Tax Adjustment		Losses
0	1,000	0		0		81		0
2024 Assessed	MBOR	S.E.V.		Capped		->Taxable<-		PRE/MBT
5,000	5,000	5,000		1,707		1,707		0

009-010-009-00 2024 Est. T.C.V. SINKA WILLIAM & CORNELIA  
 Property Class: 401 1970 S SCHNEIDER ST  
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

. SEC 10 T22N R8W BEG AT PT S 88 DEG 40' E 415.3 FT & N 4 DEG 48' W 93.2 FT TO  
 POB N 88 DEG 30' W 273.7 FT N 38 DEG 10' E 75.7 FT S 88 DEG 24' E 222.1 FT S 4  
 DEG 48' E 60 FT TO POB PT GOVT LOT 1. .3861 A.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1200/	60.00	280.31	0.9554	1.2939	1200	100		89,012
60 Actual Front Feet, 0.39 Total Acres Total Est. Land Value =								89,012

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	300	0	0
D/W/P: 4in Concrete	6.97	160	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

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

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1124 SF Floor Area = 1124 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,124		
Total:				168,384	117,869

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,476	1,033
2 Fixture Bath	1	3,108	2,176

Porches

CCP (1 Story)	48	1,455	1,018
WGEP (1 Story)	156	12,829	8,980

Garages

Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)  
 Base Cost 768 27,249 19,074

Water/Sewer

Public Sewer	1	1,494	1,046
Water Well, 100 Feet	1	5,808	4,066

Built-Ins

Appliance Allow.	1	2,766	1,936
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Local Cost Items

SANITARY SEWER	1	0	0	*93% Good
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Totals: 224,569 157,198

Notes:

ECF (4087 SAPPHIRE LAKE) 1.460 => TCV: 229,509

2024 Est. T.C.V. 009-010-009-00 = 319,471

Est. TCV/Total Floor Area = 284.23, Most recent sale 10/22/2018 for 168,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
145,200	145,200	145,200	107,139	5.00		
2024	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	14,500	0	0	5,356	0

Parcel Number: 009-010-009-00

Page: 2

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2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
159,700	159,700	159,700	112,495	112,495	112,495



009-010-010-00  
Property Class: 401  
Map #:

2024 Est. T.C.V.  
  
LAKE TOWNSHIP

KOETJE HALEY M  
1988 S SCHNEIDER ST  
LAKE CITY, MI 49651

. SEC 10 T22N R8W (0\*1998) BEG AT SW COR GOV'T LOT 1 TH S 88 DEG 24' E 414.70 FT  
N 4 DEG 48' W 33.18 FT,N 04 DEG 48' W 60.31 FT,TH N 88 DEG 30' W 371.99 FT,TH S  
20 DEG 54' 30" W 97.82 FT TO POB EXC BEG AT SW COR GOV'T LOT 1 TH N 89 DEG 25' W  
39.31 FT, N 66 DEG 10'26" E 29 FT, SE'LY TO POB. .827A.

Land Value Estimates for Land Table 4087.4087 SAPPHERE LAKE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1200/	93.00	388.00	0.8563	1.4035	1200	100		134,120
93 Actual Front Feet, 0.83 Total Acres								Total Est. Land Value = 134,120

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 5000	5,000.00	1	95	4,750
Total Estimated Land Improvements True Cash Value =				4,750

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 1989

(11) Heating System: Forced Heat & Cool  
Ground Area = 952 SF Floor Area = 952 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	952		
			Total:	149,684	112,261

Other Additions/Adjustments

Recreation Room	852	16,469	12,352
Basement, Outside Entrance, Below Grade	1	2,560	1,920

Plumbing

Average Fixture(s)	1	1,476	1,107
3 Fixture Bath	1	4,646	3,484

Porches

CCP (1 Story)	72	2,098	1,573
WPP	256	4,982	3,736

Garages

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

Base Cost	320	16,890	12,667
Common Wall: 1.5 Wall	1	-4,028	-3,021
Door Opener	1	547	410

Water/Sewer

Public Sewer	1	1,494	1,120
Water Well, 100 Feet	1	5,808	4,356

Built-Ins

Appliance Allow.	1	2,766	2,074
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Local Cost Items

SANITARY SEWER	1	0	0	*93% Good
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Totals: 205,392 154,039

Notes:

ECF (4087 SAPPHERE LAKE) 1.460 => TCV: 224,897

Parcel Number: 009-010-010-00

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Est. TCV/Total Floor Area = 382.11, Most recent sale 10/27/2021 for 260,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
162,800	162,800	162,800	133,980	5.00		
2024	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	19,100	0	0	6,699	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
181,900	181,900	181,900	140,679	140,679	140,679	

009-010-011-00                      2024 Est. T.C.V.                      ELLIS JO ANNE DENSER  
 Property Class: 401                                           1736 S SCHNEIDER ST  
 Map #:                      LAKE TOWNSHIP                      Lake City, MI 49651

. SEC 10 T22N R8W BEG 1320 FT W OF NE COR GOV'T LOT 1, TH S 100 FT, TH W TO  
 SHORE OF SAPPHIRE LAKE, TH NE'LY TO A PT W OF POB, TH E TOPOB. .6061A.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1200/	100.00	264.00	0.8409	1.2747	1200	100		128,625
100 Actual Front Feet, 0.61 Total Acres      Total Est. Land Value =								128,625

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	19.22	240	94	4,336
Total Estimated Land Improvements True Cash Value =				4,336

Cost Est. for Res. Bldg: 1 Single Family 1S                      Cls D      Blt 1956

(11) Heating System: Wall/Floor Furnace  
 Ground Area = 812 SF      Floor Area = 812 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	572		
1 Story	Siding	Crawl Space	240		
			Total:	100,200	60,119

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade	1	1,823	1,094	
Plumbing				
Average Fixture(s)	1	1,025	615	
Porches				
CSEP (1 Story)	160	5,688	3,413	
WPP	96	2,283	1,370	
Water/Sewer				
Public Sewer	1	1,175	705	
Water Well, 100 Feet	1	5,506	3,304	
Built-Ins				
Appliance Allow.	1	1,638	983	
Fireplaces				
Exterior 1 Story	1	4,969	2,981	
Deck				
Treated Wood	24	1,052	631	
Local Cost Items				
SANITARY SEWER	1	0	0	*93% Good
		Totals:	125,359	75,215

Notes:

ECF (4087 SAPPHIRE LAKE) 1.460 => TCV: 109,814

2024 Est. T.C.V. 009-010-011-00		=	242,775	
Est. TCV/Total Floor Area = 298.98				
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
105,300	105,300	105,300	73,682	5.00
2024	New Eq.	Adjustment	Loss	Additions
0	16,100		0	3,684
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-
				PRE/MBT

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121,400	121,400	121,400	77,366	77,366	0
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009-010-012-00	2024 Est. T.C.V.	ELLIS ROBERT T
Property Class: 401		1738 S SCHNEIDER ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 10 T22N R8W BEG 100 FT S & 62.4 FT W OF NW COR GOV'T LOT 1 N 89 DEG W 90 FT S 31 DEG W 40 FT S 89 DEG E 90 FT N 31 DEG E 40 FT TO POB. .0826 A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A		\$10000			10000	100		10,000
40 Actual Front Feet, 0.08 Total Acres								Total Est. Land Value = 10,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Metal Prefab	17.42	80	50	697
Total Estimated Land Improvements True Cash Value =				697

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1942

(11) Heating System: Wall/Floor Furnace  
 Ground Area = 348 SF Floor Area = 348 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	348		
Total:				45,149	27,090

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1	1,230	738	
Deck					
Treated Wood		96	2,443	1,466	
Water/Sewer					
Public Sewer		1	1,326	796	
Water Well, 100 Feet		1	5,640	3,384	
Built-Ins					
Appliance Allow.		1	1,934	1,160	
Local Cost Items					
SANITARY SEWER		1	0	0	*93% Good
Totals:				57,722	34,634

Notes:

ECF (412 SAPPHIRE LAKE BACK LOTS) 1.100 => TCV: 38,098

2024 Est. T.C.V. 009-010-012-00 = 48,795

Est. TCV/Total Floor Area = 140.22

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
20,200	20,200	20,200	13,029	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	4,200	0	0	651	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
24,400	24,400	24,400	13,680	13,680	0	

009-010-013-00                                      2024 Est. T.C.V.                                      GOBERT KERRY L & NORDIN BARBARA J  
 Property Class: 401                                                                           1750 S SCHNEIDER ST  
 Map #:                                      LAKE TOWNSHIP                                      LAKE CITY, MI 49651

. SEC 10 T22N R8W BEG 100 FT S & 62.4 FT W OF NW COR GOV'T LOT 1 N 89 DEG W 90  
 FT S 31 DEG W 50 FT TO POB N 89 DEG W 110 FT S 31 DEG W 50 FT S 89 DEG E 110 FT  
 N 31 DEG E 50 FT TO BEG. .1263 A.

## Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1200/ 50 Actual Front Feet, 0.13 Total Acres	50.00	110.00	1.0000	1.0241	1200	100		61,447 61,447
Total Est. Land Value =								61,447

## Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	70	0	0

## Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1 Single Family 1.25S                                      Cls CD                                      Blt 1962

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 986 SF    Floor Area = 1194 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

## Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Crawl Space	520		
1.25 Story	Siding	Basement	312		
1 Story	Siding	Slab	154		
Total:				139,784	83,872

## Other Additions/Adjustments

Basement, Outside Entrance, Below Grade	1	2,160	1,296
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## Plumbing

Average Fixture(s)	1	1,230	738
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## Deck

Treated Wood	156	3,440	2,064
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## Garages

Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)  
 Base Cost                                      576                                      22,239                                      13,343

## Water/Sewer

Public Sewer	1	1,326	796
Water Well, 100 Feet	1	5,640	3,384

## Built-Ins

Appliance Allow.	1	1,934	1,160
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## Fireplaces

Wood Stove	1	2,149	1,289
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## Local Cost Items

SANITARY SEWER	1	0	0	*93% Good
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Totals:                                      179,902                                      107,942

## Notes:

ECF (4087 SAPPHIRE LAKE) 1.460 => TCV:                                      157,595

2024 Est. T.C.V. 009-010-013-00                                      =                                      219,992  
 Est. TCV/Total Floor Area = 184.25, Most recent sale 05/25/2018 for 145,000

Parcel Number: 009-010-013-00

Page: 2

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
100,000	100,000	100,000	78,449	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	10,000	0	0	3,922	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
110,000	110,000	110,000	82,371	82,371	82,371	





009-010-015-00                                2024 Est. T.C.V.                                BECK NANCY E  
 Property Class: 401                                1740 S SCHNEIDER ST  
 Map #:    LAKE TOWNSHIP                                Lake City, MI 49651

. SEC 10 T22N R8W BEG 100 FT S & 152.4 FT W OF NW COR GOV'T LOT 1 N 89 DEG W 110  
 FT TO LAKE SAPPHIRE S 31 DEG W 50 FT S 89 DEG E 200FT N 31 DEG E 10 FT N 89 DEG  
 W 90 FT N 31 DEG E 40 FT TO POB. .1470 A.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1200/ 50 Actual Front Feet, 0.15 Total Acres	50.00	130.00	1.0000	1.0678	1200	100		64,067
Total Est. Land Value =								64,067

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	25.61	80	94	1,926
Wood Frame	25.61	80	94	1,926
Total Estimated Land Improvements True Cash Value =				3,852

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

(11) Heating System: Space Heater  
 Ground Area = 320 SF    Floor Area = 320 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	320		
Total:				41,248	24,749

Other Additions/Adjustments

Plumbing

Average Fixture(s)                                1                                1,025                                615

Porches

WGEP (1 Story)                                216                                13,316                                7,990

Deck

Pine    80                                1,727                                1,036

Water/Sewer

Public Sewer                                        1                                1,175                                705  
 Water Well, 100 Feet                                1                                5,506                                3,304

Built-Ins

Appliance Allow.                                1                                1,638                                983

Local Cost Items

SANITARY SEWER                                1                                0                                0                                \*93% Good

Totals:    65,635                                39,382

Notes:

ECF (4087 SAPPHIRE LAKE) 1.460 => TCV:                                57,498

2024 Est. T.C.V. 009-010-015-00                                =                                125,417

Est. TCV/Total Floor Area = 391.93

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
54,600	54,600	54,600	31,727	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	8,100	0	0	1,586	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
62,700	62,700	62,700	33,313	33,313	0	

009-010-016-00                      2024 Est. T.C.V.                      LYNCH LISA  
 Property Class: 401                                                                1764 S SCHNEIDER ST  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

. SEC 10 T22N R8W COMM 100 FT S & 62.4 FT W OF NW COR GOV'T LOT 1 N 89 DEG W 90 FT S 31 DEG W 100 FT TO POB TH N 89 DEG W 110 FT S 31 DEG W 50 FT S 89 DEG E 110 FT N 31 DEG E 50 FT TO BEG. .1263 A.

REPLACEMENT WINDOWS INSTALL EST. 2010 PER ROCHELLE BURK TRUSTEE OF ESTATE- TIM

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1200/	50.00	110.00	1.0000	1.0241	1200	100		61,447
							50 Actual Front Feet, 0.13 Total Acres	Total Est. Land Value = 61,447

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	120	71	525
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				1,475

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

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 960 SF      Floor Area = 960 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	960		
			Total:	130,502	78,302

Other Additions/Adjustments

Plumbing				
Average Fixture(s)		1	1,230	738
Porches				
WGEP (1 Story)		100	8,833	5,300
Deck				
Treated Wood		160	3,498	2,099
Water/Sewer				
Public Sewer		1	1,326	796
Water Well, 100 Feet		1	5,640	3,384
Built-Ins				
Appliance Allow.		1	1,934	1,160
Carports				
Comp.Shingle		180	2,695	1,617
Local Cost Items				
SANITARY SEWER		1	0	0      *93% Good
			Totals:	155,658      93,396

Notes:

ECF (4087 SAPPHIRE LAKE) 1.460 => TCV: 136,358

2024 Est. T.C.V. 009-010-016-00	=	199,280
Est. TCV/Total Floor Area = 207.58, Most recent sale 03/19/2015 for 95,000		
2023 Assessed      MBOR      S.E.V.      Base for Cap      C.P.I.		
90,100      90,100      90,100      64,794      5.00		
2024      New Eq. Adjustment      Loss      Additions      Tax Adjustment      Losses		

Parcel Number: 009-010-016-00

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	0	9,500	0	0	3,239	0
2024 Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	99,600	99,600	99,600	68,033	68,033	0

009-010-017-00  
 Property Class: 402  
 Map #:

2024 Est. T.C.V.  
 LAKE TOWNSHIP

INDIAN LAKES L C  
 S BIRCHAVEN BEACH DR  
 LAKE CITY, MI 49651

SEC 10 T22N R8W (3\*2001) GOV'T LOT 3 LYING W'LY OF BIRCHAVEN BEACH UNIT NO 1 & N OF SAPPHIRE LAKE PLAT EXC BEG A STRIP OF LAND 50 FT WIDE LYING W'LY & ADJ TO BIRCHAVEN BEACH DRIVE & EXC BEG S 61 DEG 03'W 89.37 FT FROM SW COR LOT 4 BIRCHAVEN BEACH, TH S 28 DEG 57'E 30.55, N 89 DEG W 178.53 FT, N 28 DEG 57'W 50 FT, N 61 DEG 03'E 50 FT, S 28 DEG 57'E 100 FT TO POB & EXC BEG S 28 DEG 57'00"E 47.88 FT & S 61 DEG 03'00"W 50 FT FROM NE COR LOT 49 BIRCHAVEN BEACH, TH S 61 DEG 03'00"W 50 FT, N 28 DEG 57'18"W 100 FT, N 61 DEG 03'00"E 50 FT, S 28 DEG 58'47"E 50 FT, S 28 DEG 57'02"E 50 FT TO POB EXC BEG N 28 DEG 57'W 259.36 FT & S 61 DEG 03'W 50 FT FROM SE COR LOT 60 BIRCHAVEN BEACH, TH S 61 DEG 03'W 50 FT, N 28 DEG 57"W 50 FT, N 61 DEG 03'E 50 FT, S 28 DEG 57'E 50 FT TO POB. 10.7726A. 2006 PARCEL 009-010-017-00 SPLIT ON 02/15/2006 2011 PARCEL 009-010-017-00 SPLIT ON 01/03/2011; SPLIT ON 01/06/2014 INTO 009-010-017-65; SPLIT ON 04/28/2014 INTO 009-010-017-64; SPLIT ON 11/18/2014 INTO 009-010-017-62; SPLIT ON 01/14/2015 INTO 009-010-017-61; SPLIT ON 05/08/2015 INTO 009-010-017-60; SPLIT ON 05/17/2017 INTO 009-010-017-59; SPLIT ON 11/08/2017 INTO 009-010-017-58; SPLIT ON 02/08/2019 INTO 009-010-017-63; SPLIT ON 9/9/2019 TO 009-010-017-86

FORMERLY SEC 10 T22N R8W (3\*2001) GOV'T LOT 3 LYING W'LY OF BIRCHAVEN BEACH UNIT NO 1 & N OF SAPPHIRE LAKE PLAT EXC BEG A STRIP OF LAND 50 FT WIDE LYING W'LY & ADJ TO BIRCHAVEN BEACH DRIVE & EXC BEG S 61 DEG 03'W 89.37 FT FROM SW COR LOT 4 BIRCHAVENBEACH, TH S 28 DEG 57'E 30.55 , N 89 DEG W 93.53 FT, N 08 DEG 38'15"W 89.42, N61 DEG 03'E 50 FT, S 28 DEG 57'E 100 FT TO POB. & EXC BEG S 28 DEG 57'00"E 47.88 FT & S 61 DEG 03'00"W 50 FT FROM NE COR LOT 49 BIRCHAVEN BEACH TH S 61 DEG 03'00"W 50 FT, N 28 DEG 57'18"W 100 FT, N 61 DEG 03'00"E 50 FT, S 28 DEG 58'47"E 50 FT, S 28 DEG 57'02"E 50 FT TO POB. EXC BEG N28DEG57'W259.36' & S61DEG03'W50' FROM SE COR LOT 60 BIRCHAVEN BEACH, TH S61DEG03'W50', N28DEG57'W50', N61DEG03'E50', S28DEG57'E50'E 50' TO POB 10.7726A. 2018 SPLIT PART TO -63 2019-00045, 2006 PARCEL 009-010-017-00 SPLIT ON 02/15/2006 2011 PARCEL 009-010-017-00 SPLIT ON 01/03/2011; SPLIT ON 01/06/2014 INTO 009-010-017-65; SPLIT ON 04/28/2014 INTO 009-010-017-64; SPLIT ON 11/18/2014 INTO 009-010-017-62; SPLIT ON 01/14/2015 INTO 009-010-017-61; SPLIT ON 05/08/2015 INTO 009-010-017-60; SPLIT ON 5/17/2017 ONTO 009-010-017-59; SPLIT ON 11/3/2017 INTO 009-010-017-58

FORMERLY SEC 10 T22N R8W (3\*2001) GOV'T LOT 3 LYING W'LY OF BIRCHAVEN BEACH UNIT NO 1 & N OF SAPPHIRE LAKE PLAT EXC BEG A STRIP OF LAND 50 FT WIDE LYING W'LY & ADJ TO BIRCHAVEN BEACH DRIVE & EXC BEG S 61 DEG 03'W 89.37 FT FROM SW COR LOT 4 BIRCHAVENBEACH, TH S 28 DEG 57'E 30.55 , N 89 DEG W 83.53 FT, N 01 DEG E 44.83 FT, N 28 DEG 57'W 50 FT, N61 DEG 03'E 50 FT, S 28 DEG 57'E 100 FT TO POB. & EXC BEG S 28 DEG 57'00"E 47.88 FT & S 61 DEG 03'00"W 50 FT FROM NE COR LOT 49 BIRCHAVEN BEACH, TH S 61 DEG 03'00"W 50 FT, N 28 DEG 57'18"W 100 FT, N 61 DEG 03'00"E 50 FT, S 28 DEG 58'47"E 50 FT, S 28 DEG 57'02"E 50 FT TO POB. EXC BEG N28DEG57'W259.36' & S61DEG03'W50' FROM SE COR LOT 60 BIRCHAVEN BEACH, TH S61DEG03'W50', N28DEG57'W50', N61DEG03'E50', S28DEG57'E50'E 50' TO POB 10.8426A. 2006 PARCEL 009-010-017-00 SPLIT ON 02/15/2006 2011 PARCEL 009-010-017-00 SPLIT ON 01/03/2011; SPLIT ON 01/06/2014 INTO 009-010-017-65; SPLIT ON 04/28/2014 INTO 009-010-017-64; SPLIT ON 11/18/2014 INTO 009-010-017-62; SPLIT ON 01/14/2015 INTO 009-010-017-61; SPLIT ON 05/08/2015 INTO 009-010-017-60; SPLIT ON 5/17/2017 ONTO 009-010-017-59; SPLIT ON 11/3/2017 INTO 009-010-017-58

FORMERLY SEC 10 T22N R8W (4\*2001) GOV'T LOT 3 LYING W'LY OF BIRCHAVEN BEACH UNIT NO 1 & N OF SAPPHIRE LAKE PLAT EXC BEG A STRIP OF LAND 50 FT WIDE LYING W'LY & ADJ TO BIRCHAVEN BEACH DRIVE & EXC BEG S 61 DEG 03'W 89.37 FT FROM SW COR LOT 4 BIRCHAVENBEACH, TH S 28 DEG 57'E 30.55 , N 89 DEG W 83.53 FT, N 01 DEG E 44.83 FT, N 28 DEG 57'W 50 FT, N61 DEG 03'E 50 FT, S 28 DEG 57'E 100 FT TO POB. ALSO BEG S 66 DEG 48'19"W 40.31 FT & S 18 DEG 13'32"E 150.8 FT FROM NW COR LOT 23, TH S 18 DEG 13'32"E 50 FT, S 64 DEG 54'37"W 50 FT, N 18 DEG 13'32"E 50 FT, N 66 DEG 48'19"E 50 FT TO POB.

2014 SPLIT FOR 2015 ROLL - .057 A TO 010-017-61  
 2014 SPLIT FOR 2015 ROLL - .1148A TO 010-017-62 SLACHTER  
 2014 SPLIT FOR 2015 ROLL - .1 A TO 010-017-64 CLOVER  
 2013 SPLIT FOR 2014 ROLL - .0574 ACRE 010-017-65  
 2011 PARCEL 009-010-017-00 SPLIT ON 01/03/2011  
 2010 SPLIT FOR 2011 ROLL - .23 ACRE SPLIT TO 600-094-00  
 2006 PARCEL 009-010-017-00 SPLIT ON 02/15/2006  
 11/03/2017 SPLIT #2 FOR 2017 TO 009-010-017-58  
 FORMERLY SEC 10 T22N R8W (4\*2001) GOV'T LOT 3 LYING W'LY OF BIRCHAVEN BEACH UNIT

NO 1 & N OF SAPPHIRE LAKE PLAT EXC BEG A STRIP OF LAND 50 FT WIDE LYING W'LY & ADJ TO BIRCHAVEN BEACH DRIVE & EXC BEG S 61 DEG 03'W 89.37 FT FROM SW COR LOT 4 BIRCHAVENBEACH, TH S 28 DEG 57'E 30.55 , N 89 DEG W 83.53 FT, N 01 DEG E 44.83 FT, N 28 DEG 57'W 50 FT, N61 DEG 03'E 50 FT, S 28 DEG 57'E 100 FT TO POB. ALSO BEG S 66 DEG 48'19"W 40.31 FT & S 18 DEG 13'32"E 150.8 FT FROM NW COR LOT 23, TH S 18 DEG 13'32"E 50 FT, S 64 DEG 54'37"W 50 FT, N 18 DEG 13'32"E 50 FT, N 66 DEG 48'19"E 50 FT TO POB & EXC BEG S 28 DEG 57'00"E 47.88 FT & S 61 DEG 03'00"W 50 FT FROM NE COR LOT 49 BIRCHAVEN BEACH, TH S 61 DEG 03'00"W 50 FT, N 28 DEG 57'18"W 100 FT, N 61 DEG 03'00"E 50 FT, S 28 DEG 58'47"E 50 FT, S 28 DEG 57'02"E 50 FT TO POB. EXC BEG N28DEG57'W259.36' & S61DEG03'W50' FROM SE COR LOT 60 BIRCHAVEN BEACH, TH S61DEG03'W50', N28DEG57'W50', N61DEG03'E50', S28DEG57'E50'E 50' TO POB 10.8426A. 2006 PARCEL 009-010-017-00 SPLIT ON 02/15/2006 2011 PARCEL 009-010-017-00 SPLIT ON 01/03/2011; SPLIT ON 01/06/2014 INTO 009-010-017-65;SPLIT ON 04/28/2014 INTO 009-010-017-64;SPLIT ON 11/18/2014 INTO 009-010-017-62; SPLIT ON 01/14/2015 INTO 009-010-017-61; SPLIT ON 05/08/2015 INTO 009-010-017-60; 2017 SPLIT FOR 2018 ROLL - .574A TO 010-017-59 FORMERLY SEC 10 T22N R8W (4\*2001) GOV'T LOT 3 LYING W'LY OF BIRCHAVEN BEACH UNIT NO 1 & N OF SAPPHIRE LAKE PLAT EXC BEG A STRIP OF LAND 50 FT WIDE LYING W'LY & ADJ TO BIRCHAVEN BEACH DRIVE & EXC BEG S 61 DEG 03'W 89.37 FT FROM SW COR LOT 4 BIRCHAVENBEACH, TH S 28 DEG 57'E 30.55 , N 89 DEG W 83.53 FT, N 01 DEG E 44.83 FT, N 28 DEG 57'W 50 FT, N61 DEG 03'E 50 FT, S 28 DEG 57'E 100 FT TO POB. ALSO BEG S 66 DEG 48'19"W 40.31 FT & S 18 DEG 13'32"E 150.8 FT FROM NW COR LOT 23, TH S 18 DEG 13'32"E 50 FT, S 64 DEG 54'37"W 50 FT, N 18 DEG 13'32"E 50 FT, N 66 DEG 48'19"E 50 FT TO POB. 2014 SPLIT FOR 2015 ROLL - .057 A TO 010-017-61 2014 SPLIT FOR 2015ROLL - .1148A TO 010-017-62 SLACHTER 2014 SPLIT FOR 2015ROLL - .1 A TO 010-017-64 CLOVER 2013 SPLIT FOR 2014 ROLL - .0574ACRE 010-017-65 2011 PARCEL 009-010-017-00 SPLIT ON 01/03/2011 2010 SPLIT FOR 2011 ROLL - .23 ACRE SPLIT TO 600-094-00 2006 PARCEL 009-010-017-00 SPLIT ON 02/15/2006

FORMERLY: SEC 10 T22N R8W (4\*2001) GOV'T LOT 3 W OF BIRCHAVEN BEACH UNIT NO 1 & N OF SAPPHIRE LAKE PLAT E EXC BEG S 61 DEG 03'00" W 39.37 FT FROM SW COR LOT 4 BIRCHAVEN BEACH, TH S 61 DEG 03'00" W 50 FT, N 28 DEG 57' W 100 FT, N 61 DEG 03' E 50 FT, S 28 DEG 57' E 100 FT TO POB & EXC BEG S 28 DEG 57' E 147.88 FT FROM NE COR LOT 49 BIRCHAVEN BEACH, TH S 61 DEG 03' W 50 FT, N 28 DEG 57' W 50 FT, N 61 DEG 03' E 10 FT, N 28 DEG 57' W 50, S 61 DEG 03' W 10 FT, N 28 DEG 57'02" W 50 FT, N 28 DEG 58'47" W 175 FT, N 61 DEG 03'E 50 FT, S 28 DEG 58'47" E 175 FT,S 28 DEG 57' E 150 FT TO POB & EXC BEG S 66 DEG 48'19" W 40.31 FT FROM NW COR LOT 23 BIRCHAVEN BEACH TH S 18 DEG 13'32" E 100.8 FT, S 66 DEG 48'19" W 50 FT, N 18 DEG 13'32" W 201.6 FT, N 18 DEG 25'16" W 53.54 FT, N 18 DEG 16'W 50 FT, N 18 DEG 05'05"W 98.3 FT, N 18 DEG 01'13" W 47.29 FT, N 64 DEG 54'40" E 50 FT, S 18 DEG 13'32" E 48.93 FT, S 18 DEG 11'45" E 102.75 FT, S 18 DEG 16'E 50 FT, S 18 DEG 18'32" E 48.86 FT, S 18 DEG 13'32" E 100.8 FT TO POB & EXC BEG N 28 DEG 57;W 259.36 FT FROM SE COR LOT 60, TH S 61 DEG 03'W 50 FT, N 28 DEG 57'W 50 FT, N 61 DEG 03'E 50 FT, S 28 DEG 57'E 50 FT TO POB. 11.0393 A M/L

Split/Comb. on 09/10/2019 completed 09/10/2019 TIM ;  
Parent Parcel(s): 009-010-017-00;  
Child Parcel(s): 009-010-017-86;

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Split/Comb. on 02/08/2019 completed 02/08/2019 TIM ;  
Parent Parcel(s): 009-010-017-00;  
Child Parcel(s): 009-010-017-63;

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Split/Comb. on 11/03/2017 completed 11/03/2017 TIM ;  
Parent Parcel(s): 009-010-017-00;  
Child Parcel(s): 009-010-017-58;

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Split/Comb. on 05/16/2017 completed 05/16/2017 TIM ;  
Parent Parcel(s): 009-010-017-00;  
Child Parcel(s): 009-010-017-59;

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SPLIT ON 5/15/2017 TO 010-017-59 .574A - PARTENT IS MULTI PARCEL TRACT. SPLIT APPROVED BY DALE MOSHER

2014-04155SPLIT ON 12/31/2014 COMPLETED 12/31/2014 TIM LOT LINE TRANSFER -  
 EXEMPT .57A M/L  
 2014-03496 WD SPLIT TO SLACHTER .1148 A M/L -017-62  
 FINK ARNOLD & CAROLE SPLIT .0574AC  
 SEC 10 T22N R8W (4\*2001) GOV'T LOT 3 W OF BIRCHAVEN BEACH UNIT NO 1 & N OF  
 SAPPHIRE LAKE PLAT EXC BEG S 61 DEG 03'00"W 39.37 FT FROM SW COR LOT 4 BIRCHAVEN  
 BEACH, TH S 61 DEG 03'00"W 50 FT, N 28 DEG 57'00"W 100 FT, N 61 DEG 03'00"E 50  
 FT, S 28 DEG 57'00" E 100 FT TO POB EXC BEG S 28 DEG 57' 00"E 297.88 FT FROM NE  
 COR LOT 49 BIRCHAVEN BEACH, TH S 61 DEG 03'00"W 50 FT, N 28 DEG 57'00"W 200 FT,  
 N 61 DEG 03'00"E 10 FT, N 28 DEG 57'00"W 50 FT, S 61 DEG 03'00"W 10 FT, N 28 DEG  
 57'02" W 50 FT, N 28 DEG 58'47"W 267.14 FT, N 26 DEG 38'26"W 14.88 FT, N 64 DEG  
 54'37"E 49.53 FT, S 28 DEG 58'47"E 280.89 FT, S 28 DEG 57'00"E 297.88 FT TO POB &  
 EXC BEG S 66 DEG 48'19"W 40.31 FT FROM NW COR LOT 23 BIRCHAVEN BEACH, TH S 18  
 DEG 13'32"E 100.8 FT, S 66 DEG 48'19"W 50 FT, N 18 DEG 13'32"W 201.6 FT, N 18  
 DEG 25'16"W 53.54 FT, N 18 DEG 16'00"W 50 FT, N 18 DEG 05'05"W 98.3 FT, N 18 DEG  
 01'13"W 47.29 FT, N 64 DEG 54'40"E 50 FT, S 18 DEG 13'32"E 48.93 FT, S 18 DEG  
 11'45"E 102.75 FT, S 18 DEG 16'00"E 50 FT, S 18 DEG 18'32"E 48.86 FT, S 18 DEG  
 13'32"E 100.8 FT TO POB & EXC BEG N 28 DEG 57'W 259.36 FT FROM SE COR LOT 60, TH  
 S 61 DEG 03'W 50 FT, N 28 DEG 57'W 50 FT, N 61 DEG 03'E 50 FT, S 28 DEG 57'E 50  
 FT TO POB & EXC BEG N 01 DEG E 30 FT & N 89 DEG W 40 FT FROM SE COR SAPPHIRE  
 LAKE PLAT 2, TH N 89 DEG W 100 FT, N 1 DEG E 100 FT, S 89 DEG E 100 FT, S 1 DEG  
 W 100 FT TO POB. 10.7351A. 2006 PARCEL 009-010-017-00 SPLIT ON 02/15/2006 2011  
 PARCEL 009-010-017-00 SPLIT ON 01/03/2011

05 SPLIT .12 AC. TO 017-72 FOR 06..EXEMPT..ADJ OWNER (LOT 28)  
 05 SPLIT .10 AC. TO 017-71 FOR 06..EXEMPT..ADJ OWNER (LOTS 18 & 19)  
 05 SPLIT .05 AC. TO 017-70 FOR 06..EXEMPT..ADJ OWNER (LOT 6)  
 05 SPLIT .11 AC. TO 017-69 FOR 06..EXEMPT..ADJ OWNER (LOT 12)  
 05 SPLIT .05 AC. TO 017-68 FOR 06..EXEMPT..ADJ OWNER (LOT 49)  
 05 SPLIT .017 AC. TO 017-67 FOR 06..EXEMPT..ADJ OWNER (LOT 49)

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia LAKEMISS@\$4000		10.65 Acres			4000	100	ADJ TO SUBDIVISON	42,612
		10.65 Total Acres					Total Est. Land Value =	42,612

2024 Est. T.C.V. 009-010-017-00							=	42,612
Est. TCV/Total Floor Area = 44.39								
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.				
21,300	21,300	21,300	11,424	5.00				
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses				
0	0	0	0	571	0			
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT			
21,300	21,300	21,300	11,995	11,995	0			

009-010-017-58  
Property Class: 402  
Map #:

2024 Est. T.C.V.  
LAKE TOWNSHIP

FLEISCHMAN JOSEPH B & SUSAN K  
S BIRCHAVEN BEACH DR  
LAKE CITY, MI 49651

SEC 10 T22N R8W (4\*2001) GOV'T LOT 3 LYING W'LY OF BIRCHAVEN BEACH UNIT NO 1 & N OF SAPPHIRE LAKE PLAT EXC BEG A STRIP OF LAND 50 FT WIDE LYING W'LY & ADJ TO BIRCHAVEN BEACH DRIVE & EXC BEG S 61 DEG 03'W 89.37 FT FROM SW COR LOT 4 BIRCHAVENBEACH, TH S 28 DEG 57'E 30.55 , N 89 DEG W 83.53 FT, N 01 DEG E 44.83 FT, N 28 DEG 57'W 50 FT, N61 DEG 03'E 50 FT, S 28 DEG 57'E 100 FT TO POB. ALSO BEG S 66 DEG 48'19"W 40.31 FT & S 18 DEG 13'32"E 150.8 FT FROM NW COR LOT 23, TH S 18 DEG 13'32"E 50 FT, S 64 DEG 54'37"W 50 FT, N 18 DEG 13'32"E 50 FT, N 66 DEG 48'19"E 50 FT TO POB & EXC BEG S 28 DEG 57'00"E 47.88 FT & S 61 DEG 03'00"W 50 FT FROM NE COR LOT 49 BIRCHAVEN BEACH, TH S 61 DEG 03'00"W 50 FT, N 28 DEG 57'18"W 100 FT, N 61 DEG 03'00"E 50 FT, S 28 DEG 58'47"E 50 FT, S 28 DEG 57'02"E 50 FT TO POB. EXC BEG N28DEG57'W259.36' & S61DEG03'W50' FROM SE COR LOT 60 BIRCHAVEN BEACH, TH S61DEG03'W50', N28DEG57'W50', N61DEG03'E50', S28DEG57'E50'E 50' TO POB 10.8426A. 2006 PARCEL 009-010-017-00 SPLIT ON 02/15/2006 2011 PARCEL 009-010-017-00 SPLIT ON 01/03/2011; SPLIT ON 01/06/2014 INTO 009-010-017-65;SPLIT ON 04/28/2014 INTO 009-010-017-64;SPLIT ON 11/18/2014 INTO 009-010-017-62; SPLIT ON 01/14/2015 INTO 009-010-017-61; SPLIT ON 05/08/2015 INTO 009-010-017-60;

2017 SPLIT FOR 2018 ROLL - .574A TO 010-017-59

FORMERLY SEC 10 T22N R8W (4\*2001) GOV'T LOT 3 LYING W'LY OF BIRCHAVEN BEACH UNIT NO 1 & N OF SAPPHIRE LAKE PLAT EXC BEG A STRIP OF LAND 50 FT WIDE LYING W'LY & ADJ TO BIRCHAVEN BEACH DRIVE & EXC BEG S 61 DEG 03'W 89.37 FT FROM SW COR LOT 4 BIRCHAVENBEACH, TH S 28 DEG 57'E 30.55 , N 89 DEG W 83.53 FT, N 01 DEG E 44.83 FT, N 28 DEG 57'W 50 FT, N61 DEG 03'E 50 FT, S 28 DEG 57'E 100 FT TO POB. ALSO BEG S 66 DEG 48'19"W 40.31 FT & S 18 DEG 13'32"E 150.8 FT FROM NW COR LOT 23, TH S 18 DEG 13'32"E 50 FT, S 64 DEG 54'37"W 50 FT, N 18 DEG 13'32"E 50 FT, N 66 DEG 48'19"E 50 FT TO POB.

2014 SPLIT FOR 2015 ROLL - .057 A TO 010-017-61

2014 SPLIT FOR 2015ROLL - .1148A TO 010-017-62 SLACHTER

2014 SPLIT FOR 2015ROLL - .1 A TO 010-017-64 CLOVER

2013 SPLIT FOR 2014 ROLL - .0574ACRE 010-017-65

2011 PARCEL 009-010-017-00 SPLIT ON 01/03/2011

2010 SPLIT FOR 2011 ROLL - .23 ACRE SPLIT TO 600-094-00

2006 PARCEL 009-010-017-00 SPLIT ON 02/15/2006

FORMERLY: SEC 10 T22N R8W (4\*2001) GOV'T LOT 3 W OF BIRCHAVEN BEACH UNIT NO 1 & N OF SAPPHIRE LAKE PLAT E EXC BEG S 61 DEG 03'00" W 39.37 FT FROM SW COR LOT 4 BIRCHAVEN BEACH, TH S 61 DEG 03'00" W 50 FT, N 28 DEG 57' W 100 FT, N 61 DEG 03' E 50 FT, S 28 DEG 57' E 100 FT TO POB & EXC BEG S 28 DEG 57' E 147.88 FT FROM NE COR LOT 49 BIRCHAVEN BEACH, TH S 61 DEG 03' W 50 FT, N 28 DEG 57' W 50 FT, N 61 DEG 03' E 10 FT, N 28 DEG 57' W 50, S 61 DEG 03' W 10 FT, N 28 DEG 57'02" W 50 FT, N 28 DEG 58'47" W 175 FT, N 61 DEG 03'E 50 FT, S 28 DEG 58'47" E 175 FT,S 28 DEG 57' E 150 FT TO POB & EXC BEG S 66 DEG 48'19" W 40.31 FT FROM NW COR LOT 23 BIRCHAVEN BEACH TH S 18 DEG 13'32" E 100.8 FT, S 66 DEG 48'19" W 50 FT, N 18 DEG 13'32" W 201.6 FT, N 18 DEG 25'16" W 53.54 FT, N 18 DEG 16'W 50 FT, N 18 DEG 05'05"W 98.3 FT, N 18 DEG 01'13" W 47.29 FT, N 64 DEG 54'40" E 50 FT, S 18 DEG 13'32" E 48.93 FT, S 18 DEG 11'45" E 102.75 FT, S 18 DEG 16'E 50 FT, S 18 DEG 18'32" E 48.86 FT, S 18 DEG 13'32" E 100.8 FT TO POB & EXC BEG N 28 DEG 57;W 259.36 FT FROM SE COR LOT 60, TH S 61 DEG 03'W 50 FT, N 28 DEG 57'W 50 FT, N 61 DEG 03'E 50 FT, S 28 DEG 57'E 50 FT TO POB. 11.0393 A M/L

Split/Combined on 11/03/2017 from 009-010-017-00;

Split/Comb. on 11/03/2017 completed 11/03/2017 TIM ;  
 Parent Parcel(s): 009-010-017-00;  
 Child Parcel(s): 009-010-017-58;  
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Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

		* Factors *				
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
A 200' @ 90/FF	25.00	43.56	1.4142	0.5745	90 100	1,828
A 200' @ 90/FF	25.00	43.56	1.4142	0.5745	90 0 ROAD ENCROACHMENT	0
50 Actual Front Feet, 0.05 Total Acres Total Est. Land Value =						1,828

2024 Est. T.C.V. 009-010-017-58 = 1,828  
 Est. TCV/Total Floor Area = 1.90, Most recent sale 11/13/2017 for 1,000

Parcel Number: 009-010-017-58

Page: 2

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2023 Assessed		MBOR	S.E.V.	Base for Cap	C.P.I.		
	700	700	700	541	5.00		
2024	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	200	0	0	27	0	
2024 Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
	900	900	900	568	568	0	



009-010-017-59                                 2024 Est. T.C.V.                                 MOORE SHERMAN W & JUDITH G  
 Property Class: 402                                 S BIRCHAVEN BEACH DR  
 Map #:   LAKE TOWNSHIP                                 LAKE CITY, MI 49651

5/2017 SPLIT FROM 009-010-017-00 SEC10T22NR8W BEG N28DEG57'W259.36' &  
 S61DEG03'W50' FROM SE COR LOT 60 BIRCHAVEN BEACH, TH S61DEG03'W50',  
 N28DEG57'W50', N61DEG03'E50', S28DEG57'E50'E 50' TO POB .0574 A

Split/Comb. on 05/16/2017 completed 05/16/2017 TIM ;  
 Parent Parcel(s): 009-010-017-00;  
 Child Parcel(s): 009-010-017-59;

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value E> E BACK LOTS 9K					9000	100		9,000
50 Actual Front Feet, 0.06 Total Acres							Total Est. Land Value =	9,000

2024 Est. T.C.V. 009-010-017-59							=	9,000
Est. TCV/Total Floor Area =	9.38						Most recent sale 05/24/2017 for	4,000
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.				
3,500	3,500	3,500	2,867	5.00				
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses				
0	1,000	0	0	143	0			
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT			
4,500	4,500	4,500	3,010	3,010	3,010			

009-010-017-60	2024 Est. T.C.V.	DEBOER DONALD & JULIE
Property Class: 402		S BIRCHAVEN BEACH DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

2015-00603 & 2015-01475 SCRIVENERS A PARCEL OF LAND IN THE NORTHEAST GOVERNMENT LOT 2, SEC 10T22N R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN DESCRIBED AS COMMENCING AT A CONCRETE MONUMENT AT THE NORTHEASTERLY CORNER OF LOT 49 IN THE RECORDED PLAT OF BIRCHHAVEN BEACH UNIT OF MISSAUKEE LAKES LAND COMPANY PLAT #1, THENCE S28°57'00"E 47.88 FEET ALONG THE WEST LINE OF BIRCHAVEN BEACH DRIVE, THENCE S61°03'00"W 50.00 FEET TO THE POINT OF BEGINNING, THENCE S61°03'00"W 50.00 FEET, THENCE N28°57'18"W 100.00 FEET, THENCE N61°03'00"E 50.00 FEET, THENCE S28°58'47"E 50.00 FEET, THENCE S28 57'02"E 50.00 FEET TO THE POINT OF BEGINNING. CONTAINING 0.12 ACRES MORE OR LESS. SUBJECT TO EASEMENTS, RESERVATIONS, AND RESTRICTIONS OF RECORD.

2015-00603 EXEMPT LOT LINE TRANSFER FROM 010-017-00

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BACK 50' @ 160/	100.00	50.00	0.8409	0.8409	160	100		11,314
100 Actual Front Feet, 0.12 Total Acres							Total Est. Land Value =	11,314

2024 Est. T.C.V. 009-010-017-60 = 11,314

Est. TCV/Total Floor Area = 11.79, Most recent sale 01/20/2015 for 6,500

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
4,200	4,200	4,200	2,867	5.00			
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses			
0	1,500	0	0	143	0		
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
5,700	5,700	5,700	3,010	3,010	0		

009-010-017-61                    2024 Est. T.C.V.                    CLOVER JAMES P & LORI A  
 Property Class: 402                                       S BIRCHAVEN BEACH DR  
 Map #:                    LAKE TOWNSHIP                    LAKE CITY, MI 49651

2014-04155 SPLIT FROM 010-018-00 IN THE NORTHEAST 1/4 OF SECTION 10, R22N, R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN DESCRIBED AS COMMENCING AT A FOUND CONCRETE MONUMENT AT THE SOUTHEASTERLY CORNER OF LOT 60 IN THE RECORDED PLAT OF BIRCHAVEN BEACH UNIT OF MISSAUKEE LAKES LAND COMPANY PLAT #1, THENCE N28°57'W 109.36 FEET ALONG THE WESTERLY RIGHT OF WAY LINE OF BIRCHAVEN BEACH DRIVE OF SAID PLAT, THENCE S61°03'W 50.00 FEET TO THE POINT OF BEGINNING, THENCE S61°03'W 50.00 FEET, THENCE N28°57'W 50.00 FEET, THENCE N61°03'E 50.00 FEET, THENCE S28°57'E 50.00 FEET TO THE POINT OF BEGINNING. .057 A M/L

2014-04155 SPLIT ON 12/31/2014 COMPLETED 12/31/2014 TIM                    LOT LINE TRANSFER - EXEMPT;  
 PARENT PARCEL(S): 009-010-018-00;  
 CHILD PARCEL(S): 009-010-017-61;

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BACKLOTS 150/	50.00	50.00	1.0000	0.8409	150	100		6,307
50 Actual Front Feet,		0.06 Total Acres			Total Est. Land Value =			6,307

2024 Est. T.C.V. 009-010-017-61                    =                    6,307

Est. TCV/Total Floor Area = 6.57, Most recent sale 10/24/2014 for 4,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
2,500	2,500	2,500	2,500	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	700	0	125	0		
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
3,200	3,200	3,200	2,625	2,625	0	

009-010-017-62	2024 Est. T.C.V.	SLACHTER MICHAEL & KIMBERLY
Property Class: 402		S BIRCHAVEN BEACH DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

2014-03496 TOWNSHIP OF LAKE, COUNTY OF MISSAUKEE , AND STATE OF MICHIGAN  
 COMMENCING AT A FOUND CONCRETE MONUMENT AT THE SOUTHEASTERLY CORNER OF LOT 60 IN  
 THE RECORDED PLAT OF BIRCHAVEN BEACH UNIT OF MISSAUKEE LAKES LAND COMPANY PLAT  
 #1; THENCE N28°57'00"W 159.36 FEET ALONG THE  
 WESTERLY RIGHT-OF-WAY OF BIRCHAVEN BEACH DRIVE OF SAID PLAT TO THE POINT OF  
 BEGINNING ; THENCE S61°03'00"W 50.00 FEET ; THENCE N28°57'00"W 100.00 FEET  
 PARALLEL TO SAID RIGHT- OF- WAY ; THENCE N61°03'00"E 50.00 FEET TO A POINT ON  
 SAID RIGHT-OF-WAY; THENCE 828°57' 00"E 100.00 FEET ALONG SAID RIGHT-OF-WAY TO  
 THE POINT OF BEGINNING.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value E> E BACK LOTS 9K					9000	100		9,000
<Site Value E> E BACK LOTS 9K					9000	100	1/2 OF 50'	9,000
75 Actual Front Feet, 0.09 Total Acres							Total Est. Land Value =	18,000

2024 Est. T.C.V. 009-010-017-62 = 18,000

Est. TC/Total Floor Area = 18.75, Most recent sale 08/18/2014 for 10,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
7,000	7,000	7,000	4,134	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	2,000	0	0	206	0	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
9,000	9,000	9,000	4,340	4,340	0	0

009-010-017-63                                  2024 Est. T.C.V.                                  CLOVER JAMES P & LORI A  
 Property Class: 402                                  S BIRCHAVEN BEACH DR  
 Map #:    LAKE TOWNSHIP                                  LAKE CITY, MI 49651

2019-00045 BEG S61DEG03'00"W 89.37FT, S28DEG57'00"E 30.55 FT, & N 89DEG 00'00"W  
 83.53FT FROM SW COR LOT 4 BIRCHAVEN BEACH UNIT, TH N 89DEG00'00"W 10FT,  
 N08DEG38'15"W89.42FT, S28DEG57'0"E50FT, S01DEG01'00"W44.83FT TO POB SECT0T22NR8W  
 .02A  
 2019-00045 SPLIT ON 08/01/2018 FROM 009-010-017-00;

Split/Comb. on 02/08/2019 completed 02/08/2019 TIM ;  
 Parent Parcel(s): 009-010-017-00;  
 Child Parcel(s): 009-010-017-63;

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 90/FF	10.00	87.12	2.0000	0.6831	90	100		1,230
10 Actual Front Feet, 0.02 Total Acres								Total Est. Land Value = 1,230

2024 Est. T.C.V. 009-010-017-63							=	1,230
Est. TCV/Total Floor Area =	1.28, Most recent sale 08/01/2018 for 1,400							
2023 Assessed	MBOR	S.E.V.	Base for Cap		C.P.I.			
500	500	500	500		5.00			
2024 New Eq. Adjustment	Loss		Additions	Tax Adjustment		Losses		
0	100		0	25		0		
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-		PRE/MBT		
600	600	600	525	525		0		

009-010-017-64 2024 Est. T.C.V. CLOVER JAMES P & LORI A  
 Property Class: 401 S BIRCHAVEN BEACH DR  
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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2014 SPLIT FROM 009-010-017-00 BEG S61DEG03'00"W 83.53 FT FROM SW COR LOT 4  
 BIRCHAVEN BEACH THEN S 28'57'00"E30.55FT N89'00'00"W 83.3 FT, N 01'00'00" E  
 44.83FT, N61'03'00" E 0 FT, S 28'57'00" E 50 FT TO POB.

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Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value E> E BACK LOTS 9K					9000	100		9,000
50 Actual Front Feet, 0.10 Total Acres Total Est. Land Value =								9,000

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Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.18	809	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

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

(11) Heating System: Forced Air w/o Ducts  
 Ground Area = 0 SF Floor Area = 0 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=96/100/100/100/96

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)					
	Base Cost		1165	41,381	39,726
	Totals:			41,381	39,726

Notes: 12/19/2014 NO PLUMBING - POSTED 1 TO REMOVED NEGATIVE ADJUSTMENT - TIM

ECF (404 MISSAUKEE LAKE AREA BACK LOTS) 1.100 => TCV: 43,699

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2024 Est. T.C.V. 009-010-017-64 = 53,649

Est. TCV/Total Floor Area = 0.00, Most recent sale 02/14/2014 for 6,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
23,000	23,000	23,000	18,041	5.00		
2024 New Eq. Adjustment	Loss	Losses	Additions	Tax Adjustment	Losses	
0	3,800	0	0	902	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
26,800	26,800	26,800	18,943	18,943	0	



009-010-017-66 2024 Est. T.C.V. NORMAN RANDALL & CHRISTIE  
Property Class: 401 SIXTH ST  
Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

SEC 10 T22N R8W (0\*2010) BEG N 01 DEG E 30 FT & N 89 DEG W 40 FT FROM SE COR  
SAPPHIRE LAKE PLAT 2, TH N 89 DEG W 100 FT, N 1 DEG E 100 FT, S 89 DEG E 100 FT,  
S 1 DEG W 100 FT TO POB. .2296A. 2006 Parcel 009-010-017-00 Split on 02/15/2006  
2011 Split of 009-010-017-00 on 01/03/2011

SEC 10 T22N R8W LOT 93 & 94 SAPPHIRE LAKE PLAT 2.

A PARCEL OF LAND IN GOVERNMENT LOT 3, SECTION 10, T22N, R8W, LAKE TOWNSHIP,  
MISSAUKEE COUNTY, MICHIGAN, DESCRIBED AS COMM SE CNR OF THE RECORDED PLAT OF  
"SAPPHIRE LAKE PLAT NO.2" AND ALSO BEING A POINT ON THE CENTERLINE OF SIXTH  
STREET AND EAST ROW LINE OF CHIPPEWA AVENUE, THENCE NLOOO'E  
30.00 FT ALONG SAID EAST PLAT LINE, THENCE N89°00'W 40.00 TO POINT ON THE ROW  
LINES OF SAID CHIPPEWA AVE. AND SIXTH STREET AND POB THENCE N89°00'W 100.00 FT  
ALONG NORTH ROW LINE OF SIXTH ST TO SE CNR LOT 95 OF SAID PLAT, THENCE NORTH  
N01°00'E 100.00 FT ALONG EAST LINE OF SAID LOT 95 TO A POINT ON SOUTH ROW LINE  
OF PUBLIC HIGHWAY, THENCE 889°00'E 100.00 FT ALONG SAID S. RIGHT OF WAY LINE TO  
A POINT ON WEST ROW LINE OF SAID CHIPPEWA AVENUE, THENCE SOL°00'W 100.00 FT  
ALONG SAID W. ROW LINE TO THE POB. CONTAINING 0.23 ACRES MOL

SUBJECT TO EASEMENTS, RESERVATION AND RESTRICTIONS OF RECORD  
2010 SPLIT FROM 009-010-017-00

#### Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

Description	Frontage	Depth	* Factors *		Rate	%Adj.	Reason	Value
			Front	Depth				
BACKLOTS 150/	50.00	100.00	0.8409	1.0000	150	100		6,307
BACKLOTS 150/	50.00	100.00	0.8409	1.0000	150	100		6,307
100 Actual Front Feet, 0.23 Total Acres Total Est. Land Value =								12,613

#### Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.18	913	0	0
D/W/P: Crushed Rock	2.27	230	0	0

#### Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
Total Estimated Land Improvements True Cash Value =				2,375

Cost Est. for Res. Bldg: 1 Single Family GRG Cls C Blt 2011

(11) Heating System: No Heating/Cooling  
Ground Area = 0 SF Floor Area = 0 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

#### Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					

#### Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)					
Door Opener			2	1,093	984
Base Cost			1522	54,061	48,655
Totals:				55,154	49,639

#### Notes:

ECF (4087 SAPPHIRE LAKE) 1.460 => TCV: 72,473

2024 Est. T.C.V. 009-010-017-66 =					87,461
Est. TCV/Total Floor Area = 0.00, Most recent sale 10/22/2010 for 14,000					
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
40,800	40,800	40,800	23,617	5.00	
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	2,900	0	0	1,180	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<- PRE/MBT	



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43,700	43,700	43,700	24,797	24,797	0
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009-010-017-67	2024 Est. T.C.V.	FISH SALLIE TRUST
Property Class: 402		S BIRCHAVEN BEACH DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

2006P284 BEG N 28DEG 58' 47" W 265.18 FT FROM NE COR LOT 49 BIRCHAVEN BEACH  
 THENCE S 64 DEG 54' 54" W 50.14 FT, N26 DEG 38' 26" W 14.98 FT, N64 DEG 54' 37"  
 E 49.53 FT, S 28 DEG 58'47" E 15.01 FT TO POB. .0172 AC. SEC 10 T22N, R8W,

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

Description	Frontage	Depth	* Factors *		Rate	%Adj.	Reason	Value
			Front	Depth				
A 200' @ 90/FF	15.00	50.00	1.9109	0.5946	90	100		1,534
15 Actual Front Feet, 0.02 Total Acres Total Est. Land Value =								1,534

2024 Est. T.C.V. 009-010-017-67	=	1,534			
Est. TCV/Total Floor Area = 0.00, Most recent sale 12/03/2004 for 750					
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
600	600	600	495	5.00	
2024	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	200	0	0	24	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
800	800	800	519	519	0

009-010-017-68  
 Property Class: 402  
 Map #:

2024 Est. T.C.V.  
 LAKE TOWNSHIP

MUDREY MICHAEL S & GINA M  
 S BIRCHAVEN BEACH DR  
 LAKE CITY, MI 49651

BEG S 28D 57M E 247.88 FT FROM NE COR LOT 49 BIRCHAVEN BEACH; TH S 28D 57M E 50  
 FT; S 61D 03M N 50 FT; N 28D 57M W 50 FT; N 61D 08M E 50 FT TO POB. --.057 AC--  
 SEC 10 T22N R8W

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value E> E BACK LOTS 9K					9000	100		9,000
50 Actual Front Feet, 0.06 Total Acres								Total Est. Land Value = 9,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	26.25	96	50	1,260
Total Estimated Land Improvements True Cash Value =				1,260

2024 Est. T.C.V. 009-010-017-68 = 10,260

Est. TCN/Total Floor Area = 0.00, Most recent sale 12/19/2019 for 277,700

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
4,100	4,100	4,100	4,100	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,000	0	0	205	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
5,100	5,100	5,100	4,305	4,305	0	

009-010-017-69                      2024 Est. T.C.V.                      ZYSK CAROLYN D  
Property Class: 402                      S BIRCHAVEN BEACH DR  
Map #:                                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

BEG S 28DEG57' E 147.88' FROM NE COR LOT 49 BIRCHHAVEN BEACH TH S 28DEG57' E 50'  
S 61D 03' W 50', N 28D 57' W 50', N 61D 03' E 50' TO POB SEC 10 T22N R82 .574  
A

8/2017 SPLIT .0574 A TO 009-010-017-96

BEG S 28D 57M E 147.88 FT FROM NE COR LOT 49 BIRCHHAVEN BEACH TH S 28E 57M E 100  
FT; S 61D 03M W 50 FT; N 28D 57M W 100 FT; W 61D 03M E 50 FT TO POB. --11.48

AC--

SEC 10 T22N R8W

8/2017 SPLIT .574 A TO 010-017-96  
05 SPLIT .11 AC FROM 010-017-00 FOR 06

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value E> E BACK LOTS 9K					9000	100		9,000
100 Actual Front Feet, 0.12 Total Acres							Total Est. Land Value =	9,000

2024 Est. T.C.V. 009-010-017-69 = 9,000

Est. TCV/Total Floor Area = 0.00, Most recent sale 09/08/2005 for 7,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
3,500	3,500	3,500	1,797	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,000	0	0	89	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
4,500	4,500	4,500	1,886	1,886	0	

009-010-017-70    2024 Est. T.C.V.    MOORE SHERMAN & JUDITH  
 Property Class: 402    S BIRCHAVEN BEACH DR  
 Map #:    LAKE TOWNSHIP    LAKE CITY, MI 49651

BEG N28D57M W 259.36 FT SE COR LOT 60 BIRCHHAVEN BEACH TH S61D03M W 50 FT  
 N28D57M W 50 FT; N 61D03M E 50 FT; S28D57M E 50 FT TO POB --.0574 AC--  
 SEC 10 T22N R8W

05 Split .057 Ac from 010-017 for 06

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value E> E BACK LOTS 9K					9000	100		9,000
50 Actual Front Feet, 0.06 Total Acres					Total Est.		Land Value =	9,000

2024 Est. T.C.V. 009-010-017-70    =    9,000

Est. TCV/Total Floor Area = 0.00, Most recent sale 09/05/2005 for 3,900

2023 Assessed		MBOR	S.E.V.		Base for Cap		C.P.I.	
3,500		3,500	3,500		3,500		5.00	
2024	New	Eq. Adjustment	Loss		Additions		Tax Adjustment	Losses
0		1,000	0		0		175	0
2024 Assessed		MBOR	S.E.V.		Capped		->Taxable<-	PRE/MBT
4,500		4,500	4,500		3,675		3,675	0

009-010-017-71	2024 Est. T.C.V.	FISH SALLIE TRUST
Property Class: 402		S BIRCHAVEN BEACH DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 10 T22N R8W (0\*2005)  
 BEG N 28 DEG 58'47"W 177.12 FT FROM NE COR LOT 49 BIRCHAVEN BEACH UNIT NO 1 TH S  
 61 DEG 03'W 50 FT, N 28 DEG 58'47"W 92.14 FT, N 64 DEG 54'54"W 50.14 FT, S 28  
 DEG 58'47"E 88.76 TO POB. .1040A

05 Split .10 from 017-00 for 06

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BACK 50' @ 160/	90.00	50.00	0.8633	0.8409	160	100		10,454
90 Actual Front Feet, 0.10 Total Acres							Total Est. Land Value =	10,454

2024 Est. T.C.V. 009-010-017-71						=	10,454
Est. TCV/Total Floor Area =	0.00		Most recent sale 04/25/2005 for 5,200				
2023 Assessed	MBOR	S.E.V.	Base for Cap		C.P.I.		
3,900	3,900	3,900	3,658		5.00		
2024	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,300		0	0	182	0	
2024 Assessed	MBOR	S.E.V.	Capped		->Taxable<-		PRE/MBT
5,200	5,200	5,200	3,840		3,840		0

009-010-017-72	2024 Est. T.C.V.	SMITH GLEN & SARAH
Property Class: 402		S BIRCHAVEN BEACH DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 10 T22N R8W (0\*2005) BEG S 66 D 56' 31" W 40.67 FT FROM SW COR OF LOT  
 30 BIRCHAVEN BEACH, S 18 D 11' 45" E 102.75 FT, S 71D 54' 46" W 50 FT, N 18 D  
 05' 05" W 98.3 FT, N 66 D 48' 19" E 50 FT TO POB. .1154 A M/L

05 Split from 017-00 for 06

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BACK 50' @ 160/	101.00	50.00	0.8388	0.8409	160	100		11,398
101 Actual Front Feet,	0.12	Total Acres			Total Est.	Land Value =		11,398

2024 Est. T.C.V. 009-010-017-72 = 11,398

Est. TCV/Total Floor Area = 0.00, Most recent sale 02/11/2005 for 7,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
4,300	4,300	4,300	3,599	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	1,400	0	0	179	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
5,700	5,700	5,700	3,778	3,778	0	

009-010-017-73                      2024 Est. T.C.V.                      COEBLY JUDITH L TRUST  
 Property Class: 402                                                                S BIRCHAVEN BEACH DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

SEC 10 T22N R8W BEG S 64D 54' 40" W 40.93 FT FROM SW COR LOT 30 BIRCHAVEN  
 BEACH UNIT, TH S 18D 13' 32" E 48.93 FT, S 66D 48' 19" W 50 FT, N 18D 01' 13" W  
 47.29 FT, N 64D 54' 40" E 50 FT TO POB. .05 A M/L

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value E> E BACK LOTS 9K					9000	100		9,000
50 Actual Front Feet, 0.05 Total Acres                      Total Est. Land Value =								9,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.49	300	50	973
Wood Frame	24.15	140	95	3,212
Total Estimated Land Improvements True Cash Value =				4,185

2024 Est. T.C.V. 009-010-017-73 = 13,185

Est. TCV/Total Floor Area = 0.00, Most recent sale 10/18/2004 for 3,700

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
5,400	5,400	5,400	2,637	5.00		
2024 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	1,200	0	0	131	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
6,600	6,600	6,600	2,768	2,768	0	



009-010-017-74 2024 Est. T.C.V. COUGHLIN JOHN T & BERNITA M  
Property Class: 401 S BIRCHAVEN BEACH DR  
Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

SEC 10 T22N R8W (0\*2004)  
BEG S 67 DEG 01' 47" W 40.25 FT FROM NW COR LOT 25 BIRCHAVEN BEACH TH S 66 DEG 48' 19" W 50 FT, N 18 DEG 25' 16" W 53.34 FT, N 71 DEG 49' 39" E 49.92 FT, S 18 DEG 18' 32" E 48.96 FT TO POB. -- .0587 A M/L--

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE  
\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value E> E BACK LOTS 9K					9000	100		9,000
50 Actual Front Feet, 0.06 Total Acres Total Est. Land Value =								9,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	7.35	151	95	1,054
Total Estimated Land Improvements True Cash Value =				1,054

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 2010

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 0 SF Floor Area = 0 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	912	34,446	31,001
Storage Over Garage	228	3,133	2,820
Door Opener	1	547	492
<b>Totals:</b>		<b>38,126</b>	<b>34,313</b>

Notes: GARAGE

ECF (404 MISSAUKEE LAKE AREA BACK LOTS) 1.100 => TCV: 37,744

2024 Est. T.C.V. 009-010-017-74	=	47,798
Est. TCV/Total Floor Area = 0.00, Most recent sale 09/20/2004 for 3,600		
2023 Assessed MBOR S.E.V. Base for Cap C.P.I.		
20,400 20,400 20,400 11,936 5.00		
2024 New Eq. Adjustment Loss Additions Tax Adjustment Losses		
0 3,500 0 0 596 0		
2024 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT		
23,900 23,900 23,900 12,532 12,532 12,532		

009-010-017-75	2024 Est. T.C.V.	DEBOER DON
Property Class: 402		S BIRCHAVEN BEACH DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 10 T22N R8W (0\*2004) .0574 A M/L  
 BEG N 28 DEG 58' 47" W 2.12 FT FROM NE COR LOT 49 BIRCHAVEN BEACH PLAT, TH S 61  
 DEG 03' W 50 FT, N 28 DEG 58' 47" W 50 FT, N 61 DEG 03'  
 E 50 FT, S 28 DEG 58' 47" E 50 F TO POB.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value E> E BACK LOTS 9K					9000	100		9,000
50 Actual Front Feet, 0.06 Total Acres							Total Est. Land Value =	9,000

2024 Est. T.C.V. 009-010-017-75 = 9,000

Est. TCv/Total Floor Area = 0.00, Most recent sale 09/20/2004 for 3,600

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.				
3,500	3,500	3,500	737	5.00				
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses				
0	1,000	0	36	0				
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT			
4,500	4,500	4,500	773	773	0			

009-010-017-76	2024 Est. T.C.V.	MAXWELL TODD
Property Class: 402		S BIRCHAVEN BEACH DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 10 T22N R8W (0\*2004) .0579 A M/L  
 BEG S 66 DEG 48' 19" W 40.31 FT FROM SW COR LOT 24 BIRCHAVEN BEACH UNIT TH S 66D  
 48' 19" W 50 FT, N 18 DEG 13' 32" W 50.4 FT, N 66 DEG 48' 19" E 50 FT, S 18DEG  
 13' 32" E 50.4 FT TO POB.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value E> E BACK LOTS 9K					9000	100		9,000
50 Actual Front Feet, 0.06 Total Acres							Total Est. Land Value =	9,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	22.67	180	95	3,877
Total Estimated Land Improvements			True Cash Value =	3,877

2024 Est. T.C.V. 009-010-017-76 = 12,877

Est. TCY/Total Floor Area = 0.00, Most recent sale 06/25/2004 for 3,500

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
5,300	5,300	5,300	1,209	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	1,100	0	0	60	0	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
6,400	6,400	6,400	1,269	1,269	0	0

009-010-017-77                      2024 Est. T.C.V.                      GRIER R DIXON & PATRICIA A TRUST  
 Property Class: 401                      S BIRCHAVEN BEACH DR  
 Map #:                                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

SEC 10 T22N R8W (0\*2004) .0574 A M/L  
 BEG N 28D 57' W 109.36 FT FROM SE COR LOT 60 BIRCHAVEN BEACH UNIT; S 61D 03' W 50 FT; N 28D 57' W 50 FT; N 61D 03' E 50 FT; S 28D 57' E 50 FT TO POB.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value E> E BACK LOTS 9K					9000	100		9,000
50 Actual Front Feet, 0.06 Total Acres                      Total Est. Land Value =								9,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.18	320	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1 Single Family GRG                      Cls C                      Blt 2006

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 0 SF                      Floor Area = 512 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Overhang	512		
Total:				44,498	37,823

Other Additions/Adjustments

Exterior  
 Stone Veneer                                      50                      1,898                      1,613

Plumbing  
 Average Fixture(s)                                      1                      1,476                      1,255

Garages  
 Class: C Exterior: Siding Foundation: 42 Inch (Finished)  
 Base Cost                                      768                      36,710                      31,203  
 Door Opener                                      2                      1,093                      929

Water/Sewer  
 Public Sewer                                      1                      1,494                      1,270  
 Water Well, 100 Feet                                      1                      5,808                      4,937

Built-Ins  
 Appliance Allow.                                      1                      2,766                      2,351

Local Cost Items  
 SANITARY SEWER                                      1                      0                      0

Totals:                                      95,743                      81,381

Notes:

ECF (404 MISSAUKEE LAKE AREA BACK LOTS) 1.100 => TCV:                      89,519

2024 Est. T.C.V. 009-010-017-77	=	99,469			
Est. TCV/Total Floor Area = 194.28, Most recent sale 06/25/2004 for 3,700					
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
42,000	42,000	42,000	32,047	5.00	
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	7,700	0	0	1,602	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
49,700	49,700	49,700	33,649	33,649	33,649



009-010-017-78	2024 Est. T.C.V.	PAPENFUSS RANDOLPH KAREN E &
Property Class: 402		S BIRCHAVEN BEACH DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 10 T22N R8W (0\*2004) .0861 A M/L  
 BEG N 28D 58' 47" W 102.12 FT FROM NE COR LOT 49; TH S 61D 03' W 50 FT; N 28D  
 58' 47" W 75 FT; N 61D 03' W 50 FT; S 28D 58' 47" E 75 FT TO POB.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value E> E BACK LOTS 9K					9000	100	.	9,000
75 Actual Front Feet, 0.09 Total Acres							Total Est. Land Value =	9,000

2024 Est. T.C.V. 009-010-017-78 = 9,000

Est. TC/Total Floor Area = 17.58, Most recent sale 06/01/2004 for 5,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.				
3,500	3,500	3,500	737	5.00				
2024	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses			
	0	1,000	0	36	0			
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT			
4,500	4,500	4,500	773	773	0			

009-010-017-79                      2024 Est. T.C.V.                      FLEISCHMAN JOSEPH & SUSAN  
Property Class: 401                      S BIRCHAVEN BEACH DR  
Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

SEC 10 T22N R8W BEG S 61 DEG 03'00"W 39.37 FT FROM SW COR LOT 4 BIRCHAVEN BEACH  
UNIT TH S 61 DEG 03'00"W 50 FT, N 28 DEG 57'00"W 50 FT, N 61 DEG 03'00"E 50 FT,  
S 28 DEG 57'00"E 50 FT TO POB. .0574A.

SPLIT FROM INDIAN LAKES

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value E> E BACK LOTS 9K					9000	100		9,000
50 Actual Front Feet, 0.06 Total Acres			Total Est. Land Value =					9,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	3.10	360	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1 Single Family GRG                      Cls C                      Blt 2011

(11) Heating System: No Heating/Cooling

Ground Area = 0 SF      Floor Area = 0 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					

Garages

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

Base Cost	730	29,302	26,372
Door Opener	1	547	492

Totals:                      29,849                      26,864

Notes:

ECF (404 MISSAUKEE LAKE AREA BACK LOTS) 1.100 => TCY:                      29,550

2024 Est. T.C.V. 009-010-017-79                      =                      39,500

Est. TCY/Total Floor Area = 0.00, Most recent sale 09/01/2002 for 3,500

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
16,800	16,800	16,800	12,323	5.00		
2024 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,000	0	0	616	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
19,800	19,800	19,800	12,939	12,939	0	

009-010-017-80	2024 Est. T.C.V.	HEEREN KURT M & SVENJE
Property Class: 402		S BIRCHAVEN BEACH DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 10 T22N R8W BEG S 67 DEG 01'47"W 40.25 FT FROM NW COR LOT 25 BIRCHAVEN BEACH  
TH S 18 DEG 13'32"E 50.4 FT, S 66 DEG 48'19"W 50 FT, N 18 DEG 13'32"W 50.4 FT, N  
66 DEG 48' 19"E 50 FT TO POB. .0579A.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value E> E BACK LOTS 9K					9000	100		9,000
50 Actual Front Feet, 0.06 Total Acres							Total Est. Land Value =	9,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	34.90	40	94	1,312
Total Estimated Land Improvements			True Cash Value =	1,312

2024 Est. T.C.V. 009-010-017-80 = 10,312

Est. TC/Total Floor Area = 0.00

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
4,100	4,100	4,100	737	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	1,100	0	0	36	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
5,200	5,200	5,200	773	773	0	



009-010-017-81 2024 Est. T.C.V. FINK ARNOLD  
 Property Class: 401 S BIRCHAVEN BEACH DR  
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

SEC 10 T22N R8W (0\*2002) BEG S 66 DEG 48'19"W 40.31 FT FROM NW COR LOT 23  
 BIRCHAVEN BEACH, TH S 18 DEG 13'32"E 100.8 FT, N 66 DEG 48'19"W 50 FT N 18 DEG  
 13'32"W 100.8 FT, N 66 DEG 48' 19"E 50 FT TO POB. .1157A.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BACK 50' @ 160/	100.80	50.00	0.8392	0.8409	160	100		11,382
101 Actual Front Feet, 0.12 Total Acres					Total Est. Land Value =			11,382

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1 Single Family GRG Cls C Blt 2013

(11) Heating System: No Heating/Cooling  
 Ground Area = 0 SF Floor Area = 0 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)  
 Base Cost 834 32,126 28,913  
 Door Opener 1 547 492

Deck

w/Roof (Roof portion) 282 4,422 3,980

Totals: 37,095 33,385

Notes:

ECF (404 MISSAUKEE LAKE AREA BACK LOTS) 1.100 => TCY: 36,724

2024 Est. T.C.V. 009-010-017-81 = 49,056

Est. TCY/Total Floor Area = 0.00

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
21,800	21,800	21,800	14,711	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	2,700	0	735	0		
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
24,500	24,500	24,500	15,446	15,446	0	

009-010-017-82    2024 Est. T.C.V.    FORCHE KURT D & JEANNETTE L TRUST  
 Property Class: 402    S BIRCHAVEN BEACH DR  
 Map #:    LAKE TOWNSHIP    LAKE CITY, MI 49651

SEC 10 T22N R8W BEG N 28 DEG 58'47"W 52.12 FT FROM NE COR LOT 49 BIRCHAVEN BEACH  
 UNIT NO 1, THS 61 DEG 03'W 50 FT, N 28 DEG 58'47"W 50 FT, N 61 DEG 03'E 50 FT, S  
 28 DEG 58'47"E 50 FT TO POB. .0574A.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value E> E BACK LOTS 9K					9000	100		9,000
50 Actual Front Feet, 0.06 Total Acres			Total Acres				Total Est. Land Value =	9,000

2024 Est. T.C.V. 009-010-017-82    =    9,000

Est. TCV/Total Floor Area = 0.00, Most recent sale 05/16/2014 for 183,500

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
3,500	3,500	3,500	2,867	5.00		
2024	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	1,000	0	143	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
4,500	4,500	4,500	3,010	3,010	0	

009-010-017-83	2024 Est. T.C.V.	DEBOER DON
Property Class: 402		S BIRCHAVEN BEACH DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 10 T22N R8W (0\*2002) PCL 14A AS RECORDED IN BOOK OF SURVEYS S-4 P 166.  
.0574A.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value E> E BACK LOTS 9K					9000	100		9,000
50 Actual Front Feet, 0.06 Total Acres							Total Est. Land Value =	9,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	28.72	80	50	1,149
Total Estimated Land Improvements				True Cash Value = 1,149

2024 Est. T.C.V. 009-010-017-83 = 10,149

Est. TCV/Total Floor Area = 0.00

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
4,000	4,000	4,000	290	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	1,100	0	0	14	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
5,100	5,100	5,100	304	304	0	

009-010-017-85                      2024 Est. T.C.V.                      RYAN DAVID & PAMELA M  
 Property Class: 401    1374 S BIRCHAVEN BEACH DR  
 Map #:    LAKE TOWNSHIP    LAKE CITY, MI 49651

SEC 10 T22N R8W (0\*2001) BEG N 28 DEG 57'W 281 FT, N 18 DEG 16'W 350.02 FT FROM  
 NE COR LOT 49 BIRCHAVEN BEACH UNIT NO 1 TH N 18 DEG 16'W 50 FT, S 71 DEG 44'W 50  
 FT, S 18 DEG 16'E 50 FTN 71 DEG 44'E 50 FT TO POB. .05A.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value E> E BACK LOTS 9K					9000	100		9,000
50 Actual Front Feet, 0.06 Total Acres							Total Est. Land Value =	9,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.18	650	0	0
Wood Frame	37.51	50	50	938

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	94	940
Total Estimated Land Improvements True Cash Value =				1,878

Cost Est. for Res. Bldg: 1 Single Family GRG    Cls C    Blt 2002

(11) Heating System: No Heating/Cooling  
 Ground Area = 0 SF    Floor Area = 0 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)					
Base Cost			589	25,186	20,149
Storage Over Garage			484	6,650	5,320
Door Opener			2	1,093	874
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)					
Common Wall: 1 Wall			1	-2,686	-2,149
Base Cost			237	13,447	10,758
Totals:				43,690	34,952

Notes: GARAGE & WORKSHOP

ECF (404 MISSAUKEE LAKE AREA BACK LOTS) 1.100 => TCV:                      38,447

2024 Est. T.C.V.	009-010-017-85					=	49,325
Est. TCV/Total Floor Area = 0.00, Most recent sale 10/21/2014 for 1							
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
21,100	21,100	21,100	17,257	5.00			
2024	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,600	0	0	0	862	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
24,700	24,700	24,700	18,119	18,119	0		



009-010-017-90 2024 Est. T.C.V. ZYSK CAROLYN D  
 Property Class: 401 S BIRCHAVEN BEACH DR  
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

SEC 10 T22N R8W (0\*2001) BEG S 28 DEG 57'E 97.88 FT FROM NE COR LOT 49 BIRCHAVEN  
 BEACH UNIT NO 1 AS RECORDED TH S 28 DEG 57'E 50 FT, S 61 DEG 03'W 50 FT, N 28  
 DEG 57'W 50 FT, N 61 DEG 03'E 50 FT TO POB. .05A.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value E> E BACK LOTS 9K					9000	100		9,000
50 Actual Front Feet, 0.06 Total Acres							Total Est. Land Value =	9,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	3.10	640	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	94	940
Total Estimated Land Improvements				940

Cost Est. for Res. Bldg: 1 Single Family GRG Cls C Blt 2002

(11) Heating System: Forced Air w/o Ducts  
 Ground Area = 0 SF Floor Area = 0 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					

Plumbing

Average Fixture(s)	1	1,476	1,255
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Garages

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

Base Cost	768	30,305	25,759
Storage Over Garage	500	6,870	5,839
Door Opener	2	1,093	929

Built-Ins

Appliance Allow.	1	2,766	2,351
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Totals:		42,510	36,133
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Notes:

ECF (404 MISSAUKEE LAKE AREA BACK LOTS) 1.100 => TCv: 39,746

2024 Est. T.C.V. 009-010-017-90	=	49,686			
Est. TCv/Total Floor Area = 0.00					
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
21,300	21,300	21,300	14,772	5.00	
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,500	0	738	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
24,800	24,800	24,800	15,510	15,510	0



Parcel Number: 009-010-017-95

Page: 2

2024 Est. T.C.V. 009-010-017-95						=	78,934
Est. TCV/Total Floor Area = 189.75							
2023 Assessed		MBOR	S.E.V.	Base for Cap	C.P.I.		
	34,000	34,000	34,000	32,550	5.00		
2024	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	5,500	0	0	1,627	0	
2024 Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
	39,500	39,500	39,500	34,177	34,177	0	





009-010-018-00 2024 Est. T.C.V. INDIAN LAKES L C
Property Class: 401 W SAPPHIRE AVE
Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

2012-03281 WD GOV'T LOT 4 N & E OF SAPPHIRE LAKE PLAT 2 & GOV'T LOT 5 W & S OF BIRCH HAVEN BEACH UNIT 1 EXC INDIAN LAKES WEST AND EXC BEG S 64 DEG 54'40"W 40.93 FT FROM SW COR LOT 31 BIRCHHAVEN BEACH TH S 64 DEG 54'40"W 50 FT, N 48 DEG 06'25"W 56.10 FT, N 62 DEG 26'40"W 44.59 FT, N 62 DEG 33' 01"W 40.38 FT; N 63 DEG 08' 54"W 33.30 FT; N 62°33'01"W 40.38 FT, N 63°08'54"W 33.3 FT, N 62°11'52"W 25.86 FT, N 29°49'55"W 74.24 FT, N 29°49'45"W 74.61 FT, N 29°49'10"W 49.12 FT, N 29°53'00"W 100 FT, N 86°46'32"W 37.62 FT, N 14°36'46"W 50 FT, N 75°23'14"E 69.45 FT, S 29°53'00"E 339.58 FT, S 60°11'27"E 197.82 FT, S 18°13'34"E 17.21 FT TO POB & EXC BEG N36°44'00"W 84.87 FT & N 84°41'09"W 68.01 FT FROM NE COR OF LOT 119 SAPPHIRE LAKE PLAT #2; TH N84°41'09"W 100 FT, N03°23'55"E 100.06 FT, S84°41'00"E 81.16 FT, S36°44'00"E 29.27 FT, S03°25'31"W 78.31 FT TO POB & EXCEPT PIN

009-010-018-00 28.9454 A M/L
SEC 10 T22N R8W (6\*1999)

GOV'T LOT 4 N & E OF SAPPHIRE LAKE PLAT 2 & GOV'T LOT 5 W & S OF BIRCH HAVEN BEACH UNIT 1 EXC INDIAN LAKES WEST AND EXC BEG S 64 DEG 54'40"W 40.93 FT FROM SW COR LOT 31 BIRCHHAVEN BEACH TH S 64 DEG 54'40"W 50 FT, N 48 DEG 06'25"W 56.10 FT, N 62 DEG 26'40"W 44.59 FT, N 62 DEG 33' 01"W 40.38 FT; N 63 DEG 08' 54"W 33.30 FT; N 62°33'01"W 40.38 FT, N 63°08'54"W 33.3 FT, N 62°11'52"W 25.86 FT, N 29°49'55"W 74.24 FT, N 29°49'45"W 74.61 FT, N 29°49'10"W 49.12 FT, N 29°53'00"W 100 FT, N 86°46'32"W 37.62 FT, N 14°36'46"W 50 FT, N 75°23'14"E 69.45 FT, S 29°53'00"E 339.58 FT, S 60°11'27"E 197.82 FT, S 18°13'34"E 17.21 FT TO POB & EXC BEG N36°44'00"W 84.87 FT & N 84°41'09"W 68.01 FT FROM NE COR OF LOT 119 SAPPHIRE LAKE PLAT #2; TH N84°41'09"W 100 FT, N03°23'55"E 100.06 FT, S84°41'00"E 81.16 FT S36°44'00"E 29.27 FT, S03°25'31"W 78.31 FT TO POB . 29.06 A M/L

SPLIT ON 11/28/2007 INTO 009-010-018-90;
SPLIT ON 12/08/2008 INTO 009-010-018-89;
SPLIT ON 11/20/2012 INTO 009-010-018-88;
SPLIT ON 12/31/2014 INTO 009-010-017-61 2014-04155 CLOVER .057A M/L;

Split/Comb. on 12/31/2014 completed 12/31/2014 TIM LOT LINE TRANSFER - EXEMPT;
Parent Parcel(s): 009-010-018-00;
Child Parcel(s): 009-010-017-61;

SPLIT/COMB. ON 11/20/2012 COMPLETED 11/20/2012 POLLY SPLIT ;
PARENT PARCEL(S): 009-010-018-00;
12 CHILD PARCEL(S): 009-010-018-88; .117 ACRE

04 SPLIT .05 AC. TO 018-96 FOR 05..EXEMPT..ADJ OWNER (LOT 31)
04 SPLIT .05 AC. TO 018-95 FOR 05..EXEMPT..ADJ OWNER (LOT 33)
04 SPLIT .08 AC. TO 018-94 FOR 05..EXEMPT..ADJ OWNER (LOT44,45)
04 SPLIT .04 AC. TO 018-93 FOR 05..EXEMPT..ADJ OWNER (LOT 32)
05 SPLIT .06 AC. TO 018-91 FOR 06..EXEMPT..ADJ OWNER (LOT 4)
07 SPLIT .11 AC. TO 018-90 FOR 08..EXEMPT..ADJ OWNER (LOT 34)
08 SPLIT .23 AC. TO 018-89 FOR 09..EXEMPT..ADJ OWNER (LOT 120 & 121)

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

Table with 6 columns: Description, Frontage, Depth, Front, Depth Rate, %Adj, Reason, Value. Includes rows for 'A 200' @ 90/FF' and 'Residentia 10K/A'.

Summary table with 8 columns: Description, MBOR, S.E.V., Base for Cap, C.P.I., Additions, Tax Adjustment, Losses. Includes rows for '2024 Est. T.C.V.', '2023 Assessed', and '2024 Assessed'.

009-010-018-88                              2024 Est. T.C.V.                              KLAFT CRYSTAL & RINDLISBACHER TREVO  
Property Class: 401                              W SAPPHIRE AVE  
Map #:    LAKE TOWNSHIP                              LAKE CITY, MI 49651

2012-03281 LOT 191 ON SAPPHIRE LAKE PLAT NO. 2 IN LIBER 2 OF PLATS, PAGES 59 THROUGH 61 INCLUSIVE, MISSAUKEE COUNTY RECORDS, MORE FULLY DESCRIBED AS COMMENCING AT A CONCRETE MONUMENT LOCATED AT THE EASTERLY CORNER OF LOT 119, SAPPHIRE LAKE PLAT NO. 2 OF SAID POINT BEING A PROPERTY CONTROLLING CORNER ON THE WESTERN RIGHT OF WAY LINE OF OAK DR; THENCE N36°44'00"W 84.87 FEET ALONG SAID RIGHT OF WAY TO A POINT ON THE NORTHERN RIGHT OF WAY OF SAPPHIRE AVE; THENCE N84°41'09" W 168.01 FEET ALONG SAID RIGHT OF WAY OF SAPPHIRE AVE. TO THE POINT OF BEGINNING; THENCE N84°41 '09"W 26.65 FEET FEET; THENCE S70°16'55"W 25.39 FEET; THENCE N03°22'47"E 108.68 FEET; THENCE N70°23'32" E 5.02 FEET; THENCE S84°41'00"E 45.38 FEET; THENCE S03°23'55"W 100.06 FEET TO THE POINT OF BEGINNING. (BEING A PART OF SECTION 10, T22N, RBW. SPLIT ON 11/20/2012 FROM 009-010-018-00;

Split/Comb. on 11/20/2012 completed 11/20/2012 POLLY      SPLIT                              ;  
Parent Parcel(s): 009-010-018-00;  
Child Parcel(s): 009-010-018-88;

- 04 SPLIT .05 AC. TO 018-96 FOR 05..EXEMPT..ADJ OWNER (LOT 31)  
04 SPLIT .05 AC. TO 018-95 FOR 05..EXEMPT..ADJ OWNER (LOT 33)  
04 SPLIT .08 AC. TO 018-94 FOR 05..EXEMPT..ADJ OWNER (LOT44,45)  
04 SPLIT .04 AC. TO 018-93 FOR 05..EXEMPT..ADJ OWNER (LOT 32)  
05 SPLIT .06 AC. TO 018-91 FOR 06..EXEMPT..ADJ OWNER (LOT 4)  
07 SPLIT .11 AC. TO 018-90 FOR 08..EXEMPT..ADJ OWNER (LOT 34)  
08 SPLIT .23 AC. TO 018-89 FOR 09..EXEMPT..ADJ OWNER (LOT 120 & 121)

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A		\$10000			10000	100		10,000
50 Actual Front Feet, 0.12 Total Acres					Total Est.		Land Value =	10,000

2024 Est. T.C.V.	009-010-018-88				=			10,000
Est. TCV/Total Floor Area = 0.00, Most recent sale 10/28/2022 for 175,000								
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.				
3,500	3,500	3,500	3,500	5.00				
2024	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses			
0	1,500	0	0	175	0			
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT			
5,000	5,000	5,000	3,675	3,675	3,675			

009-010-018-89                                  2024 Est. T.C.V.                                  DODD GEORGE G & VIRGINIA E  
 Property Class: 402                                  W SAPPHIRE AVE  
 Map #:    LAKE TOWNSHIP                                  LAKE CITY, MI 49651

SEC 10 T22N, R8W BEG N36°44'00"W 84.87 FT & N 84°41'09"W 68.01 FT FROM NE COR OF  
 LOT 119 SAPPHIRE LAKE PLAT #2; TH N84°41'09"W 100 FT, N03°23'55"E 100.06 FT,  
 S84°41'00"E 81.16 FT, S36°44'00"E 29.27 FT, S03°25'31"W 78.31 FT TO POB .2296  
 Ac. M/L

Split on 12/08/2008 from 009-010-018-00;

Split/Comb. on 12/08/2008 completed 12/08/2008 RAY ;  
 Parent Parcel(s): 009-010-018-00;  
 Child Parcel(s): 009-010-018-89;

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BACKLOTS 150/	100.00	100.00	0.8409	1.0000	150	100		12,613
100 Actual Front Feet, 0.23 Total Acres					Total Est. Land Value =			12,613

2024 Est. T.C.V. 009-010-018-89							=	12,613
Est. TCV/Total Floor Area = 0.00, Most recent sale 11/17/2008 for 10,000								
2023 Assessed	MBOR		S.E.V.		Base for Cap		C.P.I.	
5,000	5,000		5,000		3,150		5.00	
2024	New	Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0		1,300	0	0	157	0	
2024 Assessed	MBOR		S.E.V.		Capped	->Taxable<-	PRE/MBT	
6,300	6,300		6,300		3,307	3,307	0	

009-010-018-90	2024 Est. T.C.V.	MERCHANT JOSHUA D & CARRIE L
Property Class: 402		S BIRCHAVEN BEACH DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 10 T22N, R8W, BEG S46°01'51" W 41.26 FT FROM COR OF LOTS 35 & 36 OF  
 BIRCHAVEN BEACH, TH S 60°11'27"E 28.90 FT, TH S 53°26'34"W 50 FT, TH N  
 62°11'52"W 25.86 FT, TH N 29°49'55"W 74.24 FT, TH N 47°36'22"E 50.02 FT, TH S  
 29°53'00"E 76.18 FT TO POB. .11Ac. M/L  
 Split on 11/28/2007 from 009-010-018-00;

Split/Comb. on 11/28/2007 completed 11/28/2007 RAY ;  
 Parent Parcel(s): 009-010-018-00;  
 Child Parcel(s): 009-010-018-90;

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Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BACK 50' @ 160/	103.00	50.00	0.8347	0.8409	160	100		11,567
103 Actual Front Feet,	0.12	Total Acres			Total Est. Land Value =			11,567

2024 Est. T.C.V. 009-010-018-90	=	11,567
Est. TCV/Total Floor Area =	0.00, Most recent sale 09/21/2018 for 243,700	
2023 Assessed	MBOR	S.E.V.
4,300	4,300	4,300
		3,675
2024 New Eq. Adjustment	Loss	C.P.I.
0	1,500	5.00
	0	0
2024 Assessed	MBOR	S.E.V.
5,800	5,800	5,800
		3,858
		3,858
		PRE/MBT
		0



009-010-018-92	2024 Est. T.C.V.	HAMILTON JOSEPH & AMY
Property Class: 402		S BIRCHAVEN BEACH DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 10 T22N R8W (0\*2004) --.0567 A--  
 BEG S 46D 48' 30" W 41.12 FT FROM NW COR LOT 39 BIRCHAVEN BEACH, TH S 29D 53'  
 00"E 49.59 FT, S 47D 21' 45"W 50 FT; N 29D 49' 10"W 49.12 FT, N 45D 48' 30"E 50  
 FT TO POB.

04 SPLIT FROM 018-00 FOR 05

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value E> E BACK LOTS 9K					9000	100		9,000
50 Actual Front Feet, 0.06 Total Acres							Total Est. Land Value =	9,000

2024 Est. T.C.V. 009-010-018-92 = 9,000

Est. TC/Total Floor Area = 0.00, Most recent sale 12/03/2004 for 3,700

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.				
3,500	3,500	3,500	882	5.00				
2024 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses			
0	1,000	0	0	44	0			
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT			
4,500	4,500	4,500	926	926	0			

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009-010-018-93	2024 Est. T.C.V.	LAROSE RYAN & ERIN N
Property Class: 401		S BIRCHAVEN BEACH DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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SEC 10 T22N R8W  
 BEG S 57D 57' 11"W 45.81 FT FROM SW COR LOT 34 BIRCHAVEN BEACH UNIT, TH S 57D  
 57' 11"W 50 FT, N 63D 08' 54"W 33.30 FT, N 53D 26' 34"E 50 FT; S 60D 11' 27"E  
 36.80 FT TO POB. --.04A--

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Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value E>	E BACK LOTS	9K			9000	100		9,000
	50 Actual Front Feet, 0.04 Total Acres Total Est. Land Value =							9,000

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Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	7.35	2320	50	8,526
D/W/P: Crushed Rock	2.19	252	50	276
Metal Prefab	13.48	192	50	1,294
Total Estimated Land Improvements True Cash Value =				10,096

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2024 Est. T.C.V. 009-010-018-93		=	19,096		
Est. TCV/Total Floor Area = 0.00, Most recent sale 09/19/2017 for 220,000					
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
8,200	8,200	8,200	6,967	5.00	
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	1,300	0	0	348	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
9,500	9,500	9,500	7,315	7,315	0



009-010-018-94    2024 Est. T.C.V.    GLASS CASEY R & JENNIFER S TRUST  
 Property Class: 402    S BIRCHAVEN BEACH DR  
 Map #:    LAKE TOWNSHIP    LAKE CITY, MI 49651

BEG S14DEG 36' 46" E 40' FROM SW COR OF LOT 45 BIRCHAVEN BEACH TH S 14DEG 36' 46" E 50', S 86 DEG 46' 32" E 37.62', NW'LY TO A PT S 46DG 48' 30" W 41.12' & N 29DEG 53' W 65' FROM SW COR LOT 41, TH N 29DEG 53' W 23.99', S75DEG 23' 14"W 69.45' TO POB SEC10 T22N R8W .0714A  
 6/2017 TRANSFER PART TO 010-018-91  
 FORMERLY SEC 10 T22N R8 W (0\*2004). BEG S 14 DEG 36' 46" E 40 FT FROM SW COR LOT 45 BIRCHAVEN BEACH UNIT, TH N 75 DEG 23' 14" E 69.45 FT, S 29 DEG 53' 00" E 38.99 FT, S 46 DEG 48' 30" W 50 FT, N 86 DEG 46' 32" W 37.62 FT, N 14 DEG 36' 46" W 50 FT TO POB. --.08 A M/L--

6/1/2017 TRANSFER PART TO 01-018-91

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value E> E BACK LOTS 9K					9000	100		9,000
70 Actual Front Feet, 0.07 Total Acres							Total Est. Land Value =	9,000

2024 Est. T.C.V. 009-010-018-94 = 9,000  
 Est. TCV/Total Floor Area = 0.00

Year	Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
2023	3,500	3,500	3,500	737	5.00					
2024	0	1,000	0	0	36					0
2024	4,500	4,500	4,500	773	773			Capped	->Taxable<-	PRE/MBT

009-010-018-95	2024 Est. T.C.V.	SCHLICK DAVID R & MARIANNE TRUST
Property Class: 402		S BIRCHAVEN BEACH DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 10 T22N R8W  
 BEG S 57 DEG 57' 11" W 45.81 FT FROM NW COR LOT 33 BIRCHAVEN BEACH, TH S 60 DEG  
 11' 27" E 43.22 FT; S 61 DEG 45' 27" W 50 FT, N 62 DEG 33' 01" W 40.38 FT, N 57  
 DEG 57' 11" E 50 FT TO POB. -- .048 A M/L--

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value E> E BACK LOTS 9K					9000	100		9,000
50 Actual Front Feet, 0.05 Total Acres							Total Est. Land Value =	9,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.49	1500	50	4,867
Total Estimated Land Improvements			True Cash Value =	4,867

2024 Est. T.C.V. 009-010-018-95	=	13,867			
Est. TCV/Total Floor Area = 0.00, Most recent sale 09/20/2004 for 3,700					
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
5,800	5,800	5,800	5,167	5.00	
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,100	0	258	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
6,900	6,900	6,900	5,425	5,425	0

009-010-018-96	2024 Est. T.C.V.	FERGUSON DAVID C & ROSE MARY (TTEE)
Property Class: 401		S BIRCHAVEN BEACH DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 10 T22N R8 W (0\*2004) .0527 A M/L  
 BEG S 61D 45' 27" W 47.39 FT FROM NW COR LOT 32 BIRCHAVEN BEACH, TH S 60D 11'  
 27" W 47.18 FT, S 65D 22' 57" W 50 FT; TH N 62D 26' 40" W 44.39 FT; TH N 61D  
 45' 27" E 50 FT TO POB.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value E> E BACK LOTS 9K					9000	100		9,000
47 Actual Front Feet, 0.05 Total Acres Total Est. Land Value =								9,000

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

(11) Heating System: Electric Baseboard  
 Ground Area = 241 SF Floor Area = 241 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Piers	241		
Total:				30,501	24,401

Other Additions/Adjustments

Porches

WCP (1 Story)	72	3,239	2,591
Foundation: Shallow	72	-751	-601

Totals: 32,989 26,391

Notes: SHED/SLEEPING

ECF (404 MISSAUKEE LAKE AREA BACK LOTS) 1.100 => TCV: 29,030

2024 Est. T.C.V. 009-010-018-96			=	38,030	
Est. TCV/Total Floor Area = 157.80					
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
16,400	16,400	16,400	6,410	5.00	
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	2,600	0	0	320	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
19,000	19,000	19,000	6,730	6,730	0

009-010-018-97 2024 Est. T.C.V. CHECINSKI ANDRZEJ & MARLOGORZATA  
 Property Class: 402 S BIRCHAVEN BEACH DR  
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

SEC 10 T22N R8W BEG S 47 DEG 21'45"W 41.03 FT FROM NW COR LOT 38 BIRCHAVEN BEACH  
 TH S 29 DEG 53'00"E 74.82 FT, S 47 DEG 36'22"W 50.02 FT, N 29 DEG 49'45"W 74.61  
 FT, N 47 DEG 21'45"E 50 FT TO POB. .09A.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
* Factors * .09 AC								
<Site Value E> E BACK LOTS 9K					9000	100		9,000
75 Actual Front Feet, 0.09 Total Acres					Total Est.	Land Value =		9,000
2024 Est. T.C.V. 009-010-018-97					=			9,000
Est. TCY/Total Floor Area = 37.34, Most recent sale 01/22/2008 for 0								
2023 Assessed	MBOR	S.E.V.	Base for Cap		C.P.I.			
3,500	3,500	3,500	3,500		5.00			
2024	New Eq.	Adjustment	Loss	Additions	Tax Adjustment		Losses	
	0	1,000	0	0	175		0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-		PRE/MBT		
4,500	4,500	4,500	3,675	3,675		0		

009-010-018-98	2024 Est. T.C.V.	FERGUSON DAVID C & ROSE MARY (TTEE)
Property Class: 402		S BIRCHAVEN BEACH DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 10 T22N R8W BEG S 64 DEG 54'40"W 40.93 FT FROM SW COR LOT 31 BIRCHAVEN BEACH  
 NO 1, TH S 64 DEG 54'40"W 50 FT, N 48 DEG 06'25"W 56.10 FT, N 65 DEG 22'57"E 50  
 FT, S 60 DEG 11'27"E 41.72 FT, S 18 DEG 13'34"E 17.21 FT TO POB. .06A.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value E> E BACK LOTS 9K					9000	100		9,000
50 Actual Front Feet, 0.06 Total Acres							Total Est. Land Value =	9,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	24.00	144	50	1,728
				Total Estimated Land Improvements True Cash Value = 1,728

2024 Est. T.C.V. 009-010-018-98 = 10,728

Est. TCv/Total Floor Area = 44.51, Most recent sale 02/01/2003 for 2,500

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
4,300	4,300	4,300	1,122	5.00		
2024 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	1,100	0	0	56	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
5,400	5,400	5,400	1,178	1,178	0	

009-010-018-99	2024 Est. T.C.V.	HAMILTON JOE & AMY
Property Class: 402		S BIRCHAVEN BEACH DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 10 T22N R8W BEG S 46 DEG 48'30"W 41.12 FT FROM SW COR LOT 40 BIRCHAVEN BEACH  
 TH S 46 DEG 48'30"W 50 FT, N 29 DEG 53'00"W 50 FT, N 46 DEG 48'30"E 50 FT, S 29  
 DEG 53'00" E 50 FT TO POB. .0574A.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value E> E BACK LOTS 9K					9000	100		9,000
50 Actual Front Feet, 0.06 Total Acres							Total Est. Land Value =	9,000

2024 Est. T.C.V. 009-010-018-99 = 9,000

Est. TCV/Total Floor Area = 37.34, Most recent sale 10/22/2020 for 135,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
3,500	3,500	3,500	3,253	5.00		
2024	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	1,000	0	162	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
4,500	4,500	4,500	3,415	3,415	0	

009-010-019-00	2024 Est. T.C.V.	INDIAN LAKES L C
Property Class: 402		W SAPPHIRE AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 10 T22N R8W GOV'T LOT 6 NORTH OF SAPPHIRE LAKE PLAT #2 EXC THAT PART  
LYING S'LY OF S LINE VACATED CHIPPEWA AVENUE 7.411 A

05 Split .07 Ac. to 019-96 for 06  
05 Split .20 Ac. to 019-97 for 06  
05 Split .06 Ac. to 019-95 for 06

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$3000			7.41 Acres		3000	100		22,233
			7.41 Total Acres				Total Est. Land Value =	22,233

2024 Est. T.C.V. 009-010-019-00 = 22,233

Est. TCV/Total Floor Area = 92.25

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
10,400	10,400	10,400	4,044	5.00		
2024 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	700	0	0	202	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
11,100	11,100	11,100	4,246	4,246	0	

009-010-019-95	2024 Est. T.C.V.	WHITTAKER JACQUELINE
Property Class: 402		X W SAPPHIRE AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 10 T22N R8W (0\*2005)  
 BEG S 82 DEG 41'45"W 112.03 FT S 82 DEG 50'22"W 101.53 FT FROM NE COR LOT 173  
 SAPPHIRE LAKE PLAT 2, TN S 82 DEG 21'04"W 50.35 FT, N 01 DEG 58'46"E 53.79 FT, S  
 88 DEG 05'54"E 50.96 FT, S 01 DEG 54'36"W 45.39 FT TO POB. .058 A

05 Split .06 Ac from 010-019-00 for 06

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BACKLOTS 150/	50.00	50.53	1.0000	0.8431	150	100		6,323
50 Actual Front Feet, 0.06 Total Acres							Total Est. Land Value =	6,323

2024 Est. T.C.V. 009-010-019-95 = 6,323

Est. TCV/Total Floor Area = 26.24, Most recent sale 05/31/2005 for 900

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.				
2,500	2,500	2,500	1,145	5.00				
2024 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses			
0	700	0	0	57	0			
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT			
3,200	3,200	3,200	1,202	1,202	0			



009-010-019-96	2024 Est. T.C.V.	STEWART RONALD & KATHY
Property Class: 402		X W SAPPHIRE AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 10 T22N R8W (0\*2005) BEG AT NE COR OF LOT 168 SAPPHIRE LAKE PLAT #2, TH  
 S 82 D 21' 04" W 26.79 FT, S 76 D 27' 35" W 24.22 FT, N 01 D 51' 18" E 64.67 FT,  
 S 88 D 05' 54" E 49.86 FT, S 01 D 58' 46" W 53.79 FT TO POB.  
 .07 A M/L

05 Split from 010-019-00 for 06

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BACKLOTS 150/	49.86	61.16	1.0007	0.8843	150	100		6,618
50 Actual Front Feet, 0.07 Total Acres							Total Est. Land Value =	6,618

2024 Est. T.C.V. 009-010-019-96 = 6,618

Est. TC/Total Floor Area = 27.46, Most recent sale 06/29/2017 for 174,500

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
2,600	2,600	2,600	1,145	5.00			
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses			
0	700	0	0	57	0		
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
3,300	3,300	3,300	1,202	1,202	0		

009-010-019-97                                      2024 Est. T.C.V.                                      RUBY JEREMI D & SHANNON J  
Property Class: 402                                      X W SAPPHIRE AVE  
Map #:    LAKE TOWNSHIP                                      LAKE CITY, MI 49651

SEC 10 T22N R8W (0\*2005) BEG S 76 D 47' 35" W 77.54 FT FROM NE COR LOT 167  
SAPPHIRE LAKE PLAT #2, TH S 76 D 27' 35" W 92.54 FT, N 01 D 51' 18" E 109.41 FT,  
S 88 D 16' 52" E 89.14 FT, S 01 D 50' 25" W 85.13 FT TO POB.  
.2A M/L

05 Split from 010-019-00 for 06

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BACKLOTS 150/	89.14	97.73	0.8654	0.9943	150	100		11,505
89 Actual Front Feet, 0.20 Total Acres                                      Total Est. Land Value =                                      11,505								

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	24.89	120	50	1,493
Wood Frame	23.11	168	50	1,941
Total Estimated Land Improvements True Cash Value =				3,434

2024 Est. T.C.V. 009-010-019-97                                      =                                      14,939  
Est. TCV/Total Floor Area = 61.99, Most recent sale 10/04/2021 for 150,000  
2023 Assessed                                      MBOR                                      S.E.V.                                      Base for Cap                                      C.P.I.  
                        6,200                                      6,200                                      6,200                                      2,205                                      5.00  
2024                      New      Eq.      Adjustment                      Loss                                      Additions                      Tax Adjustment                      Losses  
    0                                      1,300                                      0                                      0                                      110                                      0  
2024 Assessed                                      MBOR                                      S.E.V.                                      Capped                                      ->Taxable<-                                      PRE/MBT  
                        7,500                                      7,500                                      7,500                                      2,315                                      2,315                                      0

009-010-019-98	2024 Est. T.C.V.	KENT KEVIN
Property Class: 402		X W SAPPHIRE AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 10 T22N R8W. BEG AT NE COR LOT 167 SAPPHIRE LAKE PLAT 2, TH S 76D 27'  
 35" W 77.54 FT, N 01D 50' 25" E 85.13 FT, S 88D 16' 52" E 50.45 FT, S 88 D 05'  
 54" E 23.95 FT, S 01D 51' 18" W 64.67 FT TO POB. .128 A M/L

04 SPLIT FROM 019-00 FOR 05 EXEMPT..ADJ OWNER

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BACKLOTS 150/	74.40	75.00	0.9054	0.9306	150	100		9,403
74 Actual Front Feet, 0.13 Total Acres							Total Est. Land Value =	9,403

2024 Est. T.C.V. 009-010-019-98 = 9,403

Est. TC/Total Floor Area = 39.02, Most recent sale 12/03/2004 for 1,500

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.				
3,800	3,800	3,800	882	5.00				
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses				
0	900	0	0	44	0			
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT			
4,700	4,700	4,700	926	926	0			

009-010-019-99	2024 Est. T.C.V.	BOUGHNER DALE K & JUDITH A TRUST
Property Class: 402		X W SAPPHIRE AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 10 T22N R8W. BEG AT NE COR LOT 173 SAPPHIRE LAKE PLAT 2, TH SW'LY TO NW  
COR LOT 170, N 0D 54' 30" E 45.39 FT, S 87D 56' 24" E 185.5 FT, S 63D 35' 49" E  
26.33 FT TO POB. .133 A M/L

04 SPLIT FROM 019-00 FOR 05

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BACKLOTS 150/	31.00	186.00	1.1269	1.1678	150	100		6,120
31 Actual Front Feet, 0.13 Total Acres							Total Est. Land Value =	6,120

2024 Est. T.C.V. 009-010-019-99	=	6,120
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Est. TCV/Total Floor Area = 25.39, Most recent sale 12/03/2004 for 800

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
2,400	2,400	2,400	1,145	5.00		
2024 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	700	0	0	57	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
3,100	3,100	3,100	1,202	1,202	1,202	

009-010-020-00	2024 Est. T.C.V.	BAYER REVOCABLE TRUST
Property Class: 401		8850 W SAPPHIRE AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 10 T22N R8W PCLS B & C OF THE SURVEY RECORDED IN LIBER S-3 PP 211-213 INCL.  
 7.98 A M/L  
 2016-02013 EASE CONSUMERS ENERGY  
 2013-03515 EASEMENT FROM SAPPHIRE AVE  
 INCLUDES 1998 PIN 010-020-50 IN 1998

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1200/	200.00	200.00	0.7071	1.1892	1200	100		201,815
RATE TABLE INFERIOR			7.06 Acres		1400	100		9,887
200 Actual Front Feet, 7.98 Total Acres Total Est. Land Value =								211,702

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	240	85	1,342
Wood Frame	26.75	150	50	2,006
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	97	2,425
Total Estimated Land Improvements True Cash Value =				5,773

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C 10 Blt 1994

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1509 SF Floor Area = 1886 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Basement	1,509		
Total:				268,517	201,407

Other Additions/Adjustments

Recreation Room	994	19,214	14,410
Basement, Outside Entrance, Below Grade	1	2,560	1,920

Plumbing

Average Fixture(s)	1	1,476	1,107
3 Fixture Bath	1	4,646	3,484
2 Fixture Bath	1	3,108	2,331

Porches

CCP (2 Story)	342	10,226	7,670
WPP	219	4,739	3,554
CCP (1 Story)	64	1,885	1,414

Deck

Treated Wood	158	3,547	2,660
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Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	587	25,129	18,847
Storage Over Garage	294	4,040	3,030
Common Wall: 1 Wall	1	-2,686	-2,014
Door Opener	1	547	410
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	692	28,241	21,181
Door Opener	1	547	410

Water/Sewer

Public Sewer	1	1,494	1,120
Water Well, 100 Feet	1	5,808	4,356

Parcel Number: 009-010-020-00

Page: 2

## Built-Ins

Appliance Allow.	1	2,766	2,074
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## Local Cost Items

SANITARY SEWER	1	0	0	*93% Good
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Totals:		385,804	289,371
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Notes:

ECF (4087 SAPPHIRE LAKE) 1.460 => TCV: 422,482

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2024 Est. T.C.V. 009-010-020-00 = 639,957

Est. TCV/Total Floor Area = 339.32, Most recent sale 11/09/2011 for 260,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
294,600	294,600	294,600	174,466	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	25,400	0	0	8,723	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
320,000	320,000	320,000	183,189	183,189	183,189	

009-010-020-75	2024 Est. T.C.V.	ZMYSLO DENNIS & LAURA L
Property Class: 402		S BAYBERRY LN
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 10 T22N R8W PCL A OF SURVEY RECORDED IN LIBER S-3 PP 211-213 INCL. .35A.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1200/	30.00	150.00	0.8367	1.1067	1200	100		33,336
BACKLOTS 150/	72.00	150.00	0.8367	1.1067	150	100		10,001
102 Actual Front Feet, 0.35 Total Acres      Total Est. Land Value =								43,337

2024 Est. T.C.V. 009-010-020-75 = 43,337

Est. TCV/Total Floor Area = 22.98

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
17,200	17,200	17,200	11,821	5.00		
2024	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	4,500	0	0	0	591	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
21,700	21,700	21,700	12,412	12,412	0	

009-010-021-00	2024 Est. T.C.V.	INDIAN LAKES L C
Property Class: 402		W SAPPHIRE AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 10 T22N R8W GOV'T LOT 8 EXC THAT PART LYING SW'LY OFF PRIVATE ROAD.  
36.78A.

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Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 121 - 300@\$2600		18.39	Acres		2600	100		47,814
Residentia INFERIOR@\$1400		18.39	Acres		1400	100		25,746
		36.78	Total Acres				Total Est. Land Value =	73,560

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2024 Est. T.C.V. 009-010-021-00 = 73,560

Est. TCV/Total Floor Area = 39.00

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
25,700	25,700	25,700	20,110	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	11,100	0	0	1,005	0	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
36,800	36,800	36,800	21,115	21,115	0	



009-010-021-95                                2024 Est. T.C.V.                                JORAE KEVIN & AMY  
 Property Class: 401                                                               1212 S BAYBERRY LN  
 Map #:                                LAKE TOWNSHIP                                LAKE CITY, MI 49651

SEC 10 T22N R8W BEG AT NW COR LOT 1 WILDWOOD ESTATES, TH N 20 DEG 12'24"W 40.68 FT, N 46 DEG 40' 0S"W 287.43 FT, N 01 DEG 21'20"E 372.66 FT, S 28 DEG 57'20"E 11.93 FT, S 30 DEG 15'20"E 697.23 FT, TH W'LY ALONG N LINE OF LOT 1 WILDWOOD ESTATES TO POB. 2.55A.

COMBINATION OF 3 PARCELS 4/30/2013

FORMERLY 2012-00152 WD PARCEL 1: BEGINNING AT A POINT N 20 DEGREES 12' (RECORDED 2') 24" W 40.68 FEET AND N 46 DEGREES 40'05" W 124.32 FEET FROM NW CORNER OF LOT 1, PLAT OF WILDWOOD ESTATES THENCE N 46 DEGREES 40'05" W 85 FEET; THENCE NE'LY TO A POINT THAT LIES N 30 DEGREES 15'20" W 464.82 FEET FROM NE CORNER OF SAID LOT 1; THENCE S 30 DEGREES 15'20" E 232.41 FEET; THENCE SW'LY TO THE POINT OF BEGINNING. PART OF GOVERNMENT LOT 8, SECTION 10, T22N, R8W. PARCEL 2: BEGINNING AT A POINT N 20 DEGREES 12'24" W 40.68 FEET AND N 46 DEGREES 40'05" W 209.32 FEET FROM NW CORNER OF LOT 1, PLAT OF WILDWOOD ESTATES; THENCE N 46 DEGREES 40'05" W 78.11 FEET TO WEST LINE OF SECTION 10, T22N, R8W; THENCE N 01 DEGREE 21'20" E 372.66 FEET ALONG WEST SECTION LINE; THENCE S 28 DEGREES 57'20" E 11.93 FEET; THENCE S 30 DEGREES 15'20" E 232.41 FEET; THENCE SOUTHWESTERLY TO A POINT OF BEGINNING. PART OF GOVERNMENT LOT 8, SECTION 10, T22N, R8W.

PARCEL 3: BEGINNING AT THE NW CORNER OF LOT 1 WILDWOOD ESTATES; THENCE N 20 DEGREES 12'24" W 40.68 FEET; THENCE N 46 DEGREES 40'05" W 124.32 FEET; THENCE NE'LY TO A POINT N 30 DEGREES 15'20" W 232.41 FEET FROM THE NE CORNER OF LOT 1, PLAT OF WILDWOOD ESTATES; THENCE S 30 DEGREES 15'20" E 232.41 FEET TO THE NE CORNER OF LOT 1, WILDWOOD ESTATES AND THE POINT OF BEGINNING. PART OF GOVERNMENT LOT 8, SECTION 10, T22N, R8W. ALSO INCLUDING AN EASEMENT FOR INGRESS AND EGRESS AS SHOWN IN EASEMENT AGREEMENT RECORDED IN LIBER 240 AT PAGE 1332, MISSAUKEE COUNTY RECORDS.

2014 COMBINED WITH PIN 009-010-021-97 & 009-010-021-99

2013 FORMERLY. SEC 10 T22N R8W BEG AT NW COR LOT 1 WILDWOOD ESTATES TH N 20 DEG 12'24"W 40.68 FT, N 46 DEG 40' 05"W 124.32 FT, NE'LY TO A PT N 30 DEG 15'20"W 232.41 FT FROM NE COR LOT 1 PLATOF WILDWOOD ESTATES, S 30 DEG 15'20"E 232.41 FT TO NE COR LOT 1, TH W'LY TO NW COR LOT 1 & POB. APPROX .85A.

FOR 2014 AND FORWARD COMBINED PARCEL CODES: 57 -009-010-021-97  
 57-009-010-021-99; 57-009-010-021-95 ONTO THIS 010-021-95 PIN

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1200/	10.00	281.85	0.6461	1.2957	1200	100		10,045
BACKLOTS 150/	277.00	281.85	0.6461	1.2957	150	100		34,781
287 Actual Front Feet, 1.86 Total Acres                                Total Est. Land Value =								44,827

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.18	720	0	0
D/W/P: 4in Ren. Conc.	8.18	144	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	2	97	1,940
Total Estimated Land Improvements True Cash Value =				1,940

Cost Est. for Res. Bldg: 1 Single Family 1.25S                                Cls C 10 Blt 1995

(11) Heating System: Electric Baseboard  
 Ground Area = 1278 SF      Floor Area = 1776 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Basement	563		
1.5 Story	Siding	Basement	715		
Total:				246,506	209,540

Other Additions/Adjustments

Parcel Number: 009-010-021-95

Page: 2

Recreation Room	350	6,766	5,751
Basement, Outside Entrance, Below Grade	2	5,119	4,351
Plumbing			
Average Fixture(s)	1	1,476	1,255
3 Fixture Bath	2	9,291	7,897
Porches			
WSEP (1 Story)	144	7,932	6,742
WPP	335	5,645	4,798
WCP (1 Story)	40	2,720	2,312
Garages			
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	320	16,890	14,356
Door Opener	1	547	465
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Basement Garage: 2 Car	1	3,631	3,086
Water/Sewer			
Public Sewer	1	1,494	1,270
Water Well, 100 Feet	1	5,808	4,937
Built-Ins			
Appliance Allow.	1	2,766	2,351
Local Cost Items			
SANITARY SEWER	1	0	0
Totals:		316,591	269,111

Notes:

ECF (4087 SAPPHIRE LAKE) 1.460 =&gt; TCV: 392,902

2024 Est. T.C.V. 009-010-021-95		=	439,669
Est. TCV/Total Floor Area = 247.56, Most recent sale 12/28/2021 for 399,900			
2023 Assessed	MBOR	S.E.V.	Base for Cap C.P.I.
206,400	206,400	206,400	136,920 5.00
2024 New Eq.	Adjustment	Loss	Additions Tax Adjustment Losses
0	13,400	0	0 6,846 0
2024 Assessed	MBOR	S.E.V.	Capped ->Taxable<- PRE/MBT
219,800	219,800	219,800	143,766 143,766 143,766

009-010-022-00	2024 Est. T.C.V.	INDIAN LAKES L C
Property Class: 402		W SAPPHIRE AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 10 T22N R8W (7\*1999) NE 1/4 OF NW 1/4 EXC INDIAN LAKES WEST  
APPROX 38A

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia PARTOF>80@\$2800		38.00	Acres		2800	100		106,400
		38.00	Total Acres				Total Est. Land Value =	106,400

2024 Est. T.C.V. 009-010-022-00 = 106,400

Est. TCV/Total Floor Area = 59.91

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
45,600	45,600	45,600	15,102	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	7,600	0	0	755	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
53,200	53,200	53,200	15,857	15,857	0	

009-010-023-00 2024 Est. T.C.V. INDIAN LAKES L C  
 Property Class: 402 S DUCK POINT RD  
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

SEC 10 T22N R8W W 795 FT OF GOV'T LOT 9 S & W OF DUCK PT PLAT, EXC BEG 90 FT; S OF NE COR, OF W 795 FT; TH W 300 FT; S 10 FT, E 300 FT, N 10 FT TO BEG & EXC 2014-04054WD BEG AT THE SE COR LOT 47, DUCK POINT PLAT, TH S31DEG29'3"W75'; TH N58DEG30'25"W117.5'; TH N31DEG29'35"E75FT TO THE SW CNR OF SAID LOT 47 & ALSO THE SOUTHERLY LIN OF DUCK POINT PLAT, TH S58DEG3'25"E 117.5' ALONG SAID SOUTHERLY PLAT LINE TO POB & EXC 2014-4351WD BEG AT SE COR LOT 46, DUCK POINT PLAT, S 51 DEG 35'W 106.58 FT, N 58 DEG 40'W 108.28 FT, N 31 DEG 20'E 100 FT, S 58 DEG 40'E TO POB. 25.1977A.

SPLIT ON 12/2/2014 2014-04054WD INTO 009-010-023-97  
 SPLIT ON 09/29/2010 2010-4351WD INTO 009-010-023-98;

HISTORY-SEC 10 T22N R8W W 795 FT OF GOV'T LOT 9 S & W OF DUCK PT PLAT, EXC BEG 90 FT; S OF NE COR, OF W 795 FT; TH W 300 FT; S 10 FT, E 300 FT, N 10 FT TO BEG & EXC BEG AT SE COR LOT 46, DUCK POINT PLAT, S 51 DEG 35'W 106.58 FT, N 58 DEG 40'W 108.28 FT, N 31 DEG 20'E 100 FT, S 58 DEG 40'E TO POB. 25.40A. 2010 PARCEL 009-010-023-00 SPLIT ON 10/04/2010

2010 SPLIT OFF .30 ACRES 2010

12/02/2014 EXEMPT TRANSFER - SPLIT TO 010-023-97 .2023 A 2014-04054 HUTCHINSON  
 SPLIT/COMB. ON 09/29/2010 COMPLETED 09/29/2010 BSA SPLIT PER COUNTY  
 REQUEST;  
 PARENT PARCEL(S): 009-010-023-00;  
 CHILD PARCEL(S): 009-010-023-98;  
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Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

Description	* Factors *					INFERIOR LAKE FRONTAGE		
	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1200/	100.00	100.00	0.8409	1.0000	1200	100		100,908
RATE TABLE 18 - 29 Acres		24.97 Acres			2400	100		59,935
100 Actual Front Feet, 25.20 Total Acres					Total Est. Land Value =			160,843

2024 Est. T.C.V.	009-010-023-00	=	160,843
Est. TCV/Total Floor Area = 90.56, Most recent sale 09/05/2010 for 8,500			
2023 Assessed	MBOR	S.E.V.	Base for Cap C.P.I.
69,900	69,900	69,900	28,220 5.00
2024	New Eq. Adjustment	Loss	Additions Tax Adjustment Losses
0	10,500	0	0 1,411 0
2024 Assessed	MBOR	S.E.V.	Capped ->Taxable<- PRE/MBT
80,400	80,400	80,400	29,631 29,631 0

009-010-023-97	2024 Est. T.C.V.	HUTCHINSON EDWARD & DEBRA
Property Class: 402		S DUCK POINT RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

2014-04054 PART OF GOVERNMENT LOT 9, SECTION 10, T22N, R8W., LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN, MORE FULLY DESCRIBED AS: BEGINNING AT THE SOUTHEASTERLY CORNER OF LOT 47, DUCK POINT PLAT, THENCE S31DEG.29'35"W 75 FEET; THENCE NS8DEG.30'25"W 117.50 FEET; THENCE N31DEG.29'35"E 75 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT 47 AND ALSO THE SOUTHERLY LINE OF DUCK POINT PLAT, THENCE S58DEG.30'25"E 117.50 FEET ALONG SAID SOUTHERLY PLAT LINE TO THE POINT OF BEGINNING. SUBJECT TO EASEMENTS, RESERVATION AND RESTRICTIONS OF RECORD.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A		\$10000			10000	100		10,000
75 Actual Front Feet, 0.20 Total Acres							Total Est. Land Value =	10,000

2024 Est. T.C.V. 009-010-023-97							=	10,000
Est. TC/Total Floor Area =	5.63,	Most recent sale	12/02/2014	for	5,700			
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.				
3,500	3,500	3,500	3,036	5.00				
2024	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses			
0	1,500	0	0	151	0			
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT			
5,000	5,000	5,000	3,187	3,187	0			



Parcel Number: 009-010-023-98

Page: 2

2024 Est. T.C.V. 009-010-023-98	=	53,549			
Est. TCV/Total Floor Area = 0.00, Most recent sale 09/05/2010 for 8,500					
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
22,800	22,800	22,800	17,743	5.00	
2024	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	4,000	0	887	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
26,800	26,800	26,800	18,630	18,630	18,630

009-010-024-00                      2024 Est. T.C.V.                      INDIAN LAKES L C  
 Property Class: 402                      S CHIPPEWA AVE  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

SEC 10 T22N R8W E 2.90 FT OF TH W 1/2. OF G OV'T LOT 2 EXC W 100FT OF N 150 FT & EXC BEG 450 FT S OF NW COR, T H S 89 DEG 00'00"E 100 FT, S 00 DEG 31'26"W 75 FT, N 89 DEG 00'00"W 100FT, N 00 DEG 31'2.6"E 75FT T O POB & T H SE 1/4 OF G OV'T LOT 2 EXC BEG N 0 DEG 50'E 1980.5 FT & N 88 DEG 19'20"W 33F T FROM SE COR SEC 10 TH N 88 DEG 13'16"W 289.51 FT, N 37 DEG 55'48"E 40.69 FT, S 88 DEG 22'59"E 239.5 FT, 5 36 DEG 01'12"E 42.44 FT TO POB. 18.39A.  
 SPLIT ON 06/24/2014 INTO 009-010-024-85  
 SPLIT ON 02/05/2014 INTO 009-010-024-90;  
 SPLIT ON 08/28/2012 INTO 009-010-024-95;

FORMERLY DESCRIBED AS WD2012-1730 SEC 10 T22N R8W E 290 FT OF TH W 1/2 OF GOV'T LOT 2 & TH SE 1/4 OF GOV'T LOT 2. EXC COMMENCING AT THE SOUTHEAST CORNER OF SECTION 10, T22N, R8W; THENCE N00"50'00" E 1980.50 FEET ALONG THE EAST LINE OF SAID SECTION 10 TO A POINT ON THE BOUNDARY OF OAKRIDGE VIEW PLAT; THENCE N88"19'20" W 33.00 FEET ALONG SAID PLAT BOUNDARY TO THE POINT OF BEGINNING; THENCE N88"13'16"W 289.51 FEET; THENCE N37"55'48" E 40.69 FEET TO A POINT ON SAID PLAT BOUNDARY; THENCE S88"22'59" E 239.50 FEET ALONG SAID PLAT BOUNDARY; THENCE S36"01'12" E 42.44 FEET ALONG SAID PLAT BOUNDARY TO THE POINT OF BEGINNING; SUBJECT TO EASEMENTS AND BUILDING AND USE RESTRICTIONS OF RECORD.

FORMERLY AS . SEC 10 T22N R8W E 290 FT OF TH W 1/2 OF GOV'T LOT 2 & TH SE 1/4 OF GOV'T LOT 2. APP 18.80 A.

01/220/14 SPLITED RECORDED MAY 29 2014-01821 TO WRBELIS CHILD PIN  
 009-010-024-85  
 2/6/14 SPLIT -90  
 6/11/12 EXEMPT TRANSFER TO ADJ LOT BUT ADJ LOT IN A PLATTED SUB. 009-010-024-95  
 -TIM

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 90/FF	956.00	0.00	0.6763	0.0000	90	100		0
Residentia 8000/A		9.20 Acres			8000	100		73,560
Residentia 8 - 17 @\$3000		9.20 Acres			3000	100		27,585
956 Actual Front Feet, 18.39 Total Acres							Total Est. Land Value =	101,145

2024 Est. T.C.V. 009-010-024-00 = 101,145

Est. TCV/Total Floor Area = 0.00

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	Losses
49,700	49,700	49,700	12,202	5.00	
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	900	0	610	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
50,600	50,600	50,600	12,812	12,812	0



009-010-024-85	2024 Est. T.C.V.	WRBELIS CHRISTOPHER & CHRISTINE
Property Class: 401		S CHIPPEWA AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

2014-01821 WD PART OF GOVERNMENT LOT 2, SECTION 10, R22N, R8W, COMMENCING AT THE NORTHWEST CORNER OF GOVERNMENT LOT 2; THENCE S89°00'00"E 269.50 FEET (270.00 FEET REC.) ALONG THE EAST & WEST 1/4 LINE OF SAID SECTION 10 TO THE NORTHEAST CORNER OF THE RECORDED PLAT OF SAPPHIRE LAKE AND EASTERLY SIDE OF CHIPPEWA AVENUE AND THE POINT OF BEGINNING; THENCE S89°00'00"E 100.00 FEET ALONG THE SOUTH LINE OF INTER-LAKE DRIVE A PLATTED ROAD IN THE BIRCHAVEN BEACH UNIT OF MISSAUKEE LAKES LAND CO. PLAT NO. 1; THENCE S00°31'26"W 150.00 FEET; THENCE N89°00'00"W 100.00 FEET TO THE EASTERLY LINE OF CHIPPEWA AVENUE; THENCE N00°31'26"E (N01°00'00"E REC.) 150.00 FEET ALONG SAID EASTERLY LINE CHIPPEWA AVENUE TO THE POINT OF BEGINNING.  
TOGETHER WITH ALL AND SINGULAR THE HEREDITAMENTS AND APPURTENANCES, THEREUNTO BELONGING OR IN ANYWISE APPERTAINING, EXCEPTING...

2014-01821 1/20/2014 LAND DIVISION FROM INDIAN LAKES PIN 010-024-00

2014-01821 WD LAND DIVISION SPLIT FROM 009-010-024-00

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BACKLOTS 150/ 100 Actual Front Feet,	100.00	150.00	0.8409	1.1067	150	100		13,959
	0.34 Total Acres				Total Est. Land Value =			13,959

Cost Est. for Res. Bldg:	1	Single Family	GRG	Cls	C	Blt	2014
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(11) Heating System: No Heating/Cooling  
 Ground Area = 0 SF Floor Area = 0 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					

Garages

Class: C Exterior: Pole (Unfinished)					
Base Cost			2035	49,105	44,194
			<b>Totals:</b>	49,105	44,194

Notes: 12/19/14 NO PLUMBING - BATH ENTRY TO REMOVE NEGATIVE ADJ. -TIM

ECF (416 RURAL METES & BOUNDS) 0.930 => TCY: 41,100

2024 Est. T.C.V. 009-010-024-85						=	55,059
Est. TCY/Total Floor Area =	0.00, Most recent sale 01/20/2014 for 20,000						
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
26,600	26,600	26,600	19,443	5.00			
2024 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	900	0	0	972	0		
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-		PRE/MBT	
27,500	27,500	27,500	20,415	20,415	0		



009-010-024-95	2024 Est. T.C.V.	ORIZABA HEATHER H
Property Class: 402		S CHIPPEWA AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

WD2012-1730 SEC 10 T22N R8W OF GOV'T LOT 2. COMMENCING AT THE SOUTHEAST CORNER OF SECTION 10, T22N, R8W; THENCE N00°50'00" E 1980.50 FEET ALONG THE EAST LINE OF SAID SECTION 10 TO A POINT ON THE BOUNDARY OF OAKRIDGE VIEW PLAT; THENCE N88°19'20" W 33.00 FEET ALONG SAID PLAT BOUNDARY TO THE POINT OF BEGINNING; THENCE N88°13'16"W 289.51 FEET; THENCE N37°55'48" E 40.69 FEET TO A POINT ON SAID PLAT BOUNDARY; THENCE S88°22'59" E 239.50 FEET ALONG SAID PLAT BOUNDARY; THENCE S36°01'12" E 42.44 FEET ALONG SAID PLAT BOUNDARY TO THE POINT OF BEGINNING; SUBJECT TO EASEMENTS AND BUILDING AND USE RESTRICTIONS

2012 EXEMPT TRANSFER FROM 009-010-024-00 SEC 10 T22N R8W E 290 FT OF TH W 1/2 OF GOV'T LOT 2 & TH SE 1/4 OF GOV'T LOT 2. APP 18.80 A.

6/11/12 EXEMPT TRANSFER TO ADJ LOT IN A PLATTED SUB FROM INDIAN LAKES LC  
009-010-024-00 -TIM

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 90/FF	40.00	261.36	1.4953	0.8991	90	100		4,840
40 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	4,840

2024 Est. T.C.V. 009-010-024-95						=	4,840
Est. TC/Total Floor Area = 0.00, Most recent sale 02/27/2024 for 197,400							
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
1,900	1,900	1,900	1,470	5.00			
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses			
0	500	0	73	0			
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
2,400	2,400	2,400	1,543	1,543	0		



Parcel Number: 009-010-025-00

Page: 2

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SANITARY SEWER	1	0	0	*94% Good
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Totals:	414,768	269,594	
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Notes:

ECF (4087 SAPPHIRE LAKE) 1.460 => TCV:	393,607
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2024 Est. T.C.V. 009-010-025-00	=	647,028
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Est. TCV/Total Floor Area = 307.52

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
292,100	292,100	292,100	159,859	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	31,400	0	0	7,992	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
323,500	323,500	323,500	167,851	167,851	0	



009-010-025-95 2024 Est. T.C.V. DICKERSON ERIC A & MARIANNE  
 Property Class: 401 8508 W JENNINGS RD  
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

SEC 10 T22N R8W (0\*1997) THE E'LY 100 FT OF GOV'T LOT 10 LYING W'LY OF N-S 1/4  
 LINE. .75A.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1200/	100.00	165.00	0.7071	1.1334	1200	100		96,169
BACKLOTS 150/	100.00	165.00	0.7071	1.1334	150	100		12,021
200 Actual Front Feet, 0.76 Total Acres Total Est. Land Value =								108,191

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.89	2600	45	3,381
Wood Frame	20.53	352	74	5,348
Total Estimated Land Improvements True Cash Value =				8,729

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C Blt 1998

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 2048 SF Floor Area = 2560 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Basement	2,048		
			Total:	317,160	237,867

Other Additions/Adjustments

Recreation Room		1786	34,523	25,892
Plumbing				
Average Fixture(s)		1	1,476	1,107
3 Fixture Bath		1	4,646	3,484
Porches				
CCP (1 Story)		80	2,306	1,729
Garages				
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)				
Base Cost		520	23,161	17,371
Common Wall: 1 Wall		1	-2,686	-2,014
Door Opener		1	547	410
Water/Sewer				
Public Sewer		1	1,494	1,120
Water Well, 100 Feet		1	5,808	4,356
Built-Ins				
Appliance Allow.		1	2,766	2,074
Deck				
Pine		919	9,502	7,126
Local Cost Items				
SANITARY SEWER		1	0	0 *88% Good

Totals: 400,703 300,522

Notes:

ECF (4087 SAPPHIRE LAKE) 1.460 => TCv: 438,762

2024 Est. T.C.V. 009-010-025-95 = 555,682  
 Est. TCv/Total Floor Area = 217.06, Most recent sale 07/01/1997 for 62,900  
 2023 Assessed MBOR S.E.V. Base for Cap C.P.I.

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	256,300	256,300	256,300	161,205	5.00	
2024	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	21,500	0	0	8,060	0
2024	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	277,800	277,800	277,800	169,265	169,265	169,265



009-010-026-00  
Property Class: 401  
Map #:

2024 Est. T.C.V.  
LAKE TOWNSHIP

SMITH DEBORAH A TRUST  
8770 W PETERSON POINT RD  
LAKE CITY, MI 49651

. SEC 10 T22N R8W COMM AT S 1/4 POST SEC 10 W 1155 FT N 898.26 FT TO SH SAPPHIRE LAKE TH NE'LY ALG SH 155 FT S 30 DEG 34' 25" W 316.36 FT TO POB S 19 DEG 04' 10" E 132.08 FT N 89 DEG 13' 00" W 216.29 FT N 81 DEG 52' 35" W 50 FT N 8 DEG 07' 25" E 154 FT TO SH OF LAKE SE'LY ALG SH TO POB PT GOV'T LOTS 9 & 10. EXC COMM 1/4 POST COMMON TO SEC 10 & 15 TH W ALONG SEC LINE 1155 FT, N 898.26 FT TO SHORE OF SAPPHIRE LAKE, TH NE'LY ALONG SHORE 155 FT, S 30 DEG 34' 25" W 316.36 FT TO POB TH S 19 DEG 04' 10" E 132.08 FT, N 89 DEG 13' W 140 FT TH N'LY TO A PT OBN THE SHORE OF SAPPHIRE LAKE WHICH LIES 85 FT W'LY FROM POB TH E'LY TO POB..52A

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1200/	119.00	190.35	0.8051	1.1746	1200	100		135,042
119 Actual Front Feet, 0.52 Total Acres Total Est. Land Value =								135,042

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Gazebo(s): Standard	8,683.19	1	50	4,341
Dock: Light posts	42.92	72	0	0
D/W/P: 4in Ren. Conc.	8.18	468	50	1,914
D/W/P: 3.5 Concrete	6.58	231	50	760
D/W/P: 4in Ren. Conc.	8.18	1959	50	8,012
Wood Frame	26.58	154	50	2,046
Total Estimated Land Improvements True Cash Value =				17,073

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

(11) Heating System: Forced Heat & Cool  
Ground Area = 2260 SF Floor Area = 2578 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,288		
1 Story	Siding	Crawl Space	864		
2 Story	Siding	Crawl Space	108		
1 Story	Siding	Overhang	210		
			Total:	309,074	200,897

Other Additions/Adjustments

Exterior

Brick Veneer	496	8,526	5,542
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Plumbing

Average Fixture(s)	1	1,476	959
3 Fixture Bath	1	4,646	3,020
2 Fixture Bath	1	3,108	2,020
Separate Shower	1	1,360	884

Porches

WPP	96	2,845	1,849
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Deck

Treated Wood	638	8,855	5,756
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Garages

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

Base Cost	840	39,186	25,471
Common Wall: 1 Wall	1	-2,686	-1,746
Door Opener	2	1,093	710

Water/Sewer

Public Sewer	1	1,494	971
Water Well, 100 Feet	1	5,808	3,775

Parcel Number: 009-010-026-00

Page: 2

## Built-Ins

Appliance Allow.	1	2,766	1,798
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## Fireplaces

Exterior 1 Story	1	6,513	4,233
Direct-Vented Gas	1	3,021	1,964

## Local Cost Items

GENERATOR	1	1	1	*95% Good
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Totals:		397,086	258,104
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Notes:

ECF (4087 SAPPHIRE LAKE) 1.460 => TCV: 376,832

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2024 Est. T.C.V. 009-010-026-00 = 528,947

Est. TCV/Total Floor Area = 205.18, Most recent sale 10/25/2013 for 205,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
235,600	235,600	235,600	146,986	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
7,200	21,700	0	7,200	7,349	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
264,500	264,500	264,500	161,535	161,535	0	

009-010-026-50 2024 Est. T.C.V. EVANS ROBERT & JILL  
 Property Class: 401 8720 W PETERSON POINT RD  
 Map #: LAKE TOWNSHIP Lake City, MI 49651

. SEC 10 T22N R8W COMM 1/4 POST COMMON TO SEC 10 & 15 TH W ALONG SEC LINE 1155  
 FT, N 898.26 FT TO SHORE OF SAPPHIRE LAKE, TH NE'LY ALONG SHORE 155 FT, S 30 DEG  
 34' 25", W 316.36FT TO POB TH S 19 DEG 04' 10", E 132.08 FT, N 89 DEG 13', W 140  
 FT, TH N'LY TO A PT ON THE SHORE OF SAPPHIRE LAKE WHICH LIES 85 FT W'LY FROM POB  
 TH E'LY TO POB .35A

## Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1200/ 85 Actual Front Feet, 0.35 Total Acres	85.00	179.37	0.8758	1.1573	1200	100		103,377
Total Est. Land Value =								103,377

## Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.97	609	50	2,122
Total Estimated Land Improvements True Cash Value =				2,122

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C 5 Blt 1991

(11) Heating System: Forced Heat & Cool  
 Ground Area = 1260 SF Floor Area = 1650 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

## Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	780		
1 Story	Siding	Crawl Space	480		
			Total:	211,300	179,586

## Other Additions/Adjustments

## Plumbing

Average Fixture(s)	1	1,476	1,255
3 Fixture Bath	1	4,646	3,949

## Deck

Treated Wood	37	1,533	1,303
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## Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)  
 Base Cost 576 24,808 21,087

## Water/Sewer

Public Sewer	1	1,494	1,270
Water Well, 100 Feet	1	5,808	4,937

## Built-Ins

Appliance Allow.	1	2,766	2,351
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## Local Cost Items

SANITARY SEWER	1	0	0	*84% Good
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Totals: 253,831 215,738

Notes:

ECF (4087 SAPPHIRE LAKE) 1.460 => TCV: 314,977

2024 Est. T.C.V. 009-010-026-50	=	420,476			
Est. TCV/Total Floor Area = 254.83, Most recent sale 08/11/2016 for 174,600					
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
192,200	192,200	192,200	158,117	5.00	
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	18,000	0	7,905	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
210,200	210,200	210,200	166,022	166,022	0



009-010-027-00	2024 Est. T.C.V.	THRONBURGH ROBERT G & ANGELA D
Property Class: 402		W PETERSON POINT RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 10 T22N R8W BEG 727 FT N & 982.3 FT E OF SW COR OF GOV'T LOT 9 TH S 7 DEG  
31' W 154 FT N 81 DEG 52' 35" W 234 FT N TO N LINE OF GOV'T LOT 9 E TO SHORE OF  
SAPPHIRE LAKE SE'LY ALONG LAKE SHORE TO POB. APP .83 A.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1200/	50.00	182.60	0.7089	1.1625	1200	100		49,443
BACKLOTS 150/	148.00	182.60	0.7089	1.1625	150	100		18,294
198 Actual Front Feet, 0.83 Total Acres							Total Est. Land Value =	67,737

2024 Est. T.C.V. 009-010-027-00 = 67,737

Est. TCV/Total Floor Area = 41.05, Most recent sale 06/21/2019 for 149,600

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
26,900	26,900	26,900	18,439	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	7,000	0	921	0		
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
33,900	33,900	33,900	19,360	19,360	0	

009-010-028-00 2024 Est. T.C.V. THRONBURGH ROBERT G & ANGELA D  
Property Class: 401 8808 W PETERSON POINT RD  
Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

. SEC 10 T22N R8W BEG 727 FT N & 989.3 FT E OF SW COR OF GOV'T LOT 9 TH S 82 DEG  
29' E, 50 FT; TH S 7 DEG 31' W, 153.72 FT; TH N 82 DEG 29' W 50 FT, TH N 7 DEG  
31' E 153.72 FT TO BEG. .1764 A.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1200/	50.00	153.00	1.0000	1.1122	1200	100		66,730
50 Actual Front Feet, 0.18 Total Acres						Total Est. Land Value =		66,730

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	64	50	210
D/W/P: 4in Ren. Conc.	8.18	900	50	3,681
D/W/P: 4in Ren. Conc.	8.18	1203	50	4,920
Total Estimated Land Improvements True Cash Value =				8,811

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C 5 Blt 1965

(11) Heating System: Forced Heat & Cool  
Ground Area = 1568 SF Floor Area = 1568 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	800		
1 Story	Siding	Basement	660		
1 Story	Siding	Slab	108		
			Total:	226,306	192,357

Other Additions/Adjustments

Recreation Room	600	11,598	9,858
Basement, Outside Entrance, Above Grade	1	1,870	1,589

Plumbing

Average Fixture(s)	1	1,476	1,255
3 Fixture Bath	1	4,646	3,949

Porches

CSEP (1 Story)	192	8,095	6,881
WPP	300	5,058	4,299

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)				
Base Cost	528	20,972	17,826	
Class: C Exterior: Siding Foundation: 42 Inch (Finished)				
Base Cost	840	39,186	33,308	
Storage Over Garage	210	2,885	2,452	
Common Wall: 1 Wall	1	-2,686	-2,283	
Door Opener	2	1,093	929	

Water/Sewer

Public Sewer	1	1,494	1,270
Water Well, 100 Feet	1	5,808	4,937

Built-Ins

Appliance Allow.	1	2,766	2,351
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Fireplaces

Exterior 1 Story	1	6,513	5,536
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Local Cost Items

SANITARY SEWER	1	0	0	*93% Good
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Totals: 337,080 286,514

Notes:

ECF (4087 SAPPHIRE LAKE) 1.460 => TCV: 418,310

2024 Est. T.C.V. 009-010-028-00 = 493,851

Est. TCV/Total Floor Area = 314.96, Most recent sale 06/21/2019 for 149,600

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
218,400	218,400	218,400	202,869	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
12,400	16,100	0	12,400	10,143	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
246,900	246,900	246,900	225,412	225,412	225,412	

009-010-029-00  
Property Class: 401  
Map #:

2024 Est. T.C.V.  
LAKE TOWNSHIP

SMITH KIRK A & SHERYL L  
8798 W PETERSON POINT RD  
LAKE CITY, MI 49651

2016-02798 TOWNSHIP OF LAKE, COUNTY OF MISSAUKEE AND STATE OF MICHIGAN. TO-WIT:  
THAT PART OF GOVERNMENT LOT 9, SECTION 10, T22N, R8W, LAKE TOWNSHIP, MISSAUKEE  
COUNTY, MICHIGAN, DESCRIBED BY METES AND BOUNDS AS FOLLOWS: BEGINNING AT A POINT  
ON THE SHORE OF  
LAKE SAPPHIRE THAT LIES 720.5 FEET NORTH AND 1038.9 FEET EAST OF THE SOUTHWEST  
CORNER OF SECTION 10; PROCEED THENCE EAST ALONG THE SHORE OF LAKE SAPPHIRE,  
INCLUDING RIPARIAN RIGHTS AND RELICTED LAND, BUT FOR EXACTNESS, PROCEED OVER A  
SURVEYED COURSE AS FOLLOWS: S82°29'E A DISTANCE OF 50 FEET; THENCE S07°3'W A  
DISTANCE OF 153.72 FEET; THENCE N82°29'W A DISTANCE OF 50 FEET; THENCE N07D31'E  
A DISTANCE OF 153.72 FEET TO THE POINT OF BEGINNING. ALSO, AN EASEMENT OF  
RIGHT-OF-WAY FOR ACCESS TO SAID PARCEL RUNNING NORTH ALONG THE WEST BOUNDARY OF  
GOVERNMENT LOT 10, FROM THE COUNTY ROAD, JUST SOUTH OF THE SOUTH UNE OF SAID  
SECTION 10; PROVIDED, HOWEVER, SAME MAY BE SATISFIED BY THE ROUTE OF THE ACCESS  
ROAD PRESENTLY SERVING GRANTORS AND OTHER SHORE LAND OWNERS IN THE IMMEDIATE  
VICINITY OVER LOT 9. SUBJECT TO A PRIVATE APPURTENANT EASEMENT OF ACCESS OVER A  
PARCEL OF LAND, DESCRIBED AS A 20 FOOT EASEMENT FOR ACCESS PURPOSES, LYING SOUTH  
OF, WHEN MEASURED AT RIGHT ANGLES AND PARAHAL TO THE FOLLOWING DESCRIBED LINE:  
COMMENCING AT THE 1/4. POST COMMON TO SECTION 10 AND 15, T22N, R8W; THENCE WEST  
1155 FEET ALONG THE SOUTH LINE OF SECTION 10; THENCE NORTH AT RIGHT  
ANGLES TO SAID LINE 878.26 FEET TO THE SHORE OF SAPPHIRE LAKE; THENCE NORTHEAST  
ALONG SHORE LINE 155 FEET; THENCE S00DEG01'25"W 300.27 FEET (RECORD DUE SOUTH  
300.8 FEET) TO THE POINT OF BEGINNING; THENCE S50°30'34"W 152.43 FEET; THENCE  
N89DEG13'00"W 216.29 FEET; THENCE  
N81 °52'35"W 484 FEET MORE OR LESS TO THE WEST LINE OF THE EAST 525 FEET OF  
GOVERNMENT LOT 9 FOR ACCESS.  
FORMERLY ABV AS. SEC 10 T22N R8W BEG AT PT ON SHORE LAKE SAPPHIRE 720.5 FT N &  
1038.9 FT E OF SW COR LOT 9 E'LY ALG SHORE S 82 DEG 29' E 50 FT S 7 DEG 31' W  
153.72 FT N 82 DEG 29' W 50 FT N 7 DEG 31' E 153.72 FT TO BEG PART OF GOV'T LOT  
9. .1764 A.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE  
\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1200/	50.00	154.00	1.0000	1.1140	1200	100		66,839
50 Actual Front Feet, 0.18 Total Acres					Total Est. Land Value =			66,839

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.18	501	50	2,049
D/W/P: 4in Ren. Conc.	8.18	985	50	4,028
Total Estimated Land Improvements True Cash Value =				6,077

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C 10 Blt 2021

(11) Heating System: Forced Heat & Cool  
Ground Area = 1569 SF Floor Area = 1569 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=97/100/100/100/97

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,389		
1 Story	Siding	Crawl Space	180		
		Total:		250,807	243,287

Other Additions/Adjustments

Recreation Room	1288	24,897	24,150
Basement, Outside Entrance, Above Grade	1	1,870	1,814

Plumbing

Average Fixture(s)	1	1,476	1,432
3 Fixture Bath	2	9,291	9,012

Water/Sewer



Parcel Number: 009-010-029-00

Page: 2

2000 Gal Septic	1	9,667	9,377
Water Well, 100 Feet	1	5,808	5,634
Porches			
WPP	370	6,227	6,040
WPP	25	1,365	1,324
Garages			
Class: C Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	720	35,100	34,047
Common Wall: 1 Wall	1	-2,686	-2,605
Door Opener	2	1,093	1,060
Built-Ins			
Appliance Allow.	1	2,766	2,683
Fireplaces			
Direct-Vented Gas	1	3,021	2,930
Totals:		350,702	340,185

Notes:

ECF (4087 SAPPHIRE LAKE) 1.460 =&gt; TCV: 496,670

2024 Est. T.C.V. 009-010-029-00	=	569,586			
Est. TCV/Total Floor Area = 363.02, Most recent sale 08/25/2016 for 77,500					
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
271,200	271,200	271,200	248,215	5.00	
2024 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	13,600	0	0	12,410	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
284,800	284,800	284,800	260,625	260,625	260,625

009-010-030-00                      2024 Est. T.C.V.                      STERLING MATTHEW & JESSICA  
 Property Class: 401                      8788 W PETERSON POINT RD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

. SEC 10 T22N R8W BEG AT A POINT ON THE SHORE OF LAKE SAPPHIRE THAT LIES 713.9 FT N & 1088.5 FT E OF SW COR SEC 10; THENCE S 82 DEG 29' E 50 FT S 7 DEG 31' W 153.72 FT N 82 DEG 29' W 50 FT N 7DEG 31' E 153.72 FT TO POB.1764 A. ALSO AN EASEMENT RECORDED IN LIBER 176 PAGE 858.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1200/	50.00	153.00	1.0000	1.1122	1200	100		66,730
50 Actual Front Feet, 0.18 Total Acres      Total Est. Land Value =								66,730

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Patio Blocks	15.61	28	50	218
D/W/P: 3.5 Concrete	6.58	42	50	138
Wood Frame	26.00	168	50	2,184

Ad-Hoc Unit-In-Place Items

Description	Rate	Size	% Good	Cash Value
/CI16/YARI/VINF/451A	32.28	90	100	2,905
Total Estimated Land Improvements True Cash Value =				5,445

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

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 824 SF      Floor Area = 824 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	824		
			Total:	119,728	89,796

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,476	1,107
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Deck

Treated Wood	560	8,137	6,103
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Water/Sewer

Public Sewer	1	1,494	1,120
Water Well, 100 Feet	1	5,808	4,356

Built-Ins

Appliance Allow.	1	2,766	2,074
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Local Cost Items

SANITARY SEWER	1	0	0	*94% Good
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Totals:                      139,409                      104,556

Notes:

ECF (4087 SAPPHIRE LAKE) 1.460 => TCV:                      152,652

2024 Est. T.C.V. 009-010-030-00                      =                      224,827

Est. TCV/Total Floor Area = 272.85, Most recent sale 08/10/2023 for 260,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
74,500	74,500	74,500	61,499	5.00	
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
30,000	7,900	0	30,000	20,901	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
112,400	112,400	112,400	94,573	112,400	0



Parcel Number: 009-010-031-00

Page: 2

## Other Additions/Adjustments

## Garages

Class: CD Exterior: Pole (Unfinished)

Base Cost	2160	46,656	32,659
	Totals:	46,656	32,659

## Notes:

ECF (416 RURAL METES & BOUNDS) 0.930 => TCV: 30,373

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2024 Est. T.C.V. 009-010-031-00 = 72,156

Est. TCV/Total Floor Area = 85.90, Most recent sale 05/31/2023 for 100,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
34,600	34,600	34,600	23,236	5.00		
2024 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
700	800	0	700	12,164	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
36,100	36,100	36,100	25,097	36,100	0	



009-010-033-00 2024 Est. T.C.V. HEREAU JOSEPH TRUST  
 Property Class: 401 8780 W PETERSON POINT RD  
 Map #: LAKE TOWNSHIP

. SEC 10 T22N R8W BEG 707.82 FT N & 1138.11 FT E OF SW COR OF GOV'T LOT 9: TH S 82 DEG 29' E 50 FT; TH S 7 DEG 31' W 154FT; TH N 82 DEG 29' W 50 FT; TH N 7 DEG 31' E 154 FT TO POB.

FORMERLY RECORDED AS . SEC 10 T22N R8W BEG 707.82 FT N & 1138.11 FT E OF SW COR OF GOV'T LOT 9: TH S 82 DEG 29' E 60 FT; TH S 7 DEG 31' W 154FT; TH N 82 DEG 29' W 50 FT; TH N 7 DEG 31' E 154 FT TO POB. .1944 A.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1200/	50.00	154.00	1.0000	1.1140	1200	100		66,839
50 Actual Front Feet, 0.18 Total Acres							Total Est. Land Value =	66,839

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Dock: Light posts	42.92	80	0	0
D/W/P: 3.5 Concrete	6.58	128	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	2	95	1,900
Total Estimated Land Improvements True Cash Value =				1,900

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

(11) Heating System: Wall/Floor Furnace  
 Ground Area = 696 SF Floor Area = 696 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	696		
Total:				91,461	64,017

Other Additions/Adjustments

Plumbing

Average Fixture(s) 1 1,476 1,033

Water/Sewer

Public Sewer 1 1,494 1,046  
 Water Well, 100 Feet 1 5,808 4,066

Built-Ins

Appliance Allow. 1 2,766 1,936

Fireplaces

Direct-Vented Gas 1 3,021 2,115

Local Cost Items

SANITARY SEWER 1 0 0 \*95% Good

Totals: 106,026 74,213

Notes:

ECF (4087 SAPPHIRE LAKE) 1.460 => TCV: 108,351

2024 Est. T.C.V. 009-010-033-00 = 177,090

Est. TCV/Total Floor Area = 254.44, Most recent sale 07/27/2015 for 130,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
79,100	79,100	79,100	62,535	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	9,400	0	0	3,126	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
88,500	88,500	88,500	65,661	65,661	0	



009-010-034-00                                2024 Est. T.C.V.                                KARASH CHESTER & GIRARDI ANETTE  
 Property Class: 401                                                               8590 W PETERSON POINT RD  
 Map #:    LAKE TOWNSHIP                                LAKE CITY, MI 49651

SEC 10 T22N R8W PCL 2B OF THE SURVEY RECORDED IN LIBER S-3 PP 230-232 MISSAUKEE COUNTY RECORDS .40A.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1200/	92.00	189.39	0.8586	1.1731	1200	100		111,200
92 Actual Front Feet, 0.40 Total Acres                                Total Est. Land Value =								111,200

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.78	130	71	533
Total Estimated Land Improvements True Cash Value =				533

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

(11) Heating System: No Heating/Cooling  
 Ground Area = 0 SF    Floor Area = 0 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					

Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost	884	27,139		17,640	
Totals:		27,139		17,640	

Notes:

ECF (4087 SAPPHIRE LAKE) 1.460 => TCV:                                25,754

2024 Est. T.C.V. 009-010-034-00	=	137,487				
Est. TCV/Total Floor Area = 0.00, Most recent sale 08/01/2002 for 237,000						
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
56,600	56,600	56,600	38,850	5.00		
2024	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	12,100		0	0	1,942	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
68,700	68,700	68,700	40,792	40,792	40,792	



009-010-034-80                              2024 Est. T.C.V.                              KARASH CHESTER & GIRARDI ANETTE  
 Property Class: 401                              8590 W PETERSON POINT RD  
 Map #:                              LAKE TOWNSHIP                              LAKE CITY, MI 49651

SEC 10 T22N R8W PCL 2C & W'LY 10 FT OF PCL 2D OF THE SURVEY RECORDED IN LIBER  
 S-3 P 230-232 BEING PART OF GOVT LOT 10. APP .35A.

ROOF OVER EXISTING WD FOR 05

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1200/ 80 Actual Front Feet, 0.35 Total Acres	80.00	190.57	0.8891	1.1749	1200	100		100,290
	Total Est. Land Value =							100,290

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.49	287	0	0
D/W/P: 4in Concrete	6.49	342	0	0
D/W/P: 4in Concrete	6.49	72	0	0
Wood Frame	28.72	80	50	1,149

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
	Total Estimated Land Improvements True Cash Value =			3,524

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

(11) Heating System: Forced Heat & Cool  
 Ground Area = 1120 SF      Floor Area = 1120 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,120		
			Total:	152,136	98,888

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade	1	2,160	1,404
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Plumbing

Average Fixture(s)	1	1,230	799
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Porches

CGEP (1 Story)	90	6,308	4,100
WCP (1 Story)	304	8,892	5,780
CCP (1 Story)	40	1,160	754

Deck

Treated Wood	25	1,159	753
Treated Wood	70	2,067	1,344
Treated Wood	16	715	465

Water/Sewer

Public Sewer	1	1,326	862
Water Well, 100 Feet	1	5,640	3,666

Built-Ins

Appliance Allow.	1	1,934	1,257
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Fireplaces

Interior 1 Story	1	4,700	3,055
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Local Cost Items

SANITARY SEWER	1	0	0	*84% Good
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Totals:		189,427	123,127
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Notes:

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ECF (4087 SAPPHIRE LAKE) 1.460 => TCV: 179,765

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2024 Est. T.C.V. 009-010-034-80					=	283,579
Est. TCV/Total Floor Area = 253.20						
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
127,200	127,200	127,200	75,604	5.00		
2024 New Eq. Adjustment		Loss	Additions	Tax Adjustment		Losses
0	14,600	0	0	3,780		0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-		PRE/MBT
141,800	141,800	141,800	79,384	79,384		79,384

009-010-035-00	2024 Est. T.C.V.	KRAFVE LOIS A LIVING TRUST
Property Class: 401		8566 W PETERSON POINT RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 10 T22N R8W THAT PARCEL SURVEYED & RECORDED IN LIBERS-1 P 60. ALSO PCL 2D OF THE SURVEY RECORDED IN LIBER S-3 PP 230-232 EXC W'LY 10 FT THOF. .58A.

THIS LOT FLOODS IN SPRING..ALSO HAS 20' ROW THRU MIDDLE

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1200/	171.00	162.00	0.7353	1.1282	1200	100		170,235
171 Actual Front Feet, 0.64 Total Acres					Total Est. Land Value =			170,235

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.97	2074	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 5000	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				5,000

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

(11) Heating System: Forced Heat & Cool  
 Ground Area = 1748 SF Floor Area = 1748 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,748		
			Total:	265,116	212,110

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade	1	2,560	2,048
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Plumbing

Average Fixture(s)	1	1,476	1,181
3 Fixture Bath	1	4,646	3,717
2 Fixture Bath	1	3,108	2,486

Porches

WCP (1 Story)	48	3,013	2,410
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Deck

Treated Wood	532	7,868	6,294
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Garages

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

Base Cost	884	33,610	26,888
Common Wall: 1 Wall	1	-2,686	-2,149
Door Opener	3	1,640	1,312

Water/Sewer

Public Sewer	1	1,494	1,195
Water Well, 100 Feet	1	5,808	4,646

Built-Ins

Appliance Allow.	1	2,766	2,213
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Local Cost Items

SANITARY SEWER	1	0	0	*94% Good
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Totals: 330,419 264,351

Notes:

ECF (4087 SAPPHIRE LAKE) 1.460 => TCV: 385,952

Parcel Number: 009-010-035-00

Page: 2

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2024 Est. T.C.V. 009-010-035-00	=	561,187			
Est. TCV/Total Floor Area = 321.05, Most recent sale 02/01/2001 for 62,000					
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
265,600	265,600	265,600	164,320	5.00	
2024	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	15,000	0	8,216	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
280,600	280,600	280,600	172,536	172,536	172,536

009-010-036-00  
 Property Class: 401  
 Map #:

2024 Est. T.C.V.  
 LAKE TOWNSHIP

DEVOS PATRICIA J TRUST  
 8538 W PETERSON POINT RD  
 LAKE CITY, MI 49651

. SEC 10 T22N R8W THAT PART OF A PENINSULA EXTENDING INTO SAPPHIRE LAKE LYING  
 NE'LY OF THAT PARCEL SURVEYED & RECORDED IN LIBER S-1 AT P 60. APP 1 A.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1200/	125.00	348.48	0.7953	1.3663	1200	100		162,986
125 Actual Front Feet, 1.00 Total Acres							Total Est. Land Value =	162,986

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.18	2069	50	8,462
D/W/P: Patio Blocks	15.61	10	50	78
D/W/P: 3.5 Concrete	6.58	401	50	1,319
Wood Frame	26.33	160	50	2,106
Total Estimated Land Improvements True Cash Value =				11,965

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

(11) Heating System: Forced Heat & Cool  
 Ground Area = 1290 SF Floor Area = 1290 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,080		
1 Story	Siding	Crawl Space	210		
			Total:	201,548	151,172

Other Additions/Adjustments

Recreation Room	320	6,186	4,639
Basement, Outside Entrance, Below Grade	1	2,560	1,920

Plumbing

Average Fixture(s)	1	1,476	1,107
2 Fixture Bath	1	3,108	2,331

Porches

WCP (1 Story)	70	3,911	2,933
WPP	140	3,681	2,761

Garages

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

Base Cost	660	30,228	22,671
Storage Over Garage	440	6,046	4,534
Door Opener	2	1,093	820

Water/Sewer

Public Sewer	1	1,494	1,120
Water Well, 100 Feet	1	5,808	4,356

Built-Ins

Appliance Allow.	1	2,766	2,074
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Fireplaces

Interior 1 Story	1	5,338	4,003
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Deck

Treated Wood	16	731	548
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Local Cost Items

GENERATOR	1	1	1	*100% Good
SANITARY SEWER	1	0	0	*88% Good

Totals: 275,975 206,990

Notes:

ECF (4087 SAPPHIRE LAKE) 1.460 => TCV: 302,205

2024 Est. T.C.V. 009-010-036-00 = 477,156

Est. TCV/Total Floor Area = 369.89

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
167,700	167,700	167,700	123,505	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
49,300	21,600	0	49,300	6,175	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
238,600	238,600	238,600	178,980	178,980	178,980	

009-010-037-00  
Property Class: 401  
Map #:

2024 Est. T.C.V.  
LAKE TOWNSHIP

RANDAZZO MICHAEL & WIZNER  
8630 W PETERSON POINT RD  
LAKE CITY, MI 49651

. SEC 10 T22N R8W PCL ONE AND PCL TWO-A OF THE SURVEY RECORDED IN LIBER S-1 PP 215-216 EXC PCL ONE-A OF THE SURVEY RECORDED IN LIBER S-3 PP 273-275 INCL & EXC THAT PART LYING S'LY & E'LY OF A LINE DESC AS COMMAT A PT 1050.1 FT W & 711.6 FT N OF S1/4 COR TH N 89 DEG 50'23"E 15.66 FT TO POB TH N 58 DEG 47'35"E 303.4 FT, N 29 DEG 25'05"E 211.75 FT TO POE & EXC BEG 1088.54' W, 650.90' N, N89 DEG 50'23" E 117.4' & N 03 DEG 12'48" W 59.42' FROM S/4 COR, TH N 03 DEG 05'14" W 287.23', N 51 DEG 06'02" E 10', S11 DEG 05'02" E 262.61', S 58 DEG 47'35" W 51.98' TO POB . .8844 Ac.

Split on 10/04/2006 into 009-010-037-59; (10' To adjacent owner)

Add 44.63' frontage for 07 not previously assessed to this pcl. (see survey in 07 split file).

Split/Comb. on 10/04/2006 completed 10/04/2006 RAY ;  
Parent Parcel(s): 009-010-037-00;  
Child Parcel(s): 009-010-037-59; (EXEMPT..Adjacent Owner)

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1200/	180.00	307.00	0.7260	1.3237	1200	100		207,569
180 Actual Front Feet, 1.27 Total Acres				Total Est. Land Value =				207,569

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	180	0	0
Wood Frame	28.83	100	50	1,441
Wood Frame	23.74	288	50	3,418

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				5,809

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

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 1310 SF Floor Area = 1420 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1+ Story	Siding	Crawl Space	1,310		
1 Story	Siding	Overhang	110		
			Total:	196,018	127,407

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,476	959
3 Fixture Bath	1	4,646	3,020

Porches

CCP (1 Story)	40	1,261	820
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Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	528	23,396	15,207
Common Wall: 1 Wall	1	-2,686	-1,746

Water/Sewer

Public Sewer	1	1,494	971
Water Well, 100 Feet	1	5,808	3,775

Built-Ins

Parcel Number: 009-010-037-00

Page: 2

Appliance Allow.	1	2,766	1,798	
Fireplaces				
Interior 1 Story	1	5,338	3,470	
Two Sided	1	7,654	4,975	
Exterior 1 Story	1	6,513	4,233	
Local Cost Items				
SANITARY SEWER	1	0	0	*94% Good
Totals:		253,684	164,889	

Notes: LOFT

ECF (4087 SAPPHIRE LAKE) 1.460 => TCV: 240,738

2024 Est. T.C.V. 009-010-037-00		=	454,116
Est. TCV/Total Floor Area = 319.80, Most recent sale 10/01/2002 for 231,500			
2023 Assessed	MBOR	S.E.V.	Base for Cap
199,800	199,800	199,800	140,272
			C.P.I.
			5.00
2024 New Eq.	Adjustment	Loss	Additions
0	27,300	0	0
			Tax Adjustment
			7,013
			Losses
			0
2024 Assessed	MBOR	S.E.V.	Capped
227,100	227,100	227,100	147,285
			->Taxable<-
			147,285
			PRE/MBT
			147,285



009-010-037-60  
Property Class: 401  
Map #:

2024 Est. T.C.V.  
LAKE TOWNSHIP

KOLTAK JUSTIN D &  
8660 W PETERSON POINT RD  
LAKE CITY, MI 49651

SEC 10 T22N R8W PCL ONE-A OF THE SURVEY RECORDED IN LIBER S-3 PP 273-275 INCL.  
.77A &.BEG 1088.54' W, 650.90' N, N89 DEG 50'23" E 117.4' & N 03 DEG 12'48" W  
59.42' FROM S/4 COR, TH N 03 DEG 05'14" W 287.23', N 51 DEG 06'02" E 10', S11  
DEG 05'02" E 262.61', S 58 DEG 47'35" W 51.98' TO POB .1956 AC. COMBINATION OF  
2 PARCELS ON 5/18/2007 .9656A

2006 combo 10' Lake frnt split from 009-010-037-00 for 2007 (+7400 AV +6544 TV  
for 2007).

05-16-07 Combined 010-037-59 with this pcl for 2008.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1200/	125.00	268.33	0.7953	1.2799	1200	100		152,677
125 Actual Front Feet, 0.77 Total Acres Total Est. Land Value =								152,677

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	3.10	2000	0	0
D/W/P: 4in Concrete	6.97	300	0	0
Wood Frame	26.66	152	94	3,809

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
Total Estimated Land Improvements True Cash Value =				6,184

Cost Est. for Res. Bldg: 1 Single Family LOG Cls C 10 Blt 2004

(11) Heating System: Forced Heat & Cool  
Ground Area = 1419 SF Floor Area = 1419 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Pine Logs	Basement	1,419		
Total:				235,583	188,485

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,476	1,181
2 Fixture Bath	1	3,108	2,486

Porches

WCP (1 Story)	52	3,167	2,534
WCP (1 Story)	430	14,052	11,242
CCP (1 Story)	192	5,078	4,062
WCP (1 Story)	41	2,761	2,209

Garages

Class: C Exterior: Pole (Unfinished)

Base Cost	768	20,513	16,410
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Water/Sewer

Public Sewer	1	1,494	1,195
Water Well, 100 Feet	1	5,808	4,646

Built-Ins

Appliance Allow.	1	2,766	2,213
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Fireplaces

Exterior 1 Story	1	6,513	5,210
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Local Cost Items

Parcel Number: 009-010-037-60

Page: 2

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SANITARY SEWER	1	0	0	*86% Good
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Totals:	302,319	241,873
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Notes:

ECF (4087 SAPPHIRE LAKE) 1.460 => TCV:	353,135
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2024 Est. T.C.V. 009-010-037-60	=	511,996
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Est. TCV/Total Floor Area = 360.81, Most recent sale 01/31/2011 for 259,900
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2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
242,500	242,500	242,500	152,737	5.00	
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	13,500	0	7,636	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
256,000	256,000	256,000	160,373	160,373	0

009-010-037-95                      2024 Est. T.C.V.                      DERUITER DONALD & KAREN J TRUST  
 Property Class: 402                      W PETERSON POINT RD  
 Map #:                                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

. SEC 10 T22N R8W THAT PART OF PCLS ONE & TWO-A RECORDED IN LIBER S-1 PP 215 &  
 216 LYING S'LY OF A LINE DESC AS COMM AT A PT 1050.1 FT W & 711.6 FT N OF S 1/4  
 COR TH N 89 DEG 50'23"E 15.66 FT TO POB. TH N 58 DEG 47'35"E 303.4 FT, N 29 DEG  
 25'05"E 211.75 FT TO POE EXC W'LY 115 FT THOF. .2A.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason		Value
GROUP C BACK W/	211.00	45.00	0.6977L	0.2988	400	100			17,597
		0.22 Total Acres					Total Est. Land Value =		17,597

Land Improvement Cost Estimates

Description		Rate	Size	% Good	Cash Value
Wood Frame		21.12	288	50	3,041
	Total Estimated Land Improvements			True Cash Value =	3,041

2024 Est. T.C.V. 009-010-037-95 = 20,638

Est. TCV/Total Floor Area = 14.54

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
10,400	10,400	10,400	2,635	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-100	0	0	131	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
10,300	10,300	10,300	2,766	2,766	0	

009-010-038-00                      2024 Est. T.C.V.                      MCCREERY ROBERT L TRUST  
 Property Class: 401                                                                8670 W PETERSON POINT RD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

. SEC 10 T22N R8W BEG 1050.1 FT W & 1012.4 FT N OF S 1/4 POST TH S 1' 25" W  
 300.27 FT S 50 DEG 30' 34" W 152.43 FT N 19 DEG 4' 10" W 132.08 FT NE'LY ALONG  
 SHORE OF SAPPHIRE LAKE TO POB. APP .75 A.

Irregular shape Has 320' along lake shore..used 152 for frontage used 168 &  
 added to 132  
 to arrive at depth of 300' see sketch in Notes file.

## Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1200/ 152 Actual Front Feet, 0.75 Total Acres	152.00	214.93	0.7573	1.2108	1200	100		167,256
							Total Est. Land Value =	167,256

## Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	242	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	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 1981

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1012 SF Floor Area = 1518 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=73/100/100/100/73

## Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	1,012		
			Total:	202,309	147,698

## Other Additions/Adjustments

Basement, Outside Entrance, Below Grade	1	2,560	1,869
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## Plumbing

Average Fixture(s)	1	1,476	1,077
3 Fixture Bath	1	4,646	3,392

## Porches

WPP	648	10,815	7,895
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## Deck

Treated Wood	127	3,072	2,243
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## Garages

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

Base Cost	780	30,615	22,349
Door Opener	2	1,093	798

## Water/Sewer

Public Sewer	1	1,494	1,091
Water Well, 100 Feet	1	5,808	4,240

## Built-Ins

Appliance Allow.	1	2,766	2,019
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## Fireplaces

Interior 2 Story	1	6,647	4,852
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## Local Cost Items

SANITARY SEWER	1	0	0	*94% Good
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Totals: 273,301 199,523

Notes:

ECF (4087 SAPPHIRE LAKE) 1.460 => TCV: 291,304

2024 Est. T.C.V. 009-010-038-00 = 460,935

Est. TCV/Total Floor Area = 303.65, Most recent sale 08/25/2006 for 280,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
206,400	206,400	206,400	134,866	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	24,100	0	0	6,743	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
230,500	230,500	230,500	141,609	141,609	0	

009-010-039-00	2024 Est. T.C.V.	ADAMS ALAN O & HILLS SANDRA NICCOLE
Property Class: 402		X W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 10 T22N R8W THAT PART OF GOV'T LOT 10 LINE E OF N-S 1/4 LINE & W OF A LINE  
 BEG AT 1/4 COR COMM TO SEC 10 & 15 TH S 0 DEG 11'36" W ALG THE N-S 1/4 LINE  
 454.02 FT TO N R/W LINE OF JENNINGS RD TH N 84 DEG 23'55" E 422.15 FT TO POB TH  
 N 0 DEG 08'23" W 263.2 FT S 83 DEG 35'47" W 148.91 FT N 13 DEG 32'15" W 447.36  
 FT N 26 DEG 10' 46" W 120.22 FT TO POE. APP.1.5A.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1200/	50.00	85.00	1.0000	0.9602	1200	100		57,611
RATE TABLE INFERIOR			1.40 Acres		1400	100		1,963
50 Actual Front Feet, 1.50 Total Acres					Total Est.		Land Value =	59,574

2024 Est. T.C.V. 009-010-039-00 = 59,574

Est. TCV/Total Floor Area = 39.25

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
23,800	23,800	23,800	14,967	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	6,000	0	0	748	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
29,800	29,800	29,800	15,715	15,715	0	

009-010-039-30                                2024 Est. T.C.V.                                FLINT CHARLES & TERI A  
 Property Class: 401                                                               8452 W JENNINGS RD  
 Map #:                                LAKE TOWNSHIP                                LAKE CITY, MI 49651

. SEC 10 & 15 T22N R8W PART OF GOV'T LOT 10 SEC 10 IN NW 1/4 OF NE 1/4 SEC 15  
 COMM AT 1/4 COR COMM TO SEC 10 & 15 TH S 0 DEG 11'36" W 454.02 FT TO N R/W LINE  
 OF JENNINGS RD TH N 84 DEG 23'55" E 422.15 FT TO POB TH N 0 DEG 08'23" W 263.2  
 FT S 83 DEG 35'47" W 148.91 FT N 13 DEG 32'15" W 447.36 FT N 26 DEG 10'46" W  
 120.22 FT N 60 DEG 20'24" E 161.89 FT N 83 DEG 07'10" E 94.55 FT S 48 DEG 45' E  
 164.43 FT S 14 DEG 01'48" E 87.5 FT S 10 DEG 03'49" E 171.51 FT S 10 DEG 44'20"  
 W 121.33 FT S 17 DEG 42'28" E 74.35 FT S 36 DEG 49' 23" W 73.38 FT S 0 DEG  
 08'12" E 264.04 FT TO N R/W LINE OF JENNINGS RD S 84 DEG 23'55" W 59.92 FT TO  
 POB. 4.45 A.

USED LOWER FF RATE DUE TO LOT SIZE..WOULD OVERPRICE FOR AREA AT STD RATE

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1200/	150.00	646.14	0.6389	1.5943	1200	100		183,365
BACKLOTS 150/	150.00	646.14	0.6389	1.5943	150	100		22,921
300 Actual Front Feet, 4.45 Total Acres                                Total Est. Land Value =								206,286

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	5300	0	0
D/W/P: Asphalt Paving	3.10	2630	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 10000	10,000.00	1	95	9,500
Total Estimated Land Improvements True Cash Value =				9,500

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

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1884 SF    Floor Area = 1884 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,260		
1 Story	Siding	Slab	624		
Total:				264,879	158,943

Other Additions/Adjustments

Recreation Room	1118	21,611	12,967
Basement, Outside Entrance, Above Grade	1	1,870	1,122

Plumbing

Average Fixture(s)	1	1,476	886
3 Fixture Bath	1	4,646	2,788

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)				
Common Wall: 1 Wall	1	-2,686	-1,612	
Base Cost	1120	39,782	23,869	
Class: C Exterior: Pole (Unfinished)				
Base Cost	4200	101,346	60,808	

Water/Sewer

Public Sewer	1	1,494	896
Water Well, 100 Feet	1	5,808	3,485

Built-Ins

Appliance Allow.	1	2,766	1,660
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Fireplaces

Parcel Number: 009-010-039-30

Page: 2

Interior 1 Story	1	5,338	3,203	
Unit-in-Place Cost Items				
BOAT HOUSE (BY SQ FT)	480	2,539	1,803	*71% Good
Local Cost Items				
SANITARY SEWER	1	0	0	*94% Good
Totals:		450,869	270,818	

Notes:

ECF (4087 SAPPHIRE LAKE) 1.460 =&gt; TCV: 395,394

2024 Est. T.C.V. 009-010-039-30	=	611,180			
Est. TCV/Total Floor Area = 324.41, Most recent sale 07/01/1998 for 410,000					
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
275,200	275,200	275,200	185,882	5.00	
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	30,400	0	9,294	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
305,600	305,600	305,600	195,176	195,176	195,176



009-010-040-00                      2024 Est. T.C.V.                      ROSS VICTOR D  
 Property Class: 401                      X W JENNINGS RD ISLE  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

. SEC 10 T22N R8W LOT 12. .56 A.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1200/	70.00	348.48	0.9193	1.3663	1200	100		105,510
70 Actual Front Feet, 0.56 Total Acres							Total Est. Land Value =	105,510

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 5000	5,000.00	1	95	4,750
Total Estimated Land Improvements True Cash Value =				4,750

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

(11) Heating System: Space Heater  
 Ground Area = 616 SF    Floor Area = 616 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	616		
Total:				71,399	42,838

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,025	615
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Deck

Treated Wood	220	4,220	2,532
Treated Wood	220	4,220	2,532
Pine w/Roof (Deck Portion)	34	1,118	671
Pine w/Roof (Roof portion)	34	618	371

Garages

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

Base Cost	384	12,868	7,721
No Concrete Floor	384	-2,139	-1,283

Water/Sewer

Public Sewer	1	1,175	705
Water Well, 100 Feet	1	5,506	3,304

Built-Ins

Appliance Allow.	1	1,638	983
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Local Cost Items

SANITARY SEWER	1	0	0	*94% Good
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Totals:                      101,648                      60,988

Notes:

ECF (4087 SAPPHIRE LAKE) 1.460 => TCV:                      89,043

2024 Est. T.C.V. 009-010-040-00                      =                      199,303

Est. TCV/Total Floor Area = 323.54

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
86,600	86,600	86,600	38,474	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	13,100	0	0	1,923	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
99,700	99,700	99,700	40,397	40,397	0	



009-011-001-00                                  2024 Est. T.C.V.                                  ROLKA STEVEN R  
 Property Class: 401                                  S DICKERSON RD  
 Map #:                                  LAKE TOWNSHIP                                  LAKE CITY, MI 49651

. SEC 11 T22N R8W W 890 FT OF SW 1/4 OF SW 1/4 EXC E 152 FT OF S 183 FT THEREOF  
 & EXC PLAT OF BURGETT SUB ALSO W 890 FT OF GOV'T LOT 4 EXC SD PLAT & EXC BEG 1782  
 FT N & S 86 DEG 09' 20" E 515.2 FT FR SW COR SEC 11 S 56 DEG 39' 20" E 200 FT N  
 55 DEG 08' 45" E 134.63 FT N 56 DEG 39' 20" W 250 FT S 33 DEG 20' 40" W 125 FT  
 TO BEG & EXC BEG 810.13 FT N 0 DEG 50' E OF SW COR OF GOV'T LOT 4 TH N 0 DEG 50'  
 E 278.17 FT S 46 DEG 26' E 237.31 FT, S 36 DEG 27' 20" W TO A PT WHICH LIES S 53  
 DEG 40' 40" E OF POB, TH N 53 DEG 40' 40" W TO POB & EXC COM AT SW COR OF GOV'T LOT  
 4 N 0 DEG 50' E 356 FT, S 88 DEG 14' 25" E 33 FT TO POB, TH N 0 DEG 50' E 305.03 FT  
 TH N 89 DEG 10' W 23 FT, TH N 0 DEG 50' E 99.95 FT, N 60 DEG 15' 18" E 26.95 FT, S  
 53 DEG 40' 40" E 24.36 FT, N 36 DEG 46' 59" E 207.20 FT, S 50 DEG 0' 40" E 308.68 FT,  
 S 50 DEG 11' 30" E 164.8 FT, S 53 DEG 44' 20" E 81.61 FT, S 33 DEG 20' 40" W 175.08  
 FT, S 0 DEG 41' 24" W 221.62 FT, N 88 DEG 14' 25" W 482.17 FT, N 0 DEG 50' E 135 FT  
 TO POB & EXC PCL RECORDED IN BOOK OF SURVEYS S-2 PG 438. 31.12A

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BACK 50' @ 600	74.00	120.00	0.9429	1.0000	600	100		41,864
BACK LOT A 2400/A		30.92 Acres	2400		100			74,198
74 Actual Front Feet, 31.12 Total Acres                  Total Est. Land Value =								116,062

Cost Est. for Res. Bldg: 1 Single Family GRG                                  Cls C                                  Blt 2023

(11) Heating System: No Heating/Cooling  
 Ground Area = 0 SF      Floor Area = 0 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Plumbing					
	3 Fixture Bath		1	-4,646	-4,600
Garages					
Class: BC Exterior: Pole (Unfinished)					
	Door Opener		3	2,049	2,029
	Base Cost		2400	76,416	75,652
Totals:				73,819	73,081

Notes:

ECF (404 MISSAUKEE LAKE AREA BACK LOTS) 1.100 => TCV:                                  80,389

2024 Est. T.C.V. 009-011-001-00                                  =                                  196,451

Est. TCV/Total Floor Area = 0.00

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
69,600	69,600	69,600	49,252	5.00		
2024	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
18,700	9,900	0	18,700	2,462	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
98,200	98,200	98,200	70,414	70,414	0	

009-011-001-80 2024 Est. T.C.V. KING DAVID W & FRANCES E  
 Property Class: 401 1685 S DICKERSON RD  
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

. SEC 11 T22N R8W BEG N 0 DEG 50'E 1541 FT & S 88 DEG 14' 25" E 33 FT FROM SW  
 COR SEC 11 TH N 0 DEG 50' E 33 FT, S 88 DEG 14' 25" E 351.77 FT, N 12 DEG 17'  
 49" E 228.98 FT,N 29 DEG 28' 04" E 192.19 FT, S 50 DEG 11'30"E 18.61 FT S 53 DEG  
 44'20"E 81.61 FT,S33 DEG 20'40"W 175.08 FT, S 0 DEG 41'42"E 221.62 FT, N 88 DEG  
 14'25"W 482.17 FT TO POB. 1.25A.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C 100' @1300/FF	100.00	544.50	1.0000	1.4274	1300	100		185,568
100 Actual Front Feet, 1.25 Total Acres					Total Est. Land Value =			185,568

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.18	2200	0	0
D/W/P: 4in Ren. Conc.	8.18	160	0	0
Residential Local Cost Land Improvements				Cash Value
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 5000	5,000.00	1	95	4,750
Total Estimated Land Improvements True Cash Value =				4,750

Cost Est. for Res. Bldg: 1 Single Family 1.75S Cls C 10 Blt 1996

(11) Heating System: Forced Heat & Cool  
 Ground Area = 1703 SF Floor Area = 2825 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Basement	928		
1.25 Story	Siding	Basement	775		
Total:				371,583	297,317

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,476	1,181
3 Fixture Bath	1	4,646	3,717
2 Fixture Bath	1	3,108	2,486

Porches

WPP	505	8,464	6,771
WCP (1 Story)	208	8,226	6,581
WCP (1 Story)	128	5,814	4,651
CPP	100	2,021	1,617

Balcony

Wood Balcony	71	2,893	2,314
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Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	644	26,829	21,463
Common Wall: 2 Wall	1	-5,371	-4,297
Door Opener	1	547	438
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	1563	55,518	44,414

Water/Sewer

Public Sewer	1	1,494	1,195
Water Well, 100 Feet	1	5,808	4,646

Built-Ins

Appliance Allow.	1	2,766	2,213
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Local Cost Items

Parcel Number: 009-011-001-80

Page: 2

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SANITARY SEWER	1	0	0	*86% Good
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Totals:	495,822	396,707	
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Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.460 => TCV: 579,192

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2024 Est. T.C.V. 009-011-001-80 = 769,510

Est. TCV/Total Floor Area = 272.39, Most recent sale 07/23/2010 for 335,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
361,200	361,200	361,200	270,028	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	23,600	0	0	13,501	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
384,800	384,800	384,800	283,529	283,529	283,529	

009-011-001-85 2024 Est. T.C.V. ARDELEAN GEROGE W & BETTY JANE  
 Property Class: 401 1679 S DICKERSON RD  
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

. SEC 11 T22N T8W BEG N 0 DEG 50'E 1574 FT & S 88 DEG 14' 25"E 33 FT & FROM SW  
 COR SEC 11 TH N 0 DEG 50'E 33 FT, S 88 DEG 14'25"E 209.09 FT, N 26 DEG 30'54"E  
 466.94 FT, S 50 DEG11'30"E 100.21 FT, S 29 DEG 28'04"W 192.19 FT, S 12 DEG  
 17'49"W 228.98 FT, N 88 DEG 14'25"W 351.77 FT TO POB. 1.28A.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C 100' @1300/FF	100.00	450.00	1.0000	1.3714	1300	100		178,286
100 Actual Front Feet, 1.03 Total Acres								Total Est. Land Value = 178,286

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.18	784	0	0
D/W/P: 4in Concrete	6.97	1000	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	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 1995

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 2130 SF Floor Area = 2130 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	2,130		
			Total:	276,803	221,432

Other Additions/Adjustments

Exterior				
Brick Veneer		448	7,701	6,161
Basement, Outside Entrance, Below Grade		1	2,560	2,048
Plumbing				
Average Fixture(s)		1	1,476	1,181
3 Fixture Bath		1	4,646	3,717
Deck				
Treated Wood		330	5,755	4,604
Garages				
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)				
Base Cost		576	24,808	19,846
Common Wall: 1 Wall		1	-2,686	-2,149
Water/Sewer				
Public Sewer		1	1,494	1,195
Water Well, 100 Feet		1	5,808	4,646
Built-Ins				
Appliance Allow.		1	2,766	2,213
Fireplaces				
Interior 1 Story		1	5,338	4,270
Local Cost Items				
SANITARY SEWER		1	0	0 *86% Good
Totals:			336,469	269,164

Notes: PARTIAL BICK SIDING

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ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.460 => TCV: 392,979

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2024 Est. T.C.V. 009-011-001-85				=		573,640
Est. TCV/Total Floor Area = 269.31, Most recent sale 06/01/1995 for 98,000						
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
252,600	252,600	252,600	202,621	5.00		
2024	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	34,200	0	10,131	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
286,800	286,800	286,800	212,752	212,752	0	

009-011-001-90	2024 Est. T.C.V.	LC COTTAGE PROPERTIES LLC
Property Class: 402		S DICKERSON RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 11 T22N R8W PART OF PCL A OF THE SURVEY RECORDED IN BOOK OF SURVEYS S-3 P482. ALSO DESCRIBED AS PCL A OF THE SURVEY RECORDED IN BOOK OF SURVEYS S-6 P-119 DESC AS: BEG AT SW COR OF SEC 11 TH N 0 DEG 50'E 1541 FT, S 88 DEG 14'25"E 33 FT, N 0 DEG 50'221.62 FT, S 88 DEG 14'25"E 65 FT, N 26 DEG 30'55"E 173.09 FT TO POB, TH N 26DEG 30'55"E 107.04 FT, N 28 DEG 22'34"E 160.65 FT, S 47 DEG 17'04"E 20 FT, S 28 DEG 22'34"W 252.27 FT, S 85 DEG 09'06"W 19.01 FT TO POB.  
.11A.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C 100' @1300/FF	20.00	260.00	1.0000	1.2222	1300	100		31,777
20 Actual Front Feet, 0.12 Total Acres							Total Est. Land Value =	31,777

2024 Est. T.C.V. 009-011-001-90 = 31,777

Est. TCV/Total Floor Area = 14.92, Most recent sale 06/10/2004 for 0

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
12,100	12,100	12,100	12,100	5.00			
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses			
0	3,800	0	0	605	0		
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
15,900	15,900	15,900	12,705	12,705	0		



009-011-001-91 2024 Est. T.C.V. DAVENPORT CHRISTINE M  
 Property Class: 401 1669 S DICKERSON RD  
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

SEC 11 T22N R8W (0\*1998) PART OF PCL B OF THE SURVEY RECORDED IN BOOK OF SURVEYS  
 S-6 P-119 DESC AS: BEG AT SW COR OF SEC 11 TH N 0 DEG 50'E 1541 FT, S 88 DEG  
 14'25"E 33 FT, N 0 DEG 50'E 143.81 FT TO POB, TH N 0 DEG 50'E 77.81 FT, S 88 DEG  
 14'25"E 65 FT, N 26 DEG 30'55"E 173.09 FT, N 85 DEG 09'06"E 19.01 FT, N 28 DEG  
 22'34"E 252.27 FT, S 47 DEG 17'04"E 90.22 FT, S 26 DEG 30'54" W 444.4 FT, N 88  
 DEG 14'25"W 150.17 FT TO POB. 1.2A.

SPLIT FROM 011-001-90 FOR 99 GAVE LOC ADJ DUE TO MANY  
 EASEMENTS ACROSS PROPERTY..REMOVE LODGE,,NEW  
 HOME FOR 00

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C 100' @1300/FF	90.00	593.00	1.0000	1.4533	1300	100		170,031
90 Actual Front Feet, 1.23 Total Acres Total Est. Land Value =								170,031

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	7.59	564	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 5000	5,000.00	1	95	4,750
Total Estimated Land Improvements True Cash Value =				4,750

Cost Est. for Res. Bldg: 1 Single Family 1.75S Cls BC Blt 1999

(11) Heating System: Forced Heat & Cool  
 Ground Area = 1962 SF Floor Area = 3434 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.75 Story	Siding/Brick	Basement	1,962		
Total:				506,008	379,504
Other Additions/Adjustments					
Recreation Room			1962	53,621	40,216
Basement, Outside Entrance, Above Grade			2	4,776	3,582
Plumbing					
Average Fixture(s)			1	2,172	1,629
3 Fixture Bath			2	13,663	10,247
2 Fixture Bath			1	4,577	3,433
Porches					
CCP (1 Story)			112	4,002	3,001
WGEP (1 Story)			192	18,253	13,690
Garages					
Class: BC Exterior: Siding Foundation: 42 Inch (Finished)					
Base Cost			992	56,594	42,445
Common Wall: 1 Wall			1	-3,117	-2,338
Door Opener			3	2,049	1,537
Water/Sewer					
Public Sewer			1	1,914	1,435
Water Well, 100 Feet			1	6,244	4,683
Built-Ins					
Appliance Allow.			1	3,975	2,981
Fireplaces					

Parcel Number: 009-011-001-91

Page: 2

Interior 2 Story	1	8,494	6,370	
2nd on Same Stack	1	5,405	4,054	
Deck				
Composite	564	9,092	6,819	
Composite	48	1,842	1,381	
Local Cost Items				
SANITARY SEWER	1	0	0	*89% Good
Totals:		699,564	524,669	

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.460 =&gt; TCV: 766,017

2024 Est. T.C.V. 009-011-001-91		=	940,798
Est. TCV/Total Floor Area = 273.97			
2023 Assessed	MBOR	S.E.V.	Base for Cap
432,000	432,000	432,000	295,893
			C.P.I.
			5.00
2024 New Eq.	Adjustment	Loss	Additions
0	38,400	0	0
			Tax Adjustment
			14,794
			Losses
			0
2024 Assessed	MBOR	S.E.V.	Capped
470,400	470,400	470,400	310,687
			->Taxable<-
			310,687
			PRE/MBT
			0

009-011-001-93	2024 Est. T.C.V.	DAVENPORT CHRISTINE M
Property Class: 402		S DICKERSON RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 11 T22N R8W (0\*1998) PART OF PCL B OF THE SURVEY RECORDED IN BOOK OF SURVEYS  
 S-6 P-119 DESC AS: BEG AT SW COR SEC 11 TH N 0 DEG 50'E 1541 FT, S 88 DEG  
 14'25"E 33 FT, N 0 DEG50'E 66 FT TO POB, TH N 0 DEG 50'E 77.81 FT, S 88 DEG  
 14'25"E 150.17 FT, N 26 DEG30'54"E 444.4 FT, S 47 DEG 17'04"E 44.24FT, S 50 DEG  
 11'30"E 45.98 FT, S 26 DEG 30'54"W 466.94 FT, N 88 DEG 14'25"W 209.09 FT TO POB.  
 1.23A.

SPLIT FROM 001-90 FOR 99..GAVE NEG LOC ADJ DUE TO MANY  
 EASEMENTS ACROSS PROPERTY

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C 100' @1300/FF	90.00	595.32	1.0000	1.4544	1300	100		170,170
90 Actual Front Feet, 1.23 Total Acres							Total Est. Land Value =	170,170

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Crushed Rock	2.27	778	50	883
D/W/P: 4in Ren. Conc.	8.18	1518	50	6,208
Total Estimated Land Improvements True Cash Value =				7,091

Cost Est. for Res. Bldg: 1 Single Family GRG Cls C Blt 2022

(11) Heating System: Wall/Floor Furnace

Ground Area = 0 SF Floor Area = 0 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=98/100/100/100/98

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					

Plumbing

3 Fixture Bath	1	-4,646	-4,553
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Garages

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

Door Opener	2	1,093	1,071
Base Cost	3200	144,384	141,496

Totals: 140,831 138,014

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.460 => TCv: 201,500

2024 Est. T.C.V. 009-011-001-93 = 378,761

Est. TCv/Total Floor Area = 0.00

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
159,600	159,600	159,600	159,600	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	29,800	0	7,980	0		
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
189,400	189,400	189,400	167,580	167,580	0	



Parcel Number: 009-011-001-94

Page: 2

	Total:	41,477	20,732
Other Additions/Adjustments			
Plumbing			
3 Fixture Bath	1	-3,245	-1,622
	Totals:	38,232	19,110
Notes: FORMERLY 1 ROOM LOG CABIN			
	ECF (416 RURAL METES & BOUNDS) 0.930 => TCV:		17,772

2024 Est. T.C.V. 009-011-001-94		=	199,214		
Est. TCV/Total Floor Area = 99.01, Most recent sale 10/28/2010 for 34,000					
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
95,100	95,100	95,100	58,361	5.00	
2024	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	4,500	0	2,918	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
99,600	99,600	99,600	61,279	61,279	61,279

009-011-001-95 2024 Est. T.C.V. GAFFNEY SUZANNE  
 Property Class: 401 1675 S DICKERSON RD  
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

SEC 11 T22N R8W (1\*1998) BEG S 88 DEG 14'25"E 33 FT & N 0 DEG 50'E 1830.97 FT  
 FROM SW COR OF SEC 11 TH N 0 DEG 50'E 150.07 FT, N 48 DEG 19'17"E 89.68 FT, S 48  
 DEG 58'52"E 44.22 FT, S 63 DEG 23'25"E 29.85 FT, S 26 DEG 59'17"W 47.43 FT, S 40  
 DEG 44'27"W 165.02 FT TO POB. .31A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A	\$10000				10000	100		10,000
70 Actual Front Feet, 0.31 Total Acres						Total Est. Land Value =		10,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.06	302	0	0
<b>Residential Local Cost Land Improvements</b>				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D 10 Blt 2015

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 2339 SF Floor Area = 2339 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	2,339		
			Total:	239,658	227,678

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,025	974
3 Fixture Bath	2	6,490	6,165

Porches

CCP (1 Story)	82	1,983	1,884
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Garages

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

Base Cost	806	30,523	28,997
Common Wall: 2 Wall	1	-4,620	-4,389

Water/Sewer

Public Sewer	1	1,175	1,116
Water Well, 200 Feet	1	10,004	9,504

Built-Ins

Appliance Allow.	1	1,638	1,556
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Totals: 287,876 273,485

Notes: ADAPTIVE HOME SIZE IS ATYPICAL TO RURAL HOME MEDIAN SQUARE FEET

ECF (416 RURAL METES & BOUNDS) 0.930 => TCV: 254,341

2024 Est. T.C.V. 009-011-001-95 = 265,291

Est. TCV/Total Floor Area = 113.42, Most recent sale 12/01/1996 for 55,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
127,200	127,200	127,200	88,696	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	5,400	0	4,434	0		
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
132,600	132,600	132,600	93,130	93,130	93,130	

009-011-001-96	2024 Est. T.C.V.	DAVENPORT CHRISTINE M
Property Class: 402		S DICKERSON RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 11 T22N R8W (0\*1998) PART OF PCL A OF THE SURVEY RECORDED IN BOOK OF SURVEYS  
S-6 P-119 DESC AS: BEG S 88 DEG 14'25"E 33 FT, N 0 DEG 50'E1981.04 FT & N 48  
DEG 19'17"E 89.68 FT FROM SW COR SEC 11 TH N 48 DEG 58'52"W 60.31 FT, N 36 DEG  
53'45"E 206.95 FT, S 53 DEG 06'15"E 85 FT, S 34 DEG 18'27"W 163.93 FT, S 23 DEG  
44'12"W 52.07 FT, N 48 DEG 58'52"W 44.22 FT TO POB. .41A.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 80'@ 2500/	85.00	207.00	0.9879	1.0773	2500	100	EASEMENT	226,169
85 Actual Front Feet, 0.40 Total Acres					Total Est. Land Value =			226,169

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 10000	10,000.00	1	95	9,500
Total Estimated Land Improvements True Cash Value =				9,500

2024 Est. T.C.V. 009-011-001-96	=	235,669			
Est. TCV/Total Floor Area = 100.76, Most recent sale 11/01/2002 for 190,000					
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
95,200	95,200	95,200	61,593	5.00	
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	22,600	0	3,079	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
117,800	117,800	117,800	64,672	64,672	0

009-011-001-97                      2024 Est. T.C.V.                      DAVENPORT CHRISTINE M  
Property Class: 401                      S DICKERSON RD  
Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

SEC 11 T22N R8W (0\*1998) PART OF PCL A OF THE SURVEY RECORDED IN BOOK OF  
SURVEYS 5-6 P-119 DESC AS: BEG 88 DEG 14'25" E 33 FT & N 0 DEG 50'E1981.04 FT  
FROM SW COR SEC 11, TH N 89 DEG 10'W 23 FT, N 0 DEG 50'E 99.95 FT, N 60 DEG  
15'18"E 26.95 FT, S 53 DEG 40'40"E 24.36 FT, S 48 DEG 58'52"E 60.31 FT, S48 DEG  
19'17"W 89.68 FT TO POB. .14A.

ADD SEWER AND WELL FOR 06

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A		\$10000			10000	100		10,000
100 Actual Front Feet, 0.13 Total Acres					Total Est.		Land Value =	10,000

2024 Est. T.C.V. 009-011-001-97                      =                      10,000

Est. TCV/Total Floor Area = 4.28

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
3,500	3,500	3,500	2,711	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	1,500	0	0	135	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
5,000	5,000	5,000	2,846	2,846	0	



009-011-001-98	2024 Est. T.C.V.	LC COTTAGE PROPERTIES LLC
Property Class: 402		S DICKERSON RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 11 T22N R8W PART OF PCL A OF THE SURVEY RECORDED IN BOOK OF SURVEYS 5-6  
P-119 DESC AS: BEG N 00 DEG 50'00"E 1541 FT, S 88 DEG 14'25"E 33 FT, N 00 DEG  
50'00"E 221.62 FT, S 88 DEG 14'25"E 65 FT, N 26 DEG 30' 55"E 195.27 FT FROM SW  
COR SEC 11. TH N 64 DEG 35'35"W 48.11 FT, N 26 DEG 59'17"E 47.43 FT, N 63 DEG  
22'59"W 29.85 FT, N23 DEG 44'12"E 52.07 FT, N 34 DEG 18'27" E 163.93 FT, S 53  
DEG 06'15"E 15 FT, S 48 DEG 35'43"E 50 FT, S 28 DEG 22'34"W 160.65 FT, S 26 DEG  
30'55"W 84.86 FT TO POB. .4A.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 80'@ 2500/	65.00	268.06	1.0000	1.1199	2500	100		181,984
65 Actual Front Feet, 0.40 Total Acres					Total Est.		Land Value =	181,984

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.78	600	0	0
D/W/P: 3.5 Concrete	5.78	238	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 10000	10,000.00	1	95	9,500
Total Estimated Land Improvements				True Cash Value = 9,500

2024 Est. T.C.V. 009-011-001-98 = 191,484

Est. TC/Total Floor Area = 81.87, Most recent sale 06/12/2006 for 210,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
77,500	77,500	77,500	40,993	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	18,200	0	0	2,049	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
95,700	95,700	95,700	43,042	43,042	0	

009-011-001-99	2024 Est. T.C.V.	ADLER KELLY M
Property Class: 402		S DICKERSON RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 11 T22N R8W PCL OF LAND RECORDED IN BOOK OF SURVEYS S-2 PG 438. .02A

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value E> E BACK LOTS 9K					9000	100		9,000
		0.00	Total Acres		Total Est.		Land Value =	9,000

2024 Est. T.C.V. 009-011-001-99	=	9,000			
Est. TCV/Total Floor Area = 3.85					
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
3,500	3,500	3,500	379	5.00	
2024 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses
0	1,000	0	0	18	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
4,500	4,500	4,500	397	397	397

009-011-002-00 2024 Est. T.C.V. ANDREWS DAVID L TRUST  
 Property Class: 401 1661 S DICKERSON RD  
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

. SEC 11 T22N R8W BEG 810.13 FT N 50' E OF SW COR OF GOV'T LOT 4 TH N 50' E  
 278.17 FT S 46 DEG 26' E 113.66 FT S 15 DEG 40' 45" W 226.72 FT N 53 DEG 40' 40"  
 W 31.19 FT TO POB. APP .42 A.

2010.8.9 DAVID L. ANDREWS, AS TRUSTEE OF HIS REVOCABLE TRUST IS THE ONLY MEMBER  
 OF DJZ PROPERITES. THERE HAVE BEEN NO TRANSFERES OF THIS MEMBER INTEREST FROM  
 THE DATE THE LLC ACQUIRED THE PROPERTY UNTIL TODAY. - PER WILLAM ACKER, ATTN FOR  
 MR. ANDREWS. -TIM

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C 100' @1300/FF	85.67	252.00	1.0000	1.2142	1300	100		135,223
113 Actual Front Feet, 0.42 Total Acres Total Est. Land Value =								135,223

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Dock: Light posts	42.92	338	0	0
D/W/P: 4in Ren. Conc.	8.18	1400	0	0
Wood Frame	32.30	80	71	1,835
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	2	95	4,750
Total Estimated Land Improvements True Cash Value =				6,585

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C 5 Blt 1977

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 864 SF Floor Area = 1080 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Basement	864		
Total:				159,329	111,528

Other Additions/Adjustments

Recreation Room	434	8,389	5,872
Basement, Outside Entrance, Below Grade	1	2,560	1,792

Plumbing

Average Fixture(s)	1	1,476	1,033
2 Fixture Bath	1	3,108	2,176

Porches

WPP	590	9,865	6,905
WPP	150	3,855	2,698

Garages

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

Base Cost	520	23,161	16,213
Storage Over Garage	350	4,809	3,366
Door Opener	1	547	383

Water/Sewer

Public Sewer	1	1,494	1,046
Water Well, 100 Feet	1	5,808	4,066

Built-Ins

Appliance Allow.	1	2,766	1,936
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Fireplaces

Parcel Number: 009-011-002-00

Page: 2

Exterior 2 Story	1	8,024	5,617	
Wood Stove	1	2,551	1,786	
Local Cost Items				
SANITARY SEWER	1	0	0	*84% Good
Totals:		237,742	166,417	

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.460 =&gt; TCV: 242,969

2024 Est. T.C.V. 009-011-002-00		=	384,777
Est. TCV/Total Floor Area = 356.27, Most recent sale 01/28/2005 for 319,000			
2023 Assessed	MBOR	S.E.V.	Base for Cap
170,900	170,900	170,900	134,033
			C.P.I.
			5.00
2024	New Eq. Adjustment	Loss	Additions
	0	21,500	0
			Tax Adjustment
			6,701
			Losses
			0
2024 Assessed	MBOR	S.E.V.	Capped
192,400	192,400	192,400	140,734
			->Taxable<-
			140,734
			PRE/MBT
			140,734

009-011-003-00                                    2024 Est. T.C.V.                                    STEBNER MARK & BEVERLY  
 Property Class: 401                                    1665 S DICKERSON RD  
 Map #:                                    LAKE TOWNSHIP                                    LAKE CITY, MI 49651

. SEC 11 T22N R8W BEG 810.13 FT N 50' E & 31.18 FT S 53 DEG 40' 40" E OF SW COR  
 OF GOV'T LOT 4 TH N 15 DEG 40' 45" E 226.72 FT S 46 DEG 26' E 123.65 FT S 36 DEG  
 27' 20" W TO A PT WHICH LIES S 53 DEG 40' 40" E OF POB N 53 DEG 40' 40" W TO  
 POB. .64 A.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C 100' @1300/FF	96.43	213.12	1.0000	1.1722	1300	100		146,953
124 Actual Front Feet, 0.41 Total Acres                                    Total Est. Land Value =								146,953

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	880	71	4,111
Total Estimated Land Improvements True Cash Value =				4,111

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

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1312 SF      Floor Area = 1312 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,312		
Total:				182,682	127,874

Other Additions/Adjustments

Recreation Room	600	11,598	5,799	
Basement, Outside Entrance, Below Grade	1	2,560	1,792	
Plumbing				
Average Fixture(s)	1	1,476	1,033	
2 Fixture Bath	1	3,108	2,176	
Porches				
CCP (1 Story)	288	7,128	4,990	
Deck				
Treated Wood	400	6,520	4,564	
Garages				
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)				
Base Cost	572	22,176	15,523	
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)				
Basement Garage: 1 Car	1	2,599	1,819	
Water/Sewer				
Public Sewer	1	1,494	1,046	
Water Well, 100 Feet	1	5,808	4,066	
Built-Ins				
Appliance Allow.	1	2,766	1,936	
Fireplaces				
Interior 1 Story	1	5,338	3,737	
Local Cost Items				
SANITARY SEWER	1	0	0	*84% Good
Totals:		255,253	176,355	

Notes:

Parcel Number: 009-011-003-00

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ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.460 =&gt; TCV: 257,478

2024 Est. T.C.V. 009-011-003-00	=	408,542			
Est. TCV/Total Floor Area = 311.39, Most recent sale 12/26/2007 for 0					
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
182,000	182,000	182,000	150,973	5.00	
2024	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	22,300	0	7,548	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
204,300	204,300	204,300	158,521	158,521	158,521

009-011-004-00	2024 Est. T.C.V.	SNYDER JEREMY
Property Class: 401		7880 W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 11 T22N R8W BEG AT A PT 890 FT; E OF SW COR OF SEC 11 TH N 183 FT; W 152 FT; TH S 183 FT, E 152 FT TO BEG. .6386 A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C>	.50	-1.0	AC	M/L	12000	100		12,000
152 Actual Front Feet, 0.64 Total Acres								Total Est. Land Value = 12,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	6.61	672	0	0
Wood Frame	19.41	216	50	2,096

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	2	95	1,900
Total Estimated Land Improvements True Cash Value =				3,996

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

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 904 SF Floor Area = 904 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	904		
			Total:	100,234	60,140

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,025	615
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Water/Sewer

1000 Gal Septic	1	4,263	2,558
Water Well, 100 Feet	1	5,506	3,304

Porches

CGEP (1 Story)	416	17,892	10,735
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Deck

Treated Wood	480	7,013	4,208
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Garages

Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)  
 Base Cost 720 20,340 17,492 \*86% Good

Built-Ins

Appliance Allow.	1	1,638	983
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Totals: 157,911 100,035

Notes:

ECF (416 RURAL METES & BOUNDS) 0.930 => TCV: 93,033

2024 Est. T.C.V. 009-011-004-00 = 109,029

Est. TCV/Total Floor Area = 120.61, Most recent sale 07/29/2022 for 38,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
52,500	52,500	52,500	52,500	5.00	
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	2,000	0	0	2,000	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
54,500	54,500	54,500	55,125	54,500	0





Parcel Number: 009-011-005-00

Page: 2

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 ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.460 => TCV: 416,916
 

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2024 Est. T.C.V. 009-011-005-00						=	621,279
Est. TCV/Total Floor Area = 251.73							
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
283,200	283,200	283,200	180,168	5.00			
2024	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
	0	27,400	0	9,008	0		
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
310,600	310,600	310,600	189,176	189,176	189,176		

009-011-006-00 2024 Est. T.C.V. ROLKA STEVEN R  
 Property Class: 401 1729 S DICKERSON RD  
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

. SEC 11 T22N R8W PT OF W 890 FT GOV'T LOT 4 & W 890 FT OF SW 1/4 OF SW 1/4 COMM  
 AT SW COR SEC N 00 DEG 50' E 1782 FT S 86 DEG 09' 20" E 515.2 FT S 56 DEG 39'  
 20" E 150 FT TO POB TH S 56 DEG 39' 20" E 50 FT N 55 DEG 08' 45" E 134.63 FT N 56  
 DEG 39' 20" W 100 FT S 33 DEG 20' 40" W 125 FT TO POB. .2167 A.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C 100' @1300/FF	100.00	125.00	1.0000	1.0480	1300	100		136,237
100 Actual Front Feet, 0.29 Total Acres Total Est. Land Value =								136,237

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.97	533	50	1,857
Metal Prefab/Conc.	30.12	54	50	813
Total Estimated Land Improvements True Cash Value =				2,670

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

(11) Heating System: Forced Heat & Cool  
 Ground Area = 840 SF Floor Area = 840 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	840		
			Total:	134,421	87,374

Other Additions/Adjustments

Recreation Room	400	7,732	3,866
Basement, Outside Entrance, Below Grade	1	2,560	1,664

Plumbing

Average Fixture(s)	1	1,476	959
2 Fixture Bath	1	3,108	2,020

Porches

WPP	288	5,060	3,289
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Deck

Treated Wood	45	1,688	1,097
Treated Wood	22	1,005	653

Garages

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

Base Cost	576	24,808	16,125
Door Opener	1	547	356

Water/Sewer

Public Sewer	1	1,494	971
Water Well, 100 Feet	1	5,808	3,775

Built-Ins

Appliance Allow.	1	2,766	1,798
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Fireplaces

Exterior 1 Story	1	6,513	4,233
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Local Cost Items

SANITARY SEWER	1	0	0	*94% Good
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Totals: 198,986 128,180

Notes:

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ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.460 => TCV: 187,143

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2024 Est. T.C.V. 009-011-006-00							=	326,050
Est. TCV/Total Floor Area = 388.15								
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.				
146,800	146,800	146,800	94,733	5.00				
2024 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses			
0	16,200	0	0	4,736	0			
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT			
163,000	163,000	163,000	99,469	99,469	0			

009-011-007-00	2024 Est. T.C.V.	GRANADOS JESUS PONCE
Property Class: 401		7640 W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 11 T22N R8W BEG AT A PT 165 FT W & 76 FT N OF S 1/4 STAKE, TH S 80 DEG 30' W 720 FT; TO SEC, LINE, TH W ALONG SEC LINE 866 FT; TH N 1,805 FT; TH S 74 DEG 00' E 418 FT; TH S 66 DEG 00' E 1,417 FT; TH S 1057 FT TO POB, EXC FOLLOWING DESC OF SILVER BIRCH BLUFF, BEG AT A PT 598 FT N& 165 FT W OF SE COR OF LOT 3, TH NW'LY N 72 DEG 41'W 820 FT, TH N 58 DEG 0'W 313 FT, N 66 DEG 41'W 570 FT, TH N 01 DEG 40'E 540 FT TO S BANK OF LAKE MISS. TH IN SE'LY DIR, S 70 DEG E 566 FT, S 58DEG E 473 FT, S 72 DEG 40' E 779 FT, S 1 DEG 40'W 537 FT TO POB, ALL BEING PART OF LOT 3, SW1/4 OF SW1/4 & LOT 4, SECS 11-22-8, ALSO FORMER RR R/W LYING ACROSSGOV'T LOT 3 EXC S 33 FT OF E 830 FT THOF29.4907A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 18	-29	@\$3000	29.49 Acres	3000	100			88,470
			29.49 Total Acres				Total Est. Land Value =	88,470

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	24.40	225	50	2,745
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
		Total Estimated Land Improvements True Cash Value =		5,120

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1232 SF Floor Area = 1778 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.75 Story	Siding	Slab	728		
1 Story	Siding	Slab	504		
			Total:	212,485	148,745

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,476	1,033
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Water/Sewer

1000 Gal Septic	1	4,864	3,405
Water Well, 100 Feet	1	5,808	4,066

Porches

CGEP (1 Story)	240	14,186	9,930
CCP (1 Story)	132	3,629	2,540

Built-Ins

Appliance Allow.	1	2,766	1,936
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Fireplaces

Interior 1 Story	1	5,338	3,737
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Deck

w/Roof (Roof portion)	1104	16,748	11,724
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Garages

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

Base Cost	1392	55,527	38,869
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Totals: 322,827 225,985

Notes:

Parcel Number: 009-011-007-00

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ECF (416 RURAL METES &amp; BOUNDS) 0.930 =&gt; TCV: 210,166

2024 Est. T.C.V. 009-011-007-00	=	303,756			
Est. TCV/Total Floor Area = 170.84, Most recent sale 08/31/2005 for 225,000					
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
142,600	142,600	142,600	90,713	5.00	
2024	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	9,300	0	4,535	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
151,900	151,900	151,900	95,248	95,248	0

009-011-007-98	2024 Est. T.C.V.	SNYDER JEREMY
Property Class: 402		W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 11 T22N R8W BEG S 88 DEG 14'24" E 890.12 FT FROM SW COR SEC 11 TH N 0 DEG 50'0" E 183 FT, S 88 DEG 14'24" E 30.55 FT, S 0 DEG 40'0" W 183.01 FT, N 88 DEG 14'24" W 31.07 FT TO POB. .1294A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 90/FF	30.55	183.00	1.5996	0.8224	90	100		3,617
31 Actual Front Feet, 0.13 Total Acres							Total Est. Land Value =	3,617

2024 Est. T.C.V. 009-011-007-98 = 3,617

Est. TCV/Total Floor Area = 2.03, Most recent sale 07/29/2022 for 38,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.				
1,400	1,400	1,400	1,400	5.00				
2024	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses			
	0	400	0	70	0			
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT			
1,800	1,800	1,800	1,470	1,470	0			

009-011-008-00                                        2024 Est. T.C.V.                                        DICK JAY M & JULIE K JT LIV TRUST  
 Property Class: 401                                        7346 W JENNINGS RD  
 Map #:    LAKE TOWNSHIP                                        Lake City, MI 49651

2011-02509 COMMENCING AT THE S 1/4 CORNER OF SECTION 11, T22N,R8W., THENCE S89DEG.05'37"E 201.32 FEET ALONG THE SOUTH LINE OF SAID SEC 11 TO THE POINT OF BEGINNING; THENCE N00DEG.32'S3"E 99.97 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE FOR RAILROAD ST., FROM THE RECORDED PLAT OF MISSAUKEE PARK; THENCE N84DEG.27'29"E 297.82 FEET ALONG SAID SOUTHERLY RIGHT OF WAY LINE; THENCE S00DEG.32 '53"W 133.41 FEET TO A POINT ON THE SOUTH SECTION LINE; THENCE N89DEG.05'37"W 296.14 FEET ALONG SAID SOUTH SECTION 11 LINE TO THE POINT OF BEGINNING. (BEING A PART OF GOVERNMENT LOT 2, SECTION 1 I, T22N,R8W.) .79 A  
 M/L

04 SPLIT TO 011-008-25, 008-50, 008-75 FOR 05

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 200/	296.14	116.69	0.9065	0.7349	200	100		39,460
296 Actual Front Feet, 0.79 Total Acres      Total Est. Land Value =								39,460

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

(11) Heating System: No Heating/Cooling  
 Ground Area = 0 SF    Floor Area = 0 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=84/100/100/100/84

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Plumbing					
	3 Fixture Bath		1	-4,646	-3,903
Garages					
Class: C Exterior: Pole (Unfinished)					
	Door Opener		2	1,093	918
	Base Cost		1213	29,270	24,587
Totals:				25,717	21,602

Notes:

ECF (416 RURAL METES & BOUNDS) 0.930 => TCV:                                        20,090

2024 Est. T.C.V. 009-011-008-00			=	59,550		
Est. TCV/Total Floor Area = 0.00, Most recent sale 08/11/2011 for 35,000						
2023 Assessed		MBOR	S.E.V.	Base for Cap	C.P.I.	
	29,600	29,600	29,600	22,150	5.00	
2024 New Eq.		Adjustment	Loss	Additions	Tax Adjustment	Losses
	29,800	0	29,600	0	1,107	0
2024 Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	29,800	29,800	29,800	23,257	23,257	0

009-011-008-25                                 2024 Est. T.C.V.                                 PALLAY DAVID & SHARON  
Property Class: 401                                 W JENNINGS RD  
Map #:                                 LAKE TOWNSHIP                                 ,

THAT PART OF THE SOUTHEAST 1/4 OF SECTION 11, T22N, R8W, LAKE TOWNSHIP,  
MISSAUKEE COUNTY, MICHIGAN, DESCRIBED AS COMMENCING AT THE SOUTH 1/4 CORNER OF  
SECTION 11; THENCE SOUTH 89'05'37" EAST 497.46 FEET ALONG THE SOUTH LINE OF SAID  
SECTION 11 TO THE POINT OF BEGINNING; THENCE NORTH 00'32'53" EAST 133.41 FEET TO  
A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE FOR RAILROAD STREET FROM THE RECORDED  
PLAT OF MISSAUKEE PARK; THENCE NORTH 84'27'29" EAST 117.58 FEET ALONG SAID  
SOUTHERLY RIGHT-OF-WAY LINE; THENCE SOUTH 00'32'53" WEST 146.62 FEET TO A POINT  
ON SAID SOUTH SECTION LINE; THENCE NORTH 89'05'37" WEST 116.92 FEET ALONG SAID  
SOUTH SECTION LINE TO THE POINT OF BEGINNING. CONTAINING 0.38 ACRES, MORE OR  
LESS, AND SUBJECT TO ANY EASEMENTS AND RESTRICTIONS OF RECORD.

(3\*2016) SPLIT ON 12/31/2015 INTO 009-011-008-33; FORMELRY DESCRIBED AS SEC 11  
T22N R8W (0\*2004)  
W 729.97 FT OF GOV'T LOT 2 LYING S OF N LINE OF FORMER RR R/W EXC W 496.14 FT  
THEREOF.             .79 A M/L

Split/Comb. on 01/10/2016 completed 01/10/2016 TIM                                 ;  
Parent Parcel(s): 009-011-008-25;  
Child Parcel(s): 009-011-008-02;  
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Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS  
\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 200/ 117 Actual Front Feet, 0.38 Total Acres	116.92	141.57	1.1436	0.7713	200	100		20,627
Total Est. Land Value =								20,627

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.18	96	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1 Single Family GRG                                 Cls C             Blt 2011

(11) Heating System: No Heating/Cooling  
Ground Area = 0 SF     Floor Area = 0 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Plumbing					
	3 Fixture Bath		1	-4,646	-3,949
Garages					
Class: C Exterior: Pole (Unfinished)					
	Base Cost		816	21,404	18,193
	Door Opener		1	547	465
Totals:				17,305	14,709

Notes:

ECF (416 RURAL METES & BOUNDS) 0.930 => TCV:             13,679

2024 Est. T.C.V. 009-011-008-25				=	35,256	
Est. TCV/Total Floor Area =	0.00, Most recent sale 08/25/2014 for 25,000					
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
15,600	15,600	15,600	11,573	5.00		
2024	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
17,600		0	15,600	0	578	0



Parcel Number: 009-011-008-25

Page: 2

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2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
17,600	17,600	17,600	12,151	12,151	0

009-011-008-33 2024 Est. T.C.V. PEJAKOVICH JOSEPH W & LINDA D
Property Class: 401 W JENNINGS RD
Map #: LAKE TOWNSHIP

THAT PART OF THE SOUTHEAST 1/4 OF SECTION 11, T22N, R8W, LAKE TOWNSHIP,
MISSAUKEE COUNTY, MICHIGAN, DESCRIBED AS COMMENCING AT THE SOUTH 1/4 CORNER OF
SECTION 11; THENCE SOUTH 89'05'37" EAST 614.38 FEET ALONG THE SOUTH LINE OF SAID
SECTION 11 TO THE POINT OF BEGINNING; THENCE NORTH 00'32'53" EAST 146.62 FEET TO
A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE FOR RAILROAD STREET FROM THE RECORDED
PLAT OF MISSAUKEE PARK; THENCE NORTH 84'27'29" EAST 117.58 FEET ALONG SAID
SOUTHERLY RIGHT-OF-WAY LINE; THENCE SOUTH 00'32'53" WEST 159.82 FEET TO A POINT
ON SAID SOUTH SECTION LINE; THENCE NORTH 89'05'37" WEST 116.91 FEET ALONG SAID
SOUTH SECTION LINE TO THE POINT OF BEGINNING. CONTAINING 0.41 ACRES, MORE OR
LESS, AND SUBJECT TO ANY EASEMENTS AND RESTRICTIONS OF RECORD.
(0\*2016) SPLIT ON 12/31/2015 FROM 009-011-008-25;

Split/Comb. on 01/10/2016 completed 01/10/2016 TIM ;
Parent Parcel(s): 009-011-008-25;
Child Parcel(s): 009-011-008-02;
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Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

Table with 7 columns: Description, Frontage, Depth, Front, Depth, Rate %Adj, Reason, Value. Includes row for 'I 200' @ 200/' and a total estimate of 21,022.

Land Improvement Cost Estimates

Table with 4 columns: Description, Rate, Size % Good, Cash Value. Includes row for 'D/W/P: 4in Ren. Conc.' and a total estimated land improvements true cash value of 491.

Cost Est. for Res. Bldg: 1 Single Family GRG Cls C Blt 2016

(11) Heating System: No Heating/Cooling
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=92/100/100/100/92

Building Areas

Table with 5 columns: Stories, Exterior, Foundation, Size, Cost New, Depr. Cost. Includes sections for Plumbing (3 Fixture Bath) and Garages (Class: C Exterior: Pole (Unfinished)).

Notes:

ECF (409 RURAL PLATTED SUBDIVISIONS) 0.930 => TCV: 21,268

Summary table with columns for assessed values, adjustments, and losses. Includes rows for '2024 Est. T.C.V.', '2023 Assessed', and '2024 Assessed'.

009-011-008-50 2024 Est. T.C.V. ANDERSEN CHRISTIAN J TRUST  
 Property Class: 401 7330 W JENNINGS RD  
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

SEC 11 T22N R8W (0\*2004)  
 2010-05234 COMMENCING AT THE SOUTH 1/4 CORNER OF SECTION 11,T22N,R8W;THENCE  
 S89DEG05'37"E731.29FEETALONG THE SOUTH LINE OF SAID SECTION 11 TO THE POINT OF  
 BEGINNING; THENCE N00DEG32'53"E 159.82 FEET TO A POINT ON THE SOUTHERLY RIGHT OF  
 WAY LINE FOR RAILROAD STREET FROM THE RECORDED PLAT OF MISSAUKEE PARK; THENCE  
 N84DEG27'29"E 202.31 FEET ALONG SAID SOUTHERLY RIGHT OF WAY LINE; THENCE  
 S00DEG32'53"W 182.54 FEET TO A POINT ON SAID SOUTH SECTION LINE; THENCE  
 N89DEG05'37"W 201.17 FEET ALONG SAID SOUTH SECTION LINE TO THE POINT OF  
 BEGINNING. OIL, GAS AND MINERAL RIGHTS ARE NOT INCLUDED. . THE GRANTOR GRANTS  
 TO THE GRANTEE THE RIGHT TO MAKE 0 DIVISIONS UNDER SECTION 108 OF THE LAND  
 DIVISION ACT. ACT NO 288 OF THE PUBLIC ACTS OF 1967. .79 A M/L

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 200/	201.17	171.18	0.9985	0.8088	200	100		32,494
201 Actual Front Feet, 0.79 Total Acres				Total Est. Land Value =				32,494

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	10.26	786	95	7,661
Total Estimated Land Improvements	True Cash Value =		7,661	

Cost Est. for Res. Bldg: 1 Single Family GRG Cls BC Blt 2011

(11) Heating System: Forced Heat & Cool  
 Ground Area = 0 SF Floor Area = 0 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Plumbing					
3	Fixture Bath		1	-6,832	-6,149
Garages					
Class: BC Exterior: Pole (Finished)					
	Door Opener		1	683	615
	Base Cost		3389	137,729	123,956
Totals:				131,580	118,422

Notes:

ECF (416 RURAL METES & BOUNDS) 0.930 => TCV: 110,132

2024 Est. T.C.V. 009-011-008-50	=	150,287
Est. TCV/Total Floor Area = 0.00, Most recent sale 11/29/2010 for 7,500		
2023 Assessed	MBOR	S.E.V.
63,500	63,500	63,500
	Base for Cap	C.P.I.
	37,329	5.00
2024 New Eq. Adjustment	Loss	Additions
75,100	0	63,500
		0
		1,866
2024 Assessed	MBOR	S.E.V.
75,100	75,100	75,100
		Capped
		->Taxable<-
		39,195
		39,195
		PRE/MBT
		0

009-011-009-00  
Property Class: 401  
Map #:

2024 Est. T.C.V.  
LAKE TOWNSHIP

JOHNSON LARRY D & SUSAN L  
7250 W JENNINGS RD  
LAKE CITY, MI 49651

SEC 11 T22N R8W E 200 FT OF GOV'T LOT 2 LYING S OF RR R/W ALSO S 25 FT OF E 100 FT OF FORMER RR R/W ACROSS GOV'T LOT 2. APP.45 A. AND FORMER 011-008-75 DESCRIBED AS SEC 11 T22N R8W (0\*2004)2010-02521 COMMENCING AT THE S 1/4 CORNER OF SECTION 11, T22N, R8W., THENCE S89DEG.05'37"E 932.46 FEET ALONG THE SOUTH LINE OF SAID SEC. 11 TO THE POINT OF BEGINNING; THENCE N00DEG.32'53"E 182.54 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE FOR RAILROAD STREET FROM THE RECORDED PLAT OF MISSAUKEE PARK; THENCE N84DEG.27'29"E 149.69 FEET ALONG SAID SOUTHERLY RIGHT OFWAY LINE; THENCE S00DEG.18'56"W 76.77 FEET; THENCE N84DEG.27'29"E 47.24 FEET; THENCE S00DEG. 18'56"W 127.59 FEET TO A POINT ON SAID SOUTH SECTION LINE; THENCE N89DEG.05'37"W 196.67 FEET ALONG SAID SOUTH SECTION LINE TO THE POINT OF BEGINNING. (BEING A PART OF GOVERNMENT LOT 2, SECTION 11, T22N,RSW) THE GRANTOR GRANTS TO THE GRANTEE THE RIGHT TO MAKE 0 DIVISIONS UNDER SECTION 108 OF THE LAND DIVISION ACT, ACT NO. 288 OF P.A. OF 1967. .79 A M/L COMBINE WITH 009-011-008-75 6/1/2020 FORMERLY . SEC 11 T22N R8W E 200 FT OF GOV'T LOT 2 LYING S OF RR R/W ALSO S 25 FT OF E 100 FT OF FORMER RR R/W ACROSS GOV'T LOT 2. APP.45 A.

Split/Comb. on 09/23/2020 completed 09/23/2020 TIM ;  
Parent Parcel(s): 009-011-008-75;  
Child Parcel(s): 009-011-009-00;  
-----  
COMBINE WITH ADJ 009-011-008-75 6/1/2020

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 90/FF	378.57	143.02	0.8526	0.7733	90	100		22,462
379 Actual Front Feet, 1.24 Total Acres Total Est. Land Value =								22,462

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 1930

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 1184 SF Floor Area = 1184 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Siding	Basement	928			
1 Story	Siding	Crawl Space	256			*89% Good
Total:				136,550	94,593	

Other Additions/Adjustments

Plumbing

Average Fixture(s) 1 1,025 666

Water/Sewer

1000 Gal Septic 1 4,263 2,771  
Water Well, 50 Feet 1 2,498 1,624

Garages

Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)  
Base Cost 624 18,146 11,795

Built-Ins

Appliance Allow. 1 1,638 1,065

Unit-in-Place Cost Items

ROOF STRUCT. (SQ FT) 72 403 181 \*45% Good

Totals: 164,523 112,695

Notes:

ECF (416 RURAL METES & BOUNDS) 0.930 => TCV: 104,806

Parcel Number: 009-011-009-00

Page: 2

2024 Est. T.C.V. 009-011-009-00	=	127,268				
Est. TCV/Total Floor Area = 107.49, Most recent sale 01/29/1982 for 0						
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
59,500	59,500	59,500	37,307	5.00		
2024	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	4,100	0	0	1,865	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
63,600	63,600	63,600	39,172	39,172	39,172	

009-011-010-00	2024 Est. T.C.V.	BARNES DANIEL
Property Class: 401		7100 W JENNINGS RD
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

. SEC 11 T22N R8W W 125 FT OF E 675 FT OF GOV'T LOT 1 LYING S OF RR R/W. .5398  
A.

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Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A>	GROUP A	\$10000			10000	100		10,000
125 Actual Front Feet, 0.54 Total Acres								Total Est. Land Value = 10,000

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Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	3.10	2400	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

---

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

(11) Heating System: Forced Heat & Cool  
Ground Area = 1392 SF Floor Area = 1392 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,392		
			Total:	184,223	119,747

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,476	959
2 Fixture Bath	1	3,108	2,020

Water/Sewer

1000 Gal Septic	1	4,864	3,162
Water Well, 100 Feet	1	5,808	3,775

Porches

CPP	30	835	543
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Deck

Treated Wood	120	2,947	1,916
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Garages

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

Base Cost	720	29,023	18,865
Common Wall: 1 Wall	1	-2,686	-1,746
Door Opener	2	1,093	710

Built-Ins

Appliance Allow.	1	2,766	1,798
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Fireplaces

Prefab 1 Story	1	2,592	1,685
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Totals: 236,049 153,434

Notes:

ECF (416 RURAL METES & BOUNDS) 0.930 => TCY: 142,694

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2024 Est. T.C.V. 009-011-010-00 = 153,644

Est. TCY/Total Floor Area = 110.38, Most recent sale 06/03/2021 for 168,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
73,100	73,100	73,100	70,350	5.00

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2024	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	3,700	0	0	3,517	0
2024	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	76,800	76,800	76,800	73,867	73,867	73,867

009-011-010-50	2024 Est. T.C.V.	TACOMA RANDY L & KATHY K
Property Class: 402		W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 11 T22N R8W W 125 FT OF 800 FT OF GOV'T LOT 1 LYING S OF RR R/W. .5398A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS  
\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C>	.50	-1.0	AC	M/L	12000	100		12,000
125 Actual Front Feet, 0.60 Total Acres							Total Est. Land Value =	12,000

2024 Est. T.C.V. 009-011-010-50 = 12,000

Est. TCV/Total Floor Area = 8.62

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
5,500	5,500	5,500	2,115	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	500	0	0	105	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
6,000	6,000	6,000	2,220	2,220	2,220	



009-011-011-00 2024 Est. T.C.V. COOPER MARK P  
 Property Class: 401 7194 W JENNINGS RD  
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

. SEC 11 T22N R8W W 270 FT OF GOV'T LOT 1 LYING S OF N LINE OF FORMER RR/RW EXC THAT PART OF GOV'T LOT 1 COMM AT SE COR OF SEC 11 TH N 89 DEG 05' 37" W 1329.13 FT TH N 0 DEG 18' 56" E ALONG W LINE OF GOV'T LOT 1 201.03 FT TO POB TH N 84 DEG 18' 04" E 93.37 FT TH N 0 DEG 35' 52" E 26.12 FT TH S 84 DEG 25' 02" W 93.48 FT S 0 DEG 18' 56" W 26.29 FT TO POB. APP 1.47 A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 90/FF	270.00	237.00	0.9277	0.8773	90	100		19,779
270 Actual Front Feet, 1.47 Total Acres Total Est. Land Value =								19,779

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.89	2200	0	0
D/W/P: 4in Ren. Conc.	7.35	200	0	0
Residential Local Cost Land Improvements				Cash Value
Description	Rate	Size	% Good	
LAND IMPROVE 2500	2,500.00	1	95	2,375
Total Estimated Land Improvements True Cash Value =				2,375

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

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1216 SF Floor Area = 1216 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,216		
Total:				139,657	90,777

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,230	799
2 Fixture Bath	1	2,596	1,687

Water/Sewer

1000 Gal Septic	1	4,550	2,957
Water Well, 100 Feet	1	5,640	3,666

Porches

CCP (1 Story)	112	2,854	1,855
WCP (1 Story)	160	6,200	4,030
WCP (1 Story)	160	6,200	4,030

Garages

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

Base Cost	480	17,434	11,332
Class: CD Exterior: Pole (Unfinished)			
Base Cost	480	13,075	8,499
Storage Over Garage	120	1,468	954
Class: CD Exterior: Pole (Unfinished)			
Base Cost	480	13,075	8,499

Built-Ins

Appliance Allow.	1	1,934	1,257
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Breezeways

Frame Wall	140	8,393	5,455
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Totals: 224,306 145,797

Notes:

Parcel Number: 009-011-011-00

Page: 2

ECF (416 RURAL METES &amp; BOUNDS) 0.930 =&gt; TCV: 135,591

2024 Est. T.C.V. 009-011-011-00	=	157,745			
Est. TCV/Total Floor Area = 129.72, Most recent sale 10/01/1996 for 65,000					
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
74,600	74,600	74,600	54,451	5.00	
2024	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	4,300	0	2,722	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
78,900	78,900	78,900	57,173	57,173	57,173



67,100

67,100

67,100

40,864

40,864

40,864

009-011-012-50 2024 Est. T.C.V. PIANA MARC  
 Property Class: 401 7178 W JENNINGS RD  
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

. SEC 11 T22N R8W GOV'T LOT 1 LYING S OF RR R/W EXC E 925 FT THOF & EXC W 270 FT THOF. .6671A.

Some improvements made after purchase by VAN BAR.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C>	.50	-1.0	AC	M/L	12000	100		12,000
150 Actual Front Feet, 0.69 Total Acres	Total Est. Land Value =							12,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Crushed Rock	2.19	1400	50	1,533
D/W/P: 3.5 Concrete	6.16	179	50	551
Total Estimated Land Improvements True Cash Value =				2,084

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

(11) Heating System: Wall/Floor Furnace  
 Ground Area = 1120 SF Floor Area = 1120 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	476		
1 Story	Siding	Slab	644		
Total:				124,840	87,389

Other Additions/Adjustments

Plumbing

Average Fixture(s) 1 1,230 861

Water/Sewer

1000 Gal Septic 1 4,550 3,185  
 Water Well, 100 Feet 1 5,640 3,948

Deck

Treated Wood 88 2,337 1,636

Garages

Class: CD Exterior: Pole (Unfinished)  
 Base Cost 576 14,849 10,394

Built-Ins

Appliance Allow. 1 1,934 1,354

Totals: 155,380 108,767

Notes:

ECF (416 RURAL METES & BOUNDS) 0.930 => TCV: 101,153

2024 Est. T.C.V. 009-011-012-50					=	115,237
Est. TCV/Total Floor Area = 102.89, Most recent sale 10/09/2015 for 74,500						
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
55,500	55,500	55,500	40,194	5.00		
2024 New	Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	2,100		0	0	2,009	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
57,600	57,600	57,600	42,203	42,203	42,203	

009-011-013-00   2024 Est. T.C.V.   WELCH ALEXANDER & JESSICA  
 Property Class: 401   7020 W JENNINGS RD  
 Map #:   LAKE TOWNSHIP   LAKE CITY, MI 49651

THE SOUTH 200 FEET OF THE EAST 200 FEET OF GOVERNMENT LOT 1, SITUATED IN AND PART OF THE EAST 1/2 OF THE EAST 1/2 OF SECTION 11, TOWN 22 NORTH, RANGE 8 WEST TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN. SAID PARCEL "A" CONTAINING 0.92 ACRES OF LAND, MORE OR LESS. SUBJECT TO: A COUTY ROAD RIGHT-OF-WAY FOR JENNINGS ROAD OVER THE SOUTHERLY 33 FEET THEREOF. ALSO SUBJECT TO: A COUNTY ROAD RIGHT-OF-WAY FOR GREEN ROAD OVER THE EASTERLY 33 FEET THEREOF.

2017 SPLIT PART TO 011-013-50  
 FORMERLY . SEC 11 T22N R8W E 200 FT OF GOV'T LOT 1 LYING S OF PENN RR R/W. APP 2.04 A.

Split/Comb. on 07/20/2017 completed 07/20/2017 TIM ;  
 Parent Parcel(s): 009-011-013-00;  
 Child Parcel(s): 009-011-013-50;

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 7/20/2018 LAND DIVISION APPROVED BY DALE MOSHER. SPLIT .61A TO 011-013-50

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C>	.50	-1.0	AC	M/L	12000	100		12,000
200 Actual Front Feet, 0.92 Total Acres   Total Est. Land Value =								12,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1 Single Family 1S   Cls D   Blt 1939

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1152 SF   Floor Area = 1152 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,152		
			Total:	137,613	82,568

Other Additions/Adjustments

<b>Plumbing</b>					
Average Fixture(s)		1	1,025	615	
<b>Water/Sewer</b>					
1000 Gal Septic		1	4,263	2,558	
Water Well, 50 Feet		1	2,498	1,499	
<b>Deck</b>					
Treated Wood		240	4,462	2,677	
Pine w/Roof (Deck Portion)		168	2,819	1,691	
Pine w/Roof (Roof portion)		168	2,399	1,439	

Garages

Class: D Exterior: Siding Foundation: 42 Inch (Unfinished)					
Base Cost		576	19,359	11,615	
Common Wall: 1 Wall		1	-2,310	-1,386	
Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost		672	19,260	11,556	

Built-Ins

Appliance Allow.	1	1,638	983
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Totals: 193,026 115,815

Notes:

ECF (416 RURAL METES & BOUNDS) 0.930 => TCV: 107,708

2024 Est. T.C.V. 009-011-013-00 = 120,658

Est. TCV/Total Floor Area = 104.74, Most recent sale 05/01/2023 for 180,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
58,200	58,200	58,200	44,410	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,100	0	0	2,220	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
60,300	60,300	60,300	46,630	46,630	0	





Parcel Number: 009-011-013-50

Page: 2

ECF (416 RURAL METES &amp; BOUNDS) 0.930 =&gt; TCV: 222,965

2024 Est. T.C.V. 009-011-013-50						=	236,350
Est. TCV/Total Floor Area = 184.65							
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
117,100	117,100	117,100	99,184	5.00			
2024	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
	0	1,100	0	4,959	0		
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
118,200	118,200	118,200	104,143	104,143	0		

009-011-014-00                      2024 Est. T.C.V.                      KLINE GARY & BOBBIE  
 Property Class: 401                                           7042 W JENNINGS RD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

. SEC 11 T22N R8W BEG 200 FT W OF SE COR GOV'T LOT 1 TH W 100 FT N TO PENN RR  
 R/W E TO PT DUE N OF POB TH S TO POB. APP .94 A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C>	.50	-1.0	AC	M/L	12000	100		12,000
100 Actual Front Feet, 0.94 Total Acres              Total Est. Land Value =								12,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	3.10	400	71	880
Total Estimated Land Improvements True Cash Value =				880

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

(11) Heating System: Space Heater  
 Ground Area = 1040 SF      Floor Area = 1040 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,040		
Total:				131,381	91,962

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,476	1,033
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Water/Sewer

1000 Gal Septic	1	4,864	3,405
Water Well, 100 Feet	1	5,808	4,066

Garages

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

Base Cost	576	24,808	17,366	
Common Wall: 1 Wall	1	-2,686	-1,880	
Class: C Exterior: Pole (Unfinished)				
Base Cost	672	18,682	13,264	*71% Good

Built-Ins

Appliance Allow.	1	2,766	1,936
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Totals:                      187,099                      131,152

Notes:

ECF (416 RURAL METES & BOUNDS) 0.930 => TCV:                      121,971

2024 Est. T.C.V. 009-011-014-00                      =                      134,851

Est. TCV/Total Floor Area = 129.66, Most recent sale 09/22/2004 for 81,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
65,000	65,000	65,000	40,389	5.00	
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,400	0	2,019	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
67,400	67,400	67,400	42,408	42,408	42,408

009-011-015-00	2024 Est. T.C.V.	ZUBACK ANDREW
Property Class: 401		7062 W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 11 T22N R8W W 125 FT OF E 425 FT OF GOV'T LOT 1 LYING S OF RR R/W. APP 1.09 A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C>	.50	-1.0	AC	M/L	12000	100		12,000
125 Actual Front Feet, 1.09 Total Acres Total Est. Land Value =								12,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.18	521	0	0
D/W/P: Patio Blocks	15.61	40	0	0
Fencing: Wire Mesh, #9	3.79	467	0	0
Wood Frame	35.08	64	50	1,122

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				2,072

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = 960 SF Floor Area = 960 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	960		
Total:				135,178	101,394

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,476	1,107
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Water/Sewer

1000 Gal Septic	1	4,864	3,648
Water Well, 100 Feet	1	5,808	4,356

Porches

CPP	33	900	675
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Deck

Treated Wood	280	5,169	3,877
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Garages

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

Base Cost	648	32,510	24,382
Common Wall: 1 Wall	1	-2,686	-2,014
Door Opener	2	1,093	820

Class: C Exterior: Pole (Unfinished)

Base Cost	768	20,513	15,385
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Built-Ins

Appliance Allow.	1	2,766	2,074
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Totals: 207,591 155,704

Notes: REMODEL 1990 & 2014

ECF (416 RURAL METES & BOUNDS) 0.930 => TCY: 144,805

2024 Est. T.C.V. 009-011-015-00 = 158,877

Est. TCY/Total Floor Area = 165.50, Most recent sale 04/05/2021 for 165,000

2023 Assessed MBOR S.E.V. Base for Cap C.P.I.

---

	76,700	76,700	76,700	73,395	5.00		
2024	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	2,700	0	0	3,669	0	
2024	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
	79,400	79,400	79,400	77,064	77,064	77,064	

009-011-016-00	2024 Est. T.C.V.	HEEREN ERIC
Property Class: 402		W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 11 T22N R8W W 125 FT OF E 550 FT OF GOV'T LOT 1 LYING S OF RR R/W. APP 1  
A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C>	.50	-1.0	AC	M/L	12000	100		12,000
125 Actual Front Feet, 0.98 Total Acres							Total Est. Land Value =	12,000

2024 Est. T.C.V. 009-011-016-00							=	12,000
Est. TCV/Total Floor Area = 12.50, Most recent sale 02/16/2007 for 0								
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.				
5,500	5,500	5,500	3,856	5.00				
2024	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses			
0	500	0	0	192	0			
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT			
6,000	6,000	6,000	4,048	4,048	4,048			

009-011-017-00                      2024 Est. T.C.V.                      TACOMA RANDY L & KATHY K  
Property Class: 401                                           7112 RAILROAD ST  
Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

. SEC 11 T22N R8W THAT PART OF FORMER RR R/W LYING W OF W LINE LOT 65 EXT  
MISSAUKEE PARK 2ND ADD & E OF E LINE LOT 78 EXT.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A		\$10000			10000	100		10,000
125 Actual Front Feet, 0.29 Total Acres					Total Est.		Land Value =	10,000

Cost Est. for Res. Bldg: 1 Single Family GRG                      Cls CD                      Blt 1989

(11) Heating System: No Heating/Cooling  
Ground Area = 0 SF    Floor Area = 0 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)					
Base Cost			1280	45,466	34,099
Totals:				45,466	34,099

Notes:

ECF (416 RURAL METES & BOUNDS) 0.930 => TCV:                      31,712

2024 Est. T.C.V. 009-011-017-00				=	41,712
Est. TCV/Total Floor Area = 0.00					
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
18,900	18,900	18,900	11,472	5.00	
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	2,000	0	0	573	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
20,900	20,900	20,900	12,045	12,045	12,045



009-011-019-00	2024 Est. T.C.V.	SHIPPY RICHARD R
Property Class: 402		S ARBUTUS AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

2011-03047 QC: All of the former right-of-way of the CADILLAC AND LAKE CITY Railway Company Described as 76.78 feet in width lying immediately South of Railroad Street as said street is shown on the Plat of Missaukee Park and lying on and across the West 147 feet of the East 247 feet of Government Lot No. 2, Section 11, T22N, R8W. Commonly known as: vacant

FORMERLY AS

. SEC 11 T22N R8W W 147 FT OF E 247 FT OF FORMER RR R/W ACROSS GOV'T LOT 2.  
.3375A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A		\$10000			10000	100		10,000
147 Actual Front Feet, 0.34 Total Acres							Total Est. Land Value =	10,000

2024 Est. T.C.V. 009-011-019-00 = 10,000

Est. TCV/Total Floor Area = 0.00

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
3,500	3,500	3,500	2,711	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	1,500	0	0	135	0	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
5,000	5,000	5,000	2,846	2,846	0	



009-011-020-00	2024 Est. T.C.V.	LOTAN CENTER STAGE LLC
Property Class: 402		W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 11 T22N R8W BEG S 89 DEG 05'37"E 60.47 FT, & N 0 DEG 37'52"E 21.23 FT FROM S 1/4 COR, TH N 89 DEG 7'87"E 140.86 FT, N 0 DEG 32'38"E 74.36 FT, S 84 DEG 28'25"W 141.52 FT, S 0 DEG 37'52"W 62.88 FT TO POB. 0.2219A.  
 FORMERLY DESCRIBED AS . SEC 11 T22N R8W W 200 FT OF FORMER RR R/W LYING ACROSS GOV'T LOT 2. .4591A.

1/1/13 EXPIRED POVERTY HEADLEE ADDITIONS = (2028 \* 1.027\*1.024) - (\$0 \*1.024)  
 AND CAPPED VALUE = (PY TV - LOSSES) + ADDITIONS (\$2028\* 1.027\*1.024)

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 90/FF	62.88	153.79	1.3355	0.7874	90	100		5,951
63 Actual Front Feet, 0.22 Total Acres      Total Est. Land Value =								5,951

2024 Est. T.C.V. 009-011-020-00	=	5,951			
Est. TCW/Total Floor Area = 0.00, Most recent sale 07/02/2021 for 42,000					
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
2,300	2,300	2,300	1,680	5.00	
2024	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	700	0	84	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
3,000	3,000	3,000	1,764	1,764	0

009-011-021-00	2024 Est. T.C.V.	MISSAUKEE COUNTY ROAD COMMISSION
Property Class: 402		W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 11 T22N R8W S 33 FT OF E 830 FT OF SW 1/4. .6288A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 121 - 300@\$2600			0.63 Acres		2600	100		1,635
			0.63 Total Acres				Total Est. Land Value =	1,635

2024 Est. T.C.V. 009-011-021-00	=	0			
Est. TCV/Total Floor Area = 0.00					
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
0	0	0	0	5.00	
2024 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses
0	0	0	0	0	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
0	0	0	0	0	0

009-011-022-00	2024 Est. T.C.V.	ANDERSEN CHRISTIAN J TRUST
Property Class: 402		W RAILROAD ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 11 T22N R8W THAT PART OF FORMER RR R/W LYING S'LY OFMISSAUKEE PARK 2ND ADD  
LYING W OF CENTERLINE OF ALLEY BETWEEN LOTS 49 & 51 EXT AND EAST OF CENTER LINE  
OF VIOLET STREET.3512A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> GROUP B 10K					10000	100		10,000
150 Actual Front Feet, 0.35 Total Acres							Total Est. Land Value =	10,000

2024 Est. T.C.V. 009-011-022-00 = 10,000

Est. TCv/Total Floor Area = 0.00, Most recent sale 12/21/2022 for 150,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.				
4,000	4,000	4,000	4,000	5.00				
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses				
0	1,000	0	200	0				
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT			
5,000	5,000	5,000	4,200	4,200	0			

009-011-022-50	2024 Est. T.C.V.	ANDERSEN CHRISTIAN J TRUST
Property Class: 402		MISSAUKEE BLVD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 11 T22N R8W THAT PART OF FORMER RR R/W LYING S'LY OF MISSAUKEE PARK 2ND ADD  
 LYING W OF E LINE LOT 49 EXT & E OF CENTER LINE OF ALLEY BETWEEN LOTS 49 & 51.  
 .3145A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> GROUP B 10K					10000	100		10,000
140 Actual Front Feet, 0.31 Total Acres							Total Est. Land Value =	10,000

2024 Est. T.C.V. 009-011-022-50							=	10,000
Est. TCV/Total Floor Area =	0.00						Most recent sale 09/13/2009 for 0	
2023 Assessed	MBOR	S.E.V.			Base for Cap		C.P.I.	
4,000	4,000	4,000			3,253		5.00	
2024	New Eq. Adjustment	Loss			Additions		Tax Adjustment	Losses
	0	1,000			0		162	0
2024 Assessed	MBOR	S.E.V.			Capped		->Taxable<-	PRE/MBT
5,000	5,000	5,000			3,415		3,415	0

009-011-023-00	2024 Est. T.C.V.	HUXTABLE THOMAS E
Property Class: 402		W RAILROAD ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 11 T22N R8W THAT PART OF FORMER RR R/W LYING E OF W LINE LOT 64 EXT & W OF CL VIOLET ST EXT. .3294A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A		\$10000			10000	100		10,000
150 Actual Front Feet, 0.33 Total Acres							Total Est. Land Value =	10,000

2024 Est. T.C.V. 009-011-023-00 = 10,000

Est. TCV/Total Floor Area = 0.00, Most recent sale 11/14/2008 for 0

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
3,500	3,500	3,500	2,711	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	1,500	0	0	135	0	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
5,000	5,000	5,000	2,846	2,846	0	0

009-011-024-00	2024 Est. T.C.V.	HEEREN ERIC
Property Class: 401		S MAYFLOWER AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 11 T22N R8W THAT PART OF FORMER RR R/W LYING S OF MISSAUKEE PARK 2ND ADD  
LYING W OF W LINE LOT 64 EXT & E OF W LINE LOT 65 EXT. .3529A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A>	GROUP A	\$10000			10000	100		10,000
150 Actual Front Feet, 0.35 Total Acres Total Est. Land Value =								10,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	28.72	80	50	1,149
Total Estimated Land Improvements True Cash Value =				1,149

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

(11) Heating System: No Heating/Cooling  
Ground Area = 0 SF Floor Area = 0 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
---------	----------	------------	------	----------	------------

Garages

Class: D Exterior: Pole (Unfinished)					
Base Cost			912	18,404	13,803
Totals:				18,404	13,803

Notes:

ECF (416 RURAL METES & BOUNDS) 0.930 => TCV: 12,837

2024 Est. T.C.V. 009-011-024-00	=	23,986
Est. TCV/Total Floor Area = 0.00, Most recent sale 02/16/2007 for 0		
2023 Assessed	MBOR	S.E.V.
8,900	8,900	8,900
		Base for Cap
		7,619
		C.P.I.
		5.00
2024 New Eq. Adjustment	Loss	Additions
0	3,100	0
		Tax Adjustment
		380
		Losses
		0
2024 Assessed	MBOR	S.E.V.
12,000	12,000	12,000
		Capped
		->Taxable<-
		7,999
		PRE/MBT
		7,999

009-011-025-00                      2024 Est. T.C.V.                      SHAFER MONIE JOE & HARTSHORNE LINDA  
 Property Class: 401                      S ROSE ST  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

E 1/2 OF THAT PART OF FORMER RR R/W LYING S OF MISSAUKEE PARK 2ND ADD LYING W OF  
 E LINE LOT 78 & E OF W LINE GOV'T LOT 1 EXC W 270' THEROF. SEC11 T22N R8W .2273  
 A

9/2017 SPLIT TO 009-011-025-50  
 FORMERLY. SEC 11 T22N R8W THAT PART OF FORMER RR R/W LYING S OF MISSAUKEE PARK  
 2ND ADD LYING W OF E LINE LOT 78 EXT & E OF W LINE GOV'T LOT 1 EXC W 270 FT  
 THOF. .4545A.

9/2017 SPLIT APPROVED BY DALE MOSHER.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 90/FF	125.00	79.11	1.1247	0.6669	90	100		8,438
125 Actual Front Feet, 0.23 Total Acres      Total Est. Land Value =								8,438

Cost Est. for Res. Bldg: 1   Single Family   GRG                      Cls C      Blt 1992

(11) Heating System: No Heating/Cooling  
 Ground Area = 0 SF      Floor Area = 0 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)					
Base Cost			480	21,936	17,549
Totals:				21,936	17,549

Notes:

ECF (416 RURAL METES & BOUNDS) 0.930 => TCV:                      16,321

2024 Est. T.C.V. 009-011-025-00	=	24,759
Est. TCV/Total Floor Area = 0.00, Most recent sale 10/17/2017 for 11,000		
2023 Assessed	MBOR	S.E.V.
11,200	11,200	11,200
		Base for Cap
		C.P.I.
		11,200
		5.00
2024	New Eq. Adjustment	Loss
	0	1,200
	1,200	0
		Additions
		Tax Adjustment
		0
		560
		0
2024 Assessed	MBOR	S.E.V.
12,400	12,400	12,400
		Capped
		->Taxable<-
		11,760
		PRE/MBT
		11,760

009-011-025-50	2024 Est. T.C.V.	ERVANS JEREMIAH
Property Class: 402		1931 S ROSE ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

W 1/2 OF THAT PART OF FORMER RR R/W LYING S OF MISSAUKEE PARK 2ND ADD LYING W OF  
 E LINE LOT 78 & E OF W LIE GOV'T LOT 1 EXC W 270 FT THEROF. SEC11 T22 R82 .2273  
 A  
 9/2017 SPLIT FROM 009-011-025-00

9/2017 SPLIT FROM 009-011-025-00 APPROVED BY DALE MOSHER

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 90/FF	125.00	79.11	1.1247	0.6669	90	100		8,438
125 Actual Front Feet, 0.23 Total Acres							Total Est. Land Value =	8,438

2024 Est. T.C.V. 009-011-025-50 = 8,438

Est. TCV/Total Floor Area = 0.00

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
3,300	3,300	3,300	2,038	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	900	0	0	101	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
4,200	4,200	4,200	2,139	2,139	0	



009-011-026-78	2024 Est. T.C.V.	MISSAUKEE COUNTY ROAD COMMISSION
Property Class: 201		S GREEN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

THAT PART OF GOVT LOT 1, SEC 11, T22N, R8W, DESCRIBED AS COMM AT THE SE COR OF SAID SEC 11; TH N 1098.77 FT ALONG THE E LINE OF SAID SEC 11; TH W 33 FT, TO THE INTERSECTION OF THE W RIGHT-OF-WAY OF GREEN RD & THE N LINE OF A 30 FT WALKAS SHOWN ON THE RECORDED PLAT OF THE 2NDADD TO MISSAUKEE PARK, ALSO BEING THE POB; TH N 22 DEG 11'21" W, 90.59 FT; TH N 01 DEG 32'22" E, 67.10 FT; TH N 52 DEG19'37" E, 6.45 FT; TH N 01 DEG 32'22" E, 49.78 FT, TO A POINT ON THE SHORE OF LAKE MISSAUKEE; TH N 55 DEG 07'03" E, 31.65 FT, ALONG SAID SHORELINE TO THE SAID W RIGHT-OF-WAY OF GREEN RD; TH S 222.76 FT ALONG SAID W RIGHT-OF-WAY TO THE POB, TOGETHER WITH RIPARIAN RIGHTS THAT ACCRUING THERETO.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE  
\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 80'@ 2500/	30.00	140.00	1.0000	1.0159	2500	100		76,195
30 Actual Front Feet, 0.10 Total Acres Total Est. Land Value =								76,195

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	7.61	60	94	430
Total Estimated Land Improvements True Cash Value =				430

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 2016  
Description of Occupancy: PUBLIC TOILET

Costs are taken from the Sheds - Equipment 4 Wall Building cost schedules.  
<<<<<< Calculator Cost Computations >>>>>>  
Class: C Quality: Average  
Stories: 1 Story Height: 8 Perimeter: 0  
Overall Building Height: 8

Base Rate for Upper Floors = 73.18

Adjusted Square Foot Cost for Upper Floors = 73.18

Total Floor Area: 108	Base Cost New of Upper Floors =	7,904
	Reproduction/Replacement Cost =	7,904
Eff.Age:5	Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 82 /100/100/100/82.0	
	Total Depreciated Cost =	6,481

ECF (416 RURAL METES & BOUNDS) 0.930 => TCV of Bldg: 1 = 6,028  
Replacement Cost/Floor Area= 73.19 Est. TCV/Floor Area= 55.81

Total Estimated True Cash Value of Commercial/Industrial Buildings = 6,028

2024 Est. T.C.V. 009-011-026-78 = 0

Est. TCV/Total Floor Area = 0.00

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
0	0	0	0	5.00
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<- PRE/MBT
0	0	0	0	0

009-012-001-00	2024 Est. T.C.V.	DUTCHMAN PROPERTIES LLC
Property Class: 102		W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 12 T22N R8W (3\*1998) THAT PART OF SE 1/4 OF SW 1/4 S OF RR R/W EXC W 470 FT THOF & EXC S 500 FT OF E 681.85 FT THOF ALSO PCLS 1, 2, 3,4 ,5,& 6.OF THE SURVEY RECORDED AT LIBER S-4 P 205 33.49 AC. M/L.

01/98 Split 5 Ac. to 012-001-20 for 1999.

05-15-07 Combine 012-004-00, 012-004-35, 012-004,70, 012-005-90 with this pcl for 2008.

08-06-08 Combine 012-005-80 & 012-005-85 with this pcl for 2009.

Land Value Estimates for Land Table Ag 1 .A - Agriculture

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
AGRICULTRU 30 - 65 ACRES		33.49 Acres			3900	100		130,611
		33.49 Total Acres					Total Est. Land Value =	130,611

2024 Est. T.C.V. 009-012-001-00 = 130,611

Est. TCW/Total Floor Area = 1209.36, Most recent sale 01/01/2004 for 0

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
58,600	58,600	58,600	43,083	5.00			
2024	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
	0	6,700	0	2,154	0		
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
65,300	65,300	65,300	45,237	45,237	45,237		

009-012-001-20	2024 Est. T.C.V.	LAKE CITY SOUTHERN BAPTIST CHURCH
Property Class: 401		6570 W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 12 T22N R8W BEG 246 FT W OF SE COR OF SE 1/4 OF SW 1/4 TH W 185 FT N 500 FT,  
E 185 FT, S 500 FT TO POB. 2.1235 AC  
5/2022 SPLIT PART TO 012-001-95  
FORMERLY SEC 12 T22N R8W E 681.85 FT OF S 500 FT OF SE 1/4 OF SW 1/4 EXC E 246  
FT THOF. 5.0029A.

Split/Comb. on 05/16/2022 completed 05/16/2022 TIM ;  
Parent Parcel(s): 009-012-001-20;  
Child Parcel(s): 009-012-001-95;

-----  
SPLIT FOR OTHER USE OF WEST PART

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS  
\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 90/FF	185.00	500.00	1.0197	1.0574	90	100		17,952
185 Actual Front Feet, 2.12 Total Acres				Total Est. Land Value =				17,952

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	21.72	256	50	2,780
Total Estimated Land Improvements True Cash Value =				2,780

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 0

Costs are taken from the Auditoriums cost schedules.

<<<<< Calculator Cost Computations >>>>>  
Class: D Quality: Average  
Stories: 1 Story Height: 8 Perimeter: 192

Base Rate for Upper Floors = 124.09  
Semi-Finished Basement Basement, Base Rate for Basement = 65.98  
(Basement Fireproofing Rate = 0.00)

(10) Heating system: Forced Air Furnace Cost/SqFt: 15.07 100%  
Bsmnt Heating system: Hot Water, Radiant Floor Cost/SqFt: 22.91  
Adjusted Square Foot Cost for Upper Floors = 139.16  
Adjusted Square Foot Cost for Basement = 88.89

Total Floor Area: 2,300	Base Cost New of Upper Floors =	320,068
Basement Area: 2,300	Base Cost New of Basement =	204,447
	Reproduction/Replacement Cost =	524,515
Eff.Age:20	Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 60 /100/100/100/60.0	
	Total Depreciated Cost =	314,709
ECF (416 RURAL METES & BOUNDS)	0.930 => TCV of Bldg: 1 =	292,679
Replacement Cost/Floor Area= 228.05	Est. TCV/Floor Area= 127.25	

Total Estimated True Cash Value of Commercial/Industrial Buildings = 292,679

2024 Est. T.C.V. 009-012-001-20	=	0			
Est. TCV/Total Floor Area = 0.00, Most recent sale 02/28/1989 for 0					
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
0	0	0	0	5.00	
2024	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	0	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
0	0	0	0	0	0

009-012-001-95	2024 Est. T.C.V.	LAKE CITY SOUTHERN BAPTIST CHURCH
Property Class: 201		6570 W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 12 T22N R8W E 681.85 FT OF S 500 FT OF SE 1/4 OF SW 1/4 EXC E 431 FT THOF.  
 2.8794 A.  
 SPLIT ON 05/16/2022 FROM 009-012-001-20;

Split/Comb. on 05/16/2022 completed 05/16/2022 TIM ;  
 Parent Parcel(s): 009-012-001-20;  
 Child Parcel(s): 009-012-001-95;

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

	* Factors *			250.85 X 500			
Description	Frontage	Depth	Front Depth	Rate	%Adj.	Reason	Value
Residentia 3 - 7 @\$3000		2.88 Acres	3000	100			8,637
		2.88 Total Acres	Total Est. Land Value =				8,637

2024 Est. T.C.V. 009-012-001-95	=	8,637			
Est. TCV/Total Floor Area =	3.76				
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
4,300	4,300	4,300	4,300	5.00	
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
4,300	4,300	4,300	4,515	4,300	0

009-012-002-00	2024 Est. T.C.V.	HOSE JEREMY B
Property Class: 401		6550 W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 12 T22N R8W S 500 FT OF E 246 FT OF SE 1/4 OF SW 1/4. 2.8237 A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 1 -	2.99	@\$7000	2.82 Acres		7000	100		19,740
			2.82 Total Acres				Total Est. Land Value =	19,740

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.49	870	0	0
D/W/P: Crushed Rock	2.19	4125	0	0
Pool: Plastic	61.60	500	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 10000	10,000.00	1	95	9,500
			Total Estimated Land Improvements True Cash Value =	9,500

Cost Est. for Res. Bldg: 1 Single Family 1+S Cls CD Blt 1912

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1393 SF Floor Area = 1493 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1+ Story	Siding	Crawl Space	1,393		
1 Story	Siding	Overhang	100		
			Total:	172,038	120,427

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,230	861
2 Fixture Bath	1	2,596	1,817

Water/Sewer

1000 Gal Septic	1	4,550	3,185
Water Well, 50 Feet	1	2,585	1,809

Porches

CGEP (1 Story)	60	4,753	3,327
WPP	119	2,931	2,052
WPP	711	9,926	6,948

Garages

Class: CD Exterior: Pole (Unfinished)

Base Cost	496	13,382	9,367
Door Opener	1	485	339

Built-Ins

Appliance Allow.	1	1,934	1,354
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Fireplaces

Direct-Vented Gas	1	2,149	1,504
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Totals: 218,559 152,990

Notes:

ECF (416 RURAL METES & BOUNDS) 0.930 => TCV: 142,281

Ag. Bld 1 1900, 4 Wall Barn, General Purpose Class:D,Pole Quality:Average  
 Height: 10 ft

Description	Rate	Size	Cost New
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Parcel Number: 009-012-002-00

Page: 2

Base Cost	20.90	2400	50,160
Default Walls	7.45	2400	17,880

Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/25/100/8.75	Depr. Cost =	5,954
ECF (416 RURAL METES & BOUNDS)	0.930 => TCV of Bldg: 1 =	5,537

Total Estimated True Cash Value of Agricultural Buildings	=	5,537
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2024 Est. T.C.V. 009-012-002-00	=	177,058
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Est. TCV/Total Floor Area = 118.59, Most recent sale 12/26/2018 for 139,900

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
86,200	86,200	86,200	73,855	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,300	0	0	3,692	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
88,500	88,500	88,500	77,547	77,547	77,547	

009-012-003-00 2024 Est. T.C.V. DEBOER ANDREW & HOLLY
Property Class: 401 6780 W JENNINGS RD
Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

SEC 12 T22N R8W (1\*2017) PCL B OF THE SURVEY RECORDED IN LIBER S-3 P 475 EXC BET
AT NW COR TH S89DEG56'58"E 471.55 FT S 02DEG02'54"E 180FT, N89DEG 56'58"W
163.16FT, N02DEG02'54"W 120 FT, N89DEG56'58"W 308.06 FT TO W LINE PCL B N
02DEG08'30"W 60FT TO POB. 7.0015A
SPLIT ON 11/2017 1.0985A TO 012-003-75
FORMERLY SEC 12 T22N R8W (2\*1998) PCL B OF THE SURVEY RECORDED IN LIBER S-3 P
475. 8.1A.

Split/Comb. on 11/22/2017 completed 11/22/2017 TIM ;
Parent Parcel(s): 009-012-003-00;
Child Parcel(s): 009-012-003-75;

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

Table with columns: Description, Frontage, Depth, Front, Depth, Rate, %Adj., Reason, Value. Includes 'A 200' @ 90/FF' and '470 Actual Front Feet, 7.00 Total Acres'.

Land Improvement Cost Estimates

Table with columns: Description, Rate, Size, % Good, Cash Value. Includes 'D/W/P: Asphalt Paving', 'Wood Frame', and 'Residential Local Cost Land Improvements'.

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

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1296 SF Floor Area = 2016 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Table with columns: Stories, Exterior, Foundation, Size, Cost New, Depr. Cost. Includes '2 Story Siding Slab' and '1 Story Siding Basement'.

Other Additions/Adjustments

Plumbing

Table with columns: Average Fixture(s), 2 Fixture Bath, 1, 1, 1,476, 3,108, 959, 2,020.

Water/Sewer

Table with columns: 1000 Gal Septic, Water Well, 100 Feet, 1, 1, 4,864, 5,808, 3,162, 3,775.

Deck

Table with columns: Treated Wood, 472, 7,274, 4,728.

Garages

Table with columns: Class: C Exterior: Pole (Unfinished), Base Cost, 960, 24,317, 15,806, Class: C Exterior: Siding Foundation: 42 Inch (Unfinished), Basement Garage: 2 Car, 1, 3,631, 2,360.

Built-Ins

Table with columns: Appliance Allow., 1, 2,766, 1,798.

Totals: 282,825 183,819

Notes:

Parcel Number: 009-012-003-00

Page: 2

ECF (416 RURAL METES &amp; BOUNDS) 0.930 =&gt; TCV: 170,952

2024 Est. T.C.V. 009-012-003-00	=	213,516			
Est. TCV/Total Floor Area = 105.91, Most recent sale 08/18/2023 for 255,000					
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
99,800	99,800	99,800	60,285	5.00	
2024	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	7,000	0	3,014	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
106,800	106,800	106,800	63,299	63,299	63,299



009-012-003-80	2024 Est. T.C.V.	DEBOER RONALD D
Property Class: 401		6700 W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 12 T22N R8W (0\*1998) PCL A OF THE SURVEY RECORDED IN LIBER S-3 P 475 AND BEG AT NW COR OF PCL B OF THE SURVEY RECORDED IN LIBER S-3 P 475, TH S 89 DEG 56'58"E 471.22, S 02 DEG 02'54"E 180 FT, N 89 DEG 56'58"W 163.16 FT, N 02 DEG 02'54"W 120 FT, N 89 DEG 56'58"W 308.06 FT TO W LINE PCL B, N 02 DEG 08'30"W 60 FT TO POB. COMBINED WITH 009-012-003-75 ON 06/22/2018. 3.0984A.  
FORMERLY SEC 12 T22N R8W (0\*1998) PCL A OF THE SURVEY RECORDED IN LIBER S-3 P 475. 2A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residential 1 -	2.99	@\$7000	3.10	Acres	7000	100		21,686
			3.10	Total Acres			Total Est. Land Value =	21,686

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.18	660	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C -5 Blt 1998

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 832 SF Floor Area = 1040 SF.  
Phy./Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Basement	832		
			Total:	139,575	118,636

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,476	1,255
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Water/Sewer

1000 Gal Septic	1	4,864	4,134
Water Well, 100 Feet	1	5,808	4,937

Porches

WGEP (1 Story)	80	8,299	7,054
WCP (1 Story)	256	9,221	7,838

Deck

Treated Wood	160	3,578	3,041
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Garages

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

Base Cost	864	29,817	25,344
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Built-Ins

Appliance Allow.	1	2,766	2,351
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Totals: 205,404 174,590

Notes:

ECF (416 RURAL METES & BOUNDS) 0.930 => TCY: 162,369

2024 Est. T.C.V. 009-012-003-80 = 185,005

Est. TCY/Total Floor Area = 177.89

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
90,000	90,000	90,000	54,644	5.00

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2024	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	2,500	0	0	2,732	0
2024 Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	92,500	92,500	92,500	57,376	57,376	57,376

009-012-005-20	2024 Est. T.C.V.	GUNNERSON MATTHEW
Property Class: 402		W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 12 T22N R8W (0\*1999) BEG AT NW COR LOT 25 VI-MY-KA SUB, TH N 75 FT, E 193 FT  
S 75 FT, W 193 FT TO POB. .3323A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> GROUP B 10K					10000	100		10,000
195 Actual Front Feet, 0.34 Total Acres					Total Est.	Land Value =		10,000

2024 Est. T.C.V. 009-012-005-20 = 10,000

Est. TCV/Total Floor Area = 9.62

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
4,000	4,000	4,000	1,626	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	1,000	0	0	81	0	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
5,000	5,000	5,000	1,707	1,707	0	0

009-012-005-25	2024 Est. T.C.V.	PARKER PATRICK DEE & CAROL J
Property Class: 402		W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI

SEC 12 T22N R8W (0\*1999) BEG AT NE COR LOT 23 VI-MY-KA SUB, TH E 45 FT, N 01 DEG  
48'27"W 50 FT, W 185.03 FT, S 01 DEG 48'27"E 50 FT, E 140 FT TO POB. .2124A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 90/FF	50.00	185.00	1.4142	0.8247	90	100		5,248
50 Actual Front Feet, 0.21 Total Acres							Total Est. Land Value =	5,248

2024 Est. T.C.V. 009-012-005-25 = 5,248

Est. TCV/Total Floor Area = 5.05, Most recent sale 11/05/2019 for 26,780

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
2,000	2,000	2,000	1,084	5.00			
2024 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses		
0	600	0	0	54	0		
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
2,600	2,600	2,600	1,138	1,138	0		

009-012-005-30                                2024 Est. T.C.V.                                R & E ENTERPRISE LLC  
 Property Class: 201                                6330 W JENNINGS RD  
 Map #:                                LAKE TOWNSHIP                                Lake City, MI 49651

SEC 12 T22N R8W (1\*1999) BEG 75 FT W & 50 FT N OF NE COR LOT 22 VI-MY-KA TH N  
 170 FT, W 185 FT, S 170 FTE 185 FT TO POB. .7220A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C>	.50	-1.0	AC	M/L	12000	100		12,000
185 Actual Front Feet, 0.72 Total Acres                                Total Est. Land Value =								12,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	18.16	480	25	2,179
Total Estimated Land Improvements True Cash Value =				2,179

Cost Estimates for Commercial/Industrial Building/Section: 1                                Built 1970  
 Description of Occupancy: CAL 2

Costs are taken from the Multiple Residences cost schedules.

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

Class: D,Siding                                Quality: Average  
 Total Floor Area: 2432                                # of Units: 4  
 Overall Building Height: 8

Base Rate for Upper Floors = 82.48

(10) Heating system: Wall or Floor Furnace                                Cost/SqFt: 2.90                                100%  
 Adjusted Square Foot Cost for Upper Floors = 85.38

Total Floor Area: 2,432                                Base Cost New of Upper Floors =                                207,645

Reproduction/Replacement Cost =                                207,645  
 Eff.Age:35                                Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 49 /100/100/100/49.0  
 Total Depreciated Cost =                                101,746

<<<<<<                                Segregated Cost Computations                                >>>>>>

Costs taken from Segregated Cost Section 1: Apartments, Clubs, Hotels

Item Description	Cost Col.	Rate	# or SqFt	Height Adj.	Stories Adj.	Cost
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(7) Interior:  
 Frame, Apartments, 4 Rooms                                1 Up                                25.81                                2400                                0.920                                1.000                                56,988

(8) Plumbing:  
 Typical, Apartments, 1 Room, 1 Bath 1 Up                                9.14                                2400                                1.000                                1.000                                21,936

(39) Miscellaneous

Miscellaneous Built-in Construction:

Appliance Allowance, Owner Occupied 1 Up 1947.52                                4                                1.000                                1.000                                7,790

Total Cost of Upper Stories =                                78,924  
 1 Stories Above Ground,                                Number of stories multiplier for upper stories = 1.000  
 Total Cost of Lump-Sum Items =                                7,790  
 Total Cost New =                                86,715

Architectural Multiplier: 1.00

Reproduction/Replacement Cost =                                86,715  
 Eff.Age:35                                Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 49 /100/100/100/49.0  
 Total Depreciated Cost =                                42,490

ECF (201B COMMERCIAL GROUP B)                                0.850 => TCV of Bldg: 1 =                                122,601  
 Replacement Cost/Floor Area= 121.04                                Est. TCV/Floor Area= 50.41

Total Estimated True Cash Value of Commercial/Industrial Buildings =                                122,601

2024 Est. T.C.V. 009-012-005-30                                =                                136,780

Parcel Number: 009-012-005-30

Page: 2

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Est. TCV/Total Floor Area = 56.24, Most recent sale 10/01/2020 for 73,800

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
54,600	54,600	54,600	46,305	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	13,800	0	0	2,315	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
68,400	68,400	68,400	48,620	48,620	0	

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009-012-005-38	2024 Est. T.C.V.	ANTCLIFF WILLIAM E TRUSTEE
Property Class: 401		W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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SEC 12 T22N R8W SOUTH 220 FT OF W 193 FT OF PARCEL AA OFSURVEY RECORDED IN BOOK OF SURVEYS S-1 PP 136-138 EXC S 75 FT THOF. .6424A.

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97 SPLIT FROM 005-30 FOR 98

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Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 90/FF	145.00	193.00	1.0837	0.8334	90	100		11,787
145 Actual Front Feet, 0.64 Total Acres								
							Total Est. Land Value =	11,787

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Cost Estimates for Commercial/Industrial Building/Section: 1 Built 2007

Costs are taken from the Sheds - Material Storage, 4 Wall cost schedules.

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

Class: D,Pole Quality: Average

Stories: 1 Story Height: 12 Perimeter: 0

Overall Building Height: 12

Base Rate for Upper Floors = 27.95

Adjusted Square Foot Cost for Upper Floors = 27.95

Total Floor Area: 2,400 Base Cost New of Upper Floors = 67,080

Reproduction/Replacement Cost = 67,080

Eff.Age:10 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 82 /100/100/100/82.0

Total Depreciated Cost = 55,006

ECF (416 RURAL METES & BOUNDS) 0.930 => TCV of Bldg: 1 = 51,155

Replacement Cost/Floor Area= 27.95 Est. TCV/Floor Area= 21.31

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Total Estimated True Cash Value of Commercial/Industrial Buildings = 51,155

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2024 Est. T.C.V. 009-012-005-38 = 62,942

Est. TCV/Total Floor Area = 26.23, Most recent sale 12/27/2006 for 9,500

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
31,300	31,300	31,300	19,703	5.00	
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
31,500	0	31,300	0	985	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
31,500	31,500	31,500	20,688	20,688	0





009-012-005-60	2024 Est. T.C.V.	HARTFORD MICHAEL R & JANET E
Property Class: 402		W RAILROAD ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 12 T22N R8W PCL BA AS SHOWN IN BOOK OF SURVEYS S-1 PGS 136-138 INCL. 10.01  
A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 3 - 7 @\$3000		10.01	Acres		3000	100		30,030
		10.01	Total Acres				Total Est. Land Value =	30,030

2024 Est. T.C.V. 009-012-005-60 = 30,030

Est. TCV/Total Floor Area = 0.00

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
15,000	15,000	15,000	6,814	5.00		
2024 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	340	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
15,000	15,000	15,000	7,154	7,154	7,154	

009-012-005-95                      2024 Est. T.C.V.                      MOSHER DALE G  
 Property Class: 401                                           6420 W JENNINGS RD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

. SEC 12 T22N R8W BEG 184 FT N OF NE COR LOT 26 PLAT OF VI-MY-KA TH W 236.5 FT N  
 1 DEG 48' 54" W 184 FT E 236.5 FT, S 1 DEG 48' 27" E 184 FT TO POB & S 20.01 FT  
 OF E 236.45 FT OF PCL 2 OF THE SURVEY RECORDED IN LIBERS-4 P 205. 1.109A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 90/FF	204.49	236.45	0.9945	0.8768	90	100		16,048
204 Actual Front Feet, 1.11 Total Acres                      Total Est. Land Value =								16,048

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Crushed Rock	2.27	288	0	0
Wood Frame	28.00	120	50	1,680
Total Estimated Land Improvements True Cash Value =				1,680

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

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1400 SF      Floor Area = 1400 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,400		
Total:				193,137	125,532

Other Additions/Adjustments

Recreation Room	180	3,479	2,261
Plumbing			
Average Fixture(s)	1	1,476	959
3 Fixture Bath	1	4,646	3,020
Water/Sewer			
1000 Gal Septic	1	4,864	3,162
Water Well, 100 Feet	1	5,808	3,775
Porches			
WPP	320	5,392	3,505
Garages			
Class: C Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	576	29,854	19,405
Common Wall: 1 Wall	1	-2,686	-1,746
Door Opener	1	547	356
Built-Ins			
Appliance Allow.	1	2,766	1,798
Totals:		249,283	162,027

Notes:

ECF (416 RURAL METES & BOUNDS) 0.930 => TCV: 150,685

2024 Est. T.C.V. 009-012-005-95                      = 168,413

Est. TCV/Total Floor Area = 120.30, Most recent sale 03/30/2017 for 138,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
80,000	80,000	80,000	68,970	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	4,200	0	0	3,448	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
84,200	84,200	84,200	72,418	72,418	72,418	

009-012-006-00 2024 Est. T.C.V. MURRAY RONALD JR & DONNA  
Property Class: 401 6480 W JENNINGS RD  
Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

SEC 12 T22N R8W (0\*2003) PCL 7 OF THE SURVEY RECORDED IN LIBER S-4 P 205. 1.61A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS  
\* Factors \*

Table with 8 columns: Description, Frontage, Depth, Front, Depth, Rate, %Adj., Reason, Value. Row 1: A 200' @ 90/FF 233.00 300.99 0.9625 0.9314 90 100 18,799. Row 2: 233 Actual Front Feet, 1.61 Total Acres Total Est. Land Value = 18,799

Land Improvement Cost Estimates

Table with 4 columns: Description, Rate, Size % Good, Cash Value. Row 1: D/W/P: 3.5 Concrete 6.58 552 50 1,816. Row 2: Total Estimated Land Improvements True Cash Value = 1,816

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

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 1792 SF Floor Area = 1792 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Table with 5 columns: Stories, Exterior, Foundation, Size, Cost New, Depr. Cost. Row 1: 1 Story Siding Basement 1,792. Row 2: Total: 251,170 163,260

Other Additions/Adjustments

Plumbing

Table with 4 columns: Average Fixture(s), Size, Cost, Depr. Cost. Row 1: Average Fixture(s) 1 1,476 959. Row 2: 3 Fixture Bath 1 4,646 3,020

Water/Sewer

Table with 4 columns: Description, Size, Cost, Depr. Cost. Row 1: 1000 Gal Septic 1 4,864 3,162. Row 2: Water Well, 50 Feet 1 2,686 1,746

Garages

Table with 4 columns: Description, Size, Cost, Depr. Cost. Row 1: Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 576 24,808 16,125. Row 2: Common Wall: 1 Wall 1 -2,686 -1,746

Built-Ins

Table with 4 columns: Description, Size, Cost, Depr. Cost. Row 1: Appliance Allow. 1 2,766 1,798

Totals: 289,730 188,324

Notes:

ECF (416 RURAL METES & BOUNDS) 0.930 => TCv: 175,141

2024 Est. T.C.V. 009-012-006-00 = 195,756

Est. TCv/Total Floor Area = 109.24, Most recent sale 01/01/2003 for 110,000

Table with 7 columns: Assessed, MBOR, S.E.V., Base for Cap, C.P.I., Tax Adjustment, Losses. Row 1: 2023 Assessed 93,000 93,000 93,000 64,258 5.00. Row 2: 2024 New Eq. Adjustment 0 4,900 0 0 3,212 0. Row 3: 2024 Assessed 97,900 97,900 97,900 67,470 67,470 67,470

009-012-008-00	2024 Est. T.C.V.	MARTIN LOLA S
Property Class: 401		W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 12 T22N R8W BEG 209 FT E OF SW COR E 231 FT N 209 FT W 231 FT S 209 FT TO BEG. 1.1083 A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 90/FF	209.00	231.00	0.9891	0.8717	90	100		16,218
209 Actual Front Feet, 1.11 Total Acres Total Est. Land Value =								16,218

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D-10 Blt 1934

(11) Heating System: No Heating/Cooling  
 Ground Area = 1094 SF Floor Area = 1094 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,094		
			Total:	97,879	53,832
Other Additions/Adjustments					
			Totals:	97,879	53,832

Notes:

ECF (416 RURAL METES & BOUNDS) 0.930 => TCV: 50,064  
 20% Completed => Est. True Cash Value 2024 = 10,013

2024 Est. T.C.V. 009-012-008-00							=	26,231
Est. TCV/Total Floor Area = 23.98								
2023 Assessed		MBOR	S.E.V.	Base for Cap	C.P.I.			
11,200		11,200	11,200	6,398	5.00			
2024	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses		
	0	1,900	0	0	319	0		
2024 Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
13,100		13,100	13,100	6,717	6,717	0		



Parcel Number: 009-012-009-00

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2023 Assessed		MBOR	S.E.V.	Base for Cap	C.P.I.		
81,300		81,300	81,300	54,512	5.00		
2024	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0		2,900	0	0	2,725	0	
2024 Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
84,200		84,200	84,200	57,237	57,237	0	

009-012-011-00	2024 Est. T.C.V.	PROVONCHE DAVID E
Property Class: 401		1953 S GREEN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 12 T22N R8W THE W 26 2/3 RDS OF GOV'T LOT 4 EXC BEG185 FT N OF SW COR TH S 185 FT E TO SE COR THOF N 209 FT, W 240 FT, N 30 FT, SW'LY TO POB & EXC THAT PART LYING N OF S LINE FORMER RR R/W. 2.5046A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 1 -	2.99	@\$7000	2.50	Acres	7000	100		17,500
	2.50 Total Acres				Total Est. Land Value =			17,500

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Split, 2 Rail	18.60	30	0	0
Wood Frame	32.09	190	50	3,048
Wood Frame	50.24	30	50	753
Total Estimated Land Improvements True Cash Value =				3,801

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Good Blt 1985

(11) Heating System: Wall Furnace

Ground Area = 1148 SF Floor Area = 1148 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Siding	Comp.Shingle	924		
Addition	Siding	Crawl	224		
			Total:	91,232	31,930

Other Additions/Adjustments

Skirting, Metal or Vinyl, Vertical	160	1,910	668
Plumbing			
Average Fixture(s)	1	1,237	433
Water/Sewer			
1000 Gal Septic	1	5,636	1,973
Water Well, 50 Feet	1	2,921	1,022
Deck			
Treated Wood	96	2,659	931
Treated Wood	150	3,627	1,269
Treated Wood	36	1,597	559

Garages

Class: BC Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	528	27,694	9,693
Class: BC Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	266	17,388	6,086

Built-Ins

Appliance Allow.	1	3,975	1,391
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Breezeways

Frame Wall	224	20,785	7,275
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Totals: 180,661 63,230

Notes:

ECF (416 RURAL METES & BOUNDS) 0.800 => TCY: 50,584

2024 Est. T.C.V. 009-012-011-00 = 71,885

Est. TCY/Total Floor Area = 62.62, Most recent sale 07/01/1999 for 66,900

2023 Assessed MBOR S.E.V. Base for Cap C.P.I.

Parcel Number: 009-012-011-00

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	38,100	38,100	38,100	26,323	5.00	
2024	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-2,200	0	0	1,316	0
2024	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	35,900	35,900	35,900	27,639	27,639	0



009-012-012-00	2024 Est. T.C.V.	LAKE TOWNSHIP
Property Class: 201		S GREEN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 12 T22N R8W THAT PART OF FORMER RR R/W LYING S OF & ADJACENT TO PLAT OF MYDWAY HEIGHTS. 1.0308 A.

Land Value Estimates for Land Table Res 8.RES 8 RURAL SUBS

		* Factors *		MEETS&BOUNDS PARCEL			
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
A 100' @ 90/	103.00	435.60	0.9926	1.1432	90	100	10,520
103 Actual Front Feet, 1.03 Total Acres						Total Est. Land Value =	10,520

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.18	330	94	2,537
Total Estimated Land Improvements True Cash Value =				2,537

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 2020

(11) Heating System: No Heating/Cooling  
 Ground Area = 0 SF Floor Area = 0 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=96/100/100/100/96

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					

Garages

Class: C Exterior: Pole (Unfinished)					
Door Opener			2	1,093	1,049
Base Cost			1680	40,538	38,916
Totals:				41,631	39,965

Notes:

ECF (416 RURAL METES & BOUNDS) 0.930 => TCV: 37,167

2024 Est. T.C.V. 009-012-012-00	=	0			
Est. TCV/Total Floor Area = 0.00, Most recent sale 04/17/2018 for 1,463					
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
0	0	0	0	5.00	
2024	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	0	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
0	0	0	0	0	0

009-012-013-50 2024 Est. T.C.V. LC CAR WASH LLC
Property Class: 201 1760 S MOREY RD
Map #: LAKE TOWNSHIP Lake City, MI 49651

SEC 12 T22N R8W BEG 01 DEG 48' W 1311.27 FT FROM SE COR SEC 12, TH S 89 DEG
57'05" W 225 FT, S 01 DEG 48' E 120 FT, N 89 DEG 57'05" E 225 FT N 01 DEG 48' W
120 FT TO POB. --.6198A.--

2005 Combination w/009-012-013-00 for 06.

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

\* Factors \*

Table with 7 columns: Description, Frontage, Depth, Front, Depth, Rate %Adj, Reason, Value. Rows include M66 N OF JENNIN, GROUP C 50/FF, and COMMERCIAL \$2.4/SQFT.

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

120 Actual Front Feet, 0.62 Total Acres Total Est. Land Value = 69,281

Land Improvement Cost Estimates

Table with 4 columns: Description, Rate, Size % Good, Cash Value. Includes Commercial Local Cost Land Improvements and PAVING.

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1995

Description of Occupancy: CAR WASH UIP 14

Costs are taken from the Garages - Service Station with Service Bays cost schedules.

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

Class: C Quality: Low Cost

Total Floor Area: 2750

Base Rate for Upper Floors = 123.32

Adjusted Square Foot Cost for Upper Floors = 123.32

Total Floor Area: 2,750 Base Cost New of Upper Floors = 339,130
Reproduction/Replacement Cost = 339,130
Eff.Age:25 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 47 /100/100/100/47.0
Total Depreciated Cost = 159,391

<<<<< Segregated Cost Computations >>>>>

Costs taken from Segregated Cost Section 4: Garages, Industrials, Warehouses

Table with 7 columns: Item Description, Col., Rate, SqFt, # or Height, Adj., Cost. Includes Total Cost New = 0.

Architectural Multiplier: 0.00

Reproduction/Replacement Cost = 0
Eff.Age:25 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 47 /100/100/100/47.0
Total Depreciated Cost = 0

Table with 6 columns: Unit in Place Items, Rate, Quantity, Arch, %Good, Depr.Cost. Lists items like SELF-SERV TRUCK, TOUCHLESS, EQP ROOM, etc.

ECF (201C COMMERCIAL GROUP C) 0.600 => TCV of Bldg: 1 = 133,188

Parcel Number: 009-012-013-50

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 Replacement Cost/Floor Area= 214.36      Est. TCV/Floor Area= 48.43
 

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 Total Estimated True Cash Value of Commercial/Industrial Buildings =      133,188
 

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2024 Est. T.C.V. 009-012-013-50	=	204,557				
Est. TCV/Total Floor Area = 74.38, Most recent sale 01/14/2022 for 168,000						
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
98,800	98,800	98,800	98,800	5.00		
2024	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	3,500	0	0	3,500	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
102,300	102,300	102,300	103,740	102,300	0	

009-012-014-00 2024 Est. T.C.V. SARGENT QUENTIN & NANCY E  
 Property Class: 401 1776 S MOREY RD  
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

SEC 12 T22N R8W BEG 75 FT W & 135.5 FT S OF NE COR OF SE 1/4 OF SE 1/4, TH S 100  
 FT W 150 FT N 100 FT E 150 FT TO POB. .3444A.

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	100.00	150.00	1.0000	0.0000	300	100*	0
COMMERCIAL	\$1.8/SQFT		0.34 Acres		78408	100		26,972
* denotes lines that do not contribute to the total acreage calculation.								
100 Actual Front Feet, 0.34 Total Acres Total Est. Land Value =								26,972

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	136	0	0
Wood Frame	37.68	49	50	923
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	97	970
Total Estimated Land Improvements True Cash Value =				1,893

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

(11) Heating System: Forced Heat & Cool  
 Ground Area = 1239 SF Floor Area = 1239 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,239		
			Total:	153,074	84,189

Other Additions/Adjustments

Plumbing					
Average Fixture(s)			1	1,476	812
Water/Sewer					
1000 Gal Septic			1	4,864	2,675
Water Well, 50 Feet			1	2,686	1,477
Porches					
CCP (1 Story)			40	1,261	694
Built-Ins					
Appliance Allow.			1	2,766	1,521
Deck					
w/Roof (Roof portion)			126	2,249	1,237
w/Roof (Roof portion)			136	2,414	1,328
Carports					
Comp.Shingle			624	10,221	5,622
				Totals:	99,555

Notes:

ECF (416 RURAL METES & BOUNDS) 0.930 => TCV: 92,586

2024 Est. T.C.V. 009-012-014-00		=	121,451
Est. TCV/Total Floor Area = 98.02, Most recent sale 07/05/2017 for 77,250			
2023 Assessed	MBOR	S.E.V.	Base for Cap
59,300	59,300	59,300	44,525
			C.P.I.
			5.00
2024 New Eq.	Adjustment	Loss	Additions
0	1,400	0	0
			Tax Adjustment
			2,226
			Losses
			0
2024 Assessed	MBOR	S.E.V.	Capped
			->Taxable<-
			PRE/MBT

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60,700

60,700

60,700

46,751

46,751

46,751

009-012-015-00 2024 Est. T.C.V. PEPPLER RONALD D & JOSHUA DAVID
Property Class: 401 1800 S MOREY RD
Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

. SEC 12 T22N R8W A PAR OF LAND BEG AT A PT 75 FT; W & 235.5 FT; S OF NE COR OF SE 1/4 OF SE 1/4 TH S 50 FT; TH W 150 FT; TH N 50 FT. TH E 150 FT TO POB. .1722 A.

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

Table with columns: Description, Frontage, Depth, Front, Depth, Rate, %Adj, Reason, Value. Includes rows for COMMERCIAL \$1.8/SQFT and 0.17 Total Acres.

Land Improvement Cost Estimates

Table with columns: Description, Rate, Size, % Good, Cash Value. Includes row for Wood Frame and Total Estimated Land Improvements True Cash Value = 743.

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Low Blt 1967

(11) Heating System: Wall Furnace
Ground Area = 720 SF Floor Area = 720 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas

Table with columns: Type, Ext. Walls, Roof/Fnd., Size, Cost New, Depr. Cost. Includes Main Home and Total: 37,097 / 12,984.

Other Additions/Adjustments

Table with columns: Description, Size, Cost New, Depr. Cost. Includes Skirting, Concrete Block, Porches (CCP 1 Story), Water/Sewer (Public Sewer, Water Well).

Built-Ins

Table with columns: Description, Size, Cost New, Depr. Cost. Includes Appliance Allow.

Deck

Table with columns: Description, Size, Cost New, Depr. Cost. Includes w/Roof (Roof portion).

Local Cost Items

Table with columns: Description, Size, Cost New, Depr. Cost, Notes. Includes SANITARY SEWER and Totals: 56,165 / 19,657.

Notes: Travelo Ser #26485

ECF (416 RURAL METES & BOUNDS) 0.800 => TCY: 15,726

2024 Est. T.C.V. 009-012-015-00 = 29,955

Est. TCY/Total Floor Area = 41.60, Most recent sale 05/11/2022 for 52,000

Summary table with columns: Year, Assessed, MBOR, S.E.V., Base for Cap, C.P.I., New Eq. Adjustment, Loss, Additions, Tax Adjustment, Losses. Includes 2023 and 2024 data.

009-012-016-00	2024 Est. T.C.V.	VENHUIZEN PHILLIP D & ANNA C
Property Class: 401		6022 W JAMES DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 12 T22N R8W BEG AT A PT 75 FT W & 285.5 FT S OF NE COR OF SE 1/4 OF SE 1/4 TH S 50 FT; W 150 FT; TH N 50 FT; TH E 150 FT; TO POB. .1722 A.

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

		* Factors *		50' X 150'		
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
COMMERCIAL	\$1.8/SQFT		0.17 Acres		78408 100	13,486
					0.17 Total Acres	Total Est. Land Value = 13,486

Land Improvement Cost Estimates

Description		Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving		2.89	448	0	0
Wood Frame		28.72	80	50	1,149
Residential Local Cost Land Improvements					
Description		Rate	Size	% Good	Cash Value
LAND IMPROVE 1000		1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =					2,099

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1983

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 984 SF Floor Area = 984 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=68/100/100/100/68

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	984		
			Total:	116,300	79,085

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,230	836
3 Fixture Bath	1	3,860	2,625

Garages

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

Base Cost	528	20,972	14,261
Common Wall: 1 Wall	1	-2,512	-1,708

Water/Sewer

Public Sewer	1	1,326	902
Water Well, 100 Feet	1	5,640	3,835

Built-Ins

Appliance Allow.	1	1,934	1,315
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Local Cost Items

SANITARY SEWER	1	0	0	*90% Good
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Totals: 148,750 101,151

Notes:

ECF (416 RURAL METES & BOUNDS) 0.930 => TCV: 94,070

2024 Est. T.C.V. 009-012-016-00 = 109,655

Est. TCV/Total Floor Area = 111.44, Most recent sale 09/05/2014 for 67,500

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
53,300	53,300	53,300	35,097	5.00	
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,500	0	1,754	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
54,800	54,800	54,800	36,851	36,851	36,851





009-012-018-00                            2024 Est. T.C.V.                            COOL INVESTMENT LLC  
 Property Class: 201                                                                                  1960 S MOREY RD  
 Map #:    LAKE TOWNSHIP                            Lake City, MI 49651

. SEC 12 T22N R8W BEG S 01 DEG 48'00" E 158.27 FT FROM NW COR LOT 5 VI-MY-KA, TH  
 S 01 DEG 48'00" E 210 FT, S 88 DEG 12'00" W 308.85 FT, N 01 DEG 48'00" E 210 FT,  
 N 88 DEG 12'00" E 308.85 FT TO POB. 1.4889A.

Shopko (formerly ShopKo until May 2007) is a chain of retail stores based in Ashwaubenton, Wisconsin, near Green Bay. Shopko was founded in 1962 by James Ruben, and its first store opened in Green Bay. From 1991 to 2005, the company was publicly held, with stock traded on the New York Stock Exchange under the symbol SKO. In December 2005, the company was acquired by an affiliate of Sun Capital Partners and reverted to private ownership. In 1999, Shopko purchased Pamida, a regional discount chain that operated mainly in smaller communities of 3,000 to 8,000 people. Shopko operated Pamida as a separate division until 2007, when Pamida was separated from Shopko and reestablished as a separate company. In 2012, Shopko and Pamida merged into one company. Most Pamida stores will become Shopko

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	210.00	308.00	1.0000	0.0000	350	100*		0
COMMERCIAL \$ .50/SQFT			1.49 Acres		21780	100		32,343
* denotes lines that do not contribute to the total acreage calculation.								
210 Actual Front Feet, 1.49 Total Acres          Total Est. Land Value =								32,343

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value		
Commercial Local Cost Land Improvements						
Description	Rate	Size	% Good	Arch	Mult	Cash Value
PAVING	0.40	35750	50		100	7,150
Total Estimated Land Improvements True Cash Value =						7,150

Cost Estimates for Commercial/Industrial Building/Section: 1          Built 1980

Costs are taken from the Stores - Warehouse Discount cost schedules.

<<<<<                            Calculator Cost Computations                            >>>>>  
 Class: S          Quality: Average  
 Stories: 1          Story Height: 14                            Perimeter: 500

Base Rate for Upper Floors = 50.74

(10) Heating system: Package Heating & Cooling          Cost/SqFt: 15.20          100%  
 Adjusted Square Foot Cost for Upper Floors = 65.94

Total Floor Area: 17,296                            Base Cost New of Upper Floors = 1,140,498

Reproduction/Replacement Cost = 1,140,498  
 Eff.Age:35          Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 35 /100/100/100/35.0  
 Total Depreciated Cost = 399,174

<<<<<                            Segregated Cost Computations                            >>>>>

Costs taken from Segregated Cost Section 3: Stores & Commercials

Item Description	Cost		# or Height	SqFt	Adj.	Adj.	Cost
	Col.	Rate					
(39) Miscellaneous							
Canopies & Marquees:							
Wood Frame	1 Up	33.05	1170	1.000	1.000		38,669
Total Cost of Lump-Sum Items =							38,669
Total Cost New =							38,669

Architectural Multiplier: 0.25

Reproduction/Replacement Cost = 9,667  
 Eff.Age:35          Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 35 /100/100/100/35.0  
 Total Depreciated Cost = 3,383

Parcel Number: 009-012-018-00

Page: 2

Unit in Place Items	Rate	Quantity	Arch	%Good	Depr.Cost
STEEL SHIPPING DOCK	32.59	108	1.00	94	3,309
ECF (201B COMMERCIAL GROUP B)	0.850 =>	TCV of Bldg:	1	=	344,987
Replacement Cost/Floor Area=	66.70	Est. TCV/Floor Area=	19.95		

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Total Estimated True Cash Value of Commercial/Industrial Buildings = 344,987

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2024 Est. T.C.V. 009-012-018-00	=	384,480
Est. TCV/Total Floor Area = 22.23, Most recent sale 01/08/2008 for 350,000		
2023 Assessed	MBOR	S.E.V.
262,300	262,300	262,300
		Base for Cap
		120,981
		C.P.I.
		5.00
2024 New Eq.	Adjustment	Loss
0	-70,100	0
		Additions
		0
		Tax Adjustment
		6,049
		Losses
		0
2024 Assessed	MBOR	S.E.V.
192,200	192,200	192,200
		Capped
		->Taxable<-
		127,030
		PRE/MBT
		0

009-012-018-25	2024 Est. T.C.V.	DYKEMA EXCAVATORS INC ETAL
Property Class: 202		S MOREY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 12 T22N R8W BEG AT NW COR LOT 5 PLAT OF VI-MY-KA S 01 DEG 48'00" E 158.27 FT, S 88 DEG 12'00" W 308.85 FT, N 01 DEG 48'00" W 167.97 FT, E 309 FT TO POB.  
1.1568A. 17/48 DYKEMA EXCAVATORS INC 2023-, 17/48 BRANDT 2000-01485, 14/48 COOL INVESTMENT LC 2019-02910, 2022-040290 AMEND

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	168.00	308.00	1.0000	0.0000	300	100*		0
COMMERCIAL \$.50/SQFT		1.19 Acres	21780	100				25,875
* denotes lines that do not contribute to the total acreage calculation.								
168 Actual Front Feet, 1.19 Total Acres								Total Est. Land Value = 25,875

2024 Est. T.C.V. 009-012-018-25	=	25,875			
Est. TCV/Total Floor Area = 1.50, Most recent sale 02/07/2023 for 250,000					
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
18,100	18,100	18,100	10,920	5.00	
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-5,200	0	0	1,053	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
12,900	12,900	12,900	11,466	11,973	0

009-012-018-75 2024 Est. T.C.V. BRANDT GREGORY A & JEANENE S TTEE  
 Property Class: 201 1964 S MOREY RD  
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

SEC 12 T22N R8W PCL A, BEG AT NE COR LOT 10 VI-MY-KA, TH W 127.91 FT, N 01 DEG 48' 00" W 4.71 FT, S 88 DEG 12'00" W 150 FT TO A PT ON N LINE LOT 13, W 31.02 FT TO NW COR LOT 13, N 01 DEG 48'00" W 31.8 FT, N 88 DEG 12'00" E 86.43 FT, N 01 DEG 48'00" W 7.25 FT, N 88 DEG 12' 00" E 222.42 FT, S 01 DEG 48' 00" E 48.75 FT TO POB. .29 A M/L

SPLIT ON 07/02/2008 INTO 009-012-018-85;

WELL & SEWER ON 009-012-018-25

Split/Comb. on 07/02/2008 completed 07/02/2008 RAY ;  
 Parent Parcel(s): 009-012-018-75;  
 Child Parcel(s): 009-012-018-85;

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 COMMERCIAL	49.00	308.00	1.0000	0.0000	350	100*		0
\$ .50/SQFT		0.35 Acres		21780	100			7,536
* denotes lines that do not contribute to the total acreage calculation.								
49 Actual Front Feet, 0.35 Total Acres								Total Est. Land Value = 7,536

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value		
Commercial Local Cost Land Improvements						
Description	Rate	Size	% Good	Arch	Mult	Cash Value
PAVING	0.40	7100	88	100		2,499
Total Estimated Land Improvements True Cash Value =						2,499

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1980

Costs are taken from the Stores - Warehouse Discount cost schedules.

<<<<< Calculator Cost Computations >>>>>  
 Class: D Quality: Average  
 Stories: 1 Story Height: 14 Perimeter: 187

Base Rate for Upper Floors = 57.71

(10) Heating system: Package Heating & Cooling Cost/SqFt: 17.67 100%  
 Adjusted Square Foot Cost for Upper Floors = 75.38

Total Floor Area: 3,845 Base Cost New of Upper Floors = 289,836

Reproduction/Replacement Cost = 289,836  
 Eff.Age:40 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 35 /100/100/100/35.0  
 Total Depreciated Cost = 101,443

ECF (201B COMMERCIAL GROUP B) 0.850 => TCV of Bldg: 1 = 86,226  
 Replacement Cost/Floor Area= 75.38 Est. TCV/Floor Area= 22.43

Total Estimated True Cash Value of Commercial/Industrial Buildings = 86,226

2024 Est. T.C.V. 009-012-018-75 = 96,261

Est. TCV/Total Floor Area = 25.04

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
65,900	65,900	65,900	31,234	5.00		
2024 New	Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-17,800	0	0	1,561		0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
48,100	48,100	48,100	32,795	32,795	0	





Parcel Number: 009-012-019-00

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 Cost Est. for Res. Bldg: 2 Single Family 1S Cls D Blt 0

(11) Heating System: Electric Baseboard  
 Ground Area = 504 SF Floor Area = 504 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

## Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	504		
			Total:	61,547	33,851

## Other Additions/Adjustments

Deck					
	Treated Wood		55	1,781	980

## Built-Ins

	Appliance Allow.		1	1,638	901
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			Totals:	64,966	35,732
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## Notes:

	ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.460 => TCV:				52,168
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Cost Est. for Res. Bldg: 3 Single Family 1S Cls D Blt 0

(11) Heating System: No Heating/Cooling  
 Ground Area = 560 SF Floor Area = 560 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

## Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	560		
			Total:	64,988	35,743

## Other Additions/Adjustments

Deck					
	Treated Wood		96	2,384	1,311

## Built-Ins

	Appliance Allow.		1	1,638	901
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			Totals:	69,010	37,955
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## Notes:

	ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.460 => TCV:				55,414
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Cost Est. for Res. Bldg: 4 Single Family GRG Cls D Blt 0

(11) Heating System: No Heating/Cooling  
 Ground Area = 0 SF Floor Area = 0 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

## Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					

## Plumbing

	3 Fixture Bath		1	-3,245	-1,947
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## Deck

	Treated Wood		276	4,891	2,935
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## Garages

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

Parcel Number: 009-012-019-00

Page: 3

Base Cost	600	19,392	11,635
	Totals:	21,038	12,623

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.460 => TCV: 18,430

Cost Est. for Res. Bldg: 5 Single Family GRG Cls C Blt 2019

(11) Heating System: No Heating/Cooling

Ground Area = 0 SF Floor Area = 0 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Plumbing					
	3 Fixture Bath		1	-4,646	-4,600
Garages					
Class: C Exterior: Pole (Unfinished)					
	Base Cost		1920	46,330	45,867
	No Concrete Floor		1920	-12,749	-12,622
	Totals:			28,935	28,645

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.460 => TCV: 41,822

2024 Est. T.C.V. 009-012-019-00 = 613,878

Est. TCV/Total Floor Area = 297.42

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
254,400	254,400	254,400	153,517	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	52,500	0	0	7,675	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
306,900	306,900	306,900	161,192	161,192	0	



009-012-019-10	2024 Est. T.C.V.	SMITH JILL E TRUST
Property Class: 102		6916 W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

THAT PART OF PCL A OF THE SURVEY RECORDED IN LIBER S-3P200 LYING S'LY OF A LINE  
 BEG S89DEG56'38" E440FT & N01DEG27'40"W 1023.65 FT FROM SW COR OF SEC 12 TH  
 N76DEG49'38"E TO THE E LINE OF PCL A SEC12 T22NR8W 11.19A M/L  
 SPLIT ON 10/22/2019 FROM 009-012-019-00;

Split/Comb. on 10/22/2019 completed 10/22/2019 TIM ;  
 Parent Parcel(s): 009-012-019-00;  
 Child Parcel(s): 009-012-019-10;  
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Land Value Estimates for Land Table Ag 1 .A - Agriculture  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
AGRICULTRU 8 - 17 Acres		9.19 Acres			3900	100		35,841
AGRICULTRU SURPLUS 2800/		1.00 Acres			2800	100		2,800
AGRICULTRU ROW		1.00 Acres			0	100		0
		11.19 Total Acres			Total Est.	Land Value =		38,641

2024 Est. T.C.V. 009-012-019-10 = 38,641

Est. TCV/Total Floor Area = 18.72

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
17,000	17,000	17,000	16,905	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	2,300	0	0	845	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
19,300	19,300	19,300	17,750	17,750	17,750	

009-012-019-35	2024 Est. T.C.V.	AVIATIEK LLC
Property Class: 401		6916 W JENNINGS RD
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

SEC 12 T22N R8W  
 BEG S 89 DEG 56'38"E 440 FT & N 01 DEG 27'40"W 1378.65 FT FROM SW COR OF SEC 12,  
 TH N 58 DEG 01'53"E 75 FT, S 03 DEG 35' 42"E 302.53 FT, S 76 DEG 48'38"W 77.5 FT  
 N 01 DEG 27'40"W 280 FT TO POB. ALSO E 5.89 FT OF N 791.25 FT OF W 440 FT OF  
 GOVT LOT 4. .577 A

ADD 5.89 FT LAKEFRONT PER COURT ORDER..(ADVERSE POSSESSION)  
 FOR 05 (E 5.89 FT OF N791.25 FT OF W 440 FT OF GOV'T LOT 4). RECORDED 07-28-04 @  
 04-0/3285.

SET UP FOR A COUPLE OF FAMILIES, TRANQUILITY CABIN SLEEPS 11 TO 14.

4 BEDROOMS: 2 MAIN FLOOR AND 2 BASEMENT

3 BATHROOMS: 2 MAIN FLOOR AND 1 BASEMENT

KITCHEN: FULLY EQUIPT

DINING: SEATS 13 INCLUDING THE KITCHEN BAR

LIVING: CATHEDRAL CEILING WITH WINDOWS THAT OVERLOOK THE LAKE

FAMILY ROOM: IN BASEMENT WITH TV & PULL-OUT SOFA FOR 2

SITTING ROOM: MAIN FLOOR WITH PULL-OUT SOFA FOR 2

LAUNDRY

EXTRA REFRIGERATOR

SANDY BEACH: 80 FEET OF FRONTAGE WITH SHALLOW WATER AND FIRE PIT

BABY ITEMS: HIGHCHAIR, BOOSTER, PACK&PLAY

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 80'@ 2500/	80.89	290.00	0.9978	1.1332	2500	100		228,654
81 Actual Front Feet, 0.54 Total Acres							Total Est. Land Value =	228,654

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.18	340	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	2	94	1,880
Total Estimated Land Improvements True Cash Value =				1,880

Cost Est. for Res. Bldg: 1 Single Family LOG Cls C 10 Blt 1996

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1632 SF Floor Area = 1632 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Pine Logs	Basement	1,632		
			Total:	258,136	206,527

Other Additions/Adjustments

Basement Living Area	1000	35,860	28,688
Basement, Outside Entrance, Below Grade	1	2,560	2,048

Plumbing

Average Fixture(s)	1	1,476	1,181
3 Fixture Bath	2	9,291	7,433

Porches

WPP	536	8,978	7,182
WPP	174	4,226	3,381

Deck

Treated Wood	70	2,114	1,691
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Garages

Parcel Number: 009-012-019-35

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

Base Cost	936	35,147	28,118	
Door Opener	2	1,093	874	
Water/Sewer				
Public Sewer	1	1,494	1,195	
Water Well, 100 Feet	1	5,808	4,646	
Built-Ins				
Appliance Allow.	1	2,766	2,213	
Fireplaces				
Prefab 1 Story	1	2,592	2,074	
Local Cost Items				
SANITARY SEWER	1	0	0	*85% Good
	Totals:	371,541	297,251	

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.460 =&gt; TCV: 433,986

2024 Est. T.C.V. 009-012-019-35	=	664,520			
Est. TCV/Total Floor Area = 407.18, Most recent sale 05/25/2016 for 470,000					
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
299,500	299,500	299,500	258,012	5.00	
2024	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	32,800	0	12,900	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
332,300	332,300	332,300	270,912	270,912	0

009-012-019-40 2024 Est. T.C.V. AVIATIEK LLC  
Property Class: 401 6834 W JENNINGS RD  
Map #: LAKE TOWNSHIP Lake City, MI 49651

SEC 12 T22N R8W BEG S 89 DEG 56'38"E 440 FT & N 01 DEG 27'40"W 1378.65 FT & N 58 DEG 01'53"E 150 FT FROM SW COR OF SW 1/4 TO POB TH N 58 DEG 01'53"E 100 FT, S 06 DEG 58'35"E 356.73 FT, S 76 DEG 48'38"W 100 FT, N 05 DEG 25'52"W 325.42 FT TO POB. .74A.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 80'@ 2500/	100.00	341.00	0.9564	1.1611	2500	100		277,598
100 Actual Front Feet, 0.78 Total Acres Total Est. Land Value =								277,598

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	25.95	169	95	4,167

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	97	2,425
Total Estimated Land Improvements True Cash Value =				6,592

Cost Est. for Res. Bldg: 1 Single Family 2S Cls C 10 Blt 1968

(11) Heating System: Forced Heat & Cool  
Ground Area = 2614 SF Floor Area = 4860 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Block	Slab	1,879		
1.5 Story	Siding	Slab	735		
Total:				521,030	364,747

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,443	1,010
3 Fixture Bath	2	9,088	6,362
2 Fixture Bath	1	3,040	2,128

Porches

CCP (1 Story)	76	2,154	1,508
CGEP (1 Story)	61	5,302	3,711
WPP	175	4,148	2,904
CPP	64	1,440	1,008

Water/Sewer

Public Sewer	1	1,494	1,046
Water Well, 100 Feet	1	5,808	4,066

Built-Ins

Appliance Allow.	1	2,766	1,936
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Fireplaces

Interior 2 Story	1	6,647	4,653
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Local Cost Items

SANITARY SEWER	1	0	0	*71% Good
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Totals: 564,360 395,079

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.460 => TCv: 576,815

2024 Est. T.C.V. 009-012-019-40 = 861,005  
Est. TCv/Total Floor Area = 177.16, Most recent sale 01/18/2011 for 295,000  
2023 Assessed MBOR S.E.V. Base for Cap C.P.I.

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	389,500	389,500	389,500	260,599	5.00	
2024	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	41,000	0	0	13,029	0
2024	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	430,500	430,500	430,500	273,628	273,628	0

009-012-019-45 2024 Est. T.C.V. MOLITOR JOHN H & MARIE L TRUST  
 Property Class: 401 6894 W JENNINGS RD  
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

SEC 12 T22N R8W BEG S 89 DEG 56'38"E 440 FT & N 01 DEG 27'40"W 1378.65 FT & N 58  
 DEG 01'53"E 75 FT FROM SW COR OF SW 1/4 TH N 58 DEG 01'53"E 75 FT, S 05 DEG  
 25'52"E 325.42 FT, S 76 DEG 48'38"W 77.5 FT, N 03 DEG 35'42"W 302.53 FT TO POB.  
 .52A.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 80'@ 2500/ 75 Actual Front Feet, 0.52 Total Acres	75.00	302.02	1.0000	1.1401	2500	100		213,772
Total Est. Land Value =								213,772

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.18	1600	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				2,500

Cost Est. for Res. Bldg: 1 Single Family 2S Cls C 10 Blt 1995

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1320 SF Floor Area = 3436 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Basement	1,320		
1 Story	Siding	Overhang	796		
Total:				399,927	299,933

Other Additions/Adjustments

Recreation Room	1300	25,129	12,564
Basement, Outside Entrance, Below Grade	1	2,560	1,920

Plumbing

Average Fixture(s)	1	1,476	1,107
3 Fixture Bath	1	4,646	3,484
2 Fixture Bath	1	3,108	2,331

Porches

WPP	510	8,548	6,411
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Balcony

Wood Balcony	48	1,956	1,467
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Garages

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

Base Cost	796	37,611	28,208
Common Wall: 2 Wall	1	-5,371	-4,028
Door Opener	2	1,093	820

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

Door Opener	2	1,093	820
Base Cost	2400	85,248	63,936

Water/Sewer

Public Sewer	1	1,494	1,120
Water Well, 100 Feet	1	5,808	4,356

Built-Ins

Appliance Allow.	1	2,766	2,074
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Local Cost Items

Parcel Number: 009-012-019-45

Page: 2

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SANITARY SEWER	1	0	0	*85% Good
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Totals:	577,092	426,523
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Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.460 => TCV:	622,724
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2024 Est. T.C.V. 009-012-019-45	=	838,996
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Est. TCV/Total Floor Area = 244.18

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
383,900	383,900	383,900	232,373	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	35,600	0	0	11,618	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
419,500	419,500	419,500	243,991	243,991	243,991	

009-012-019-50	2024 Est. T.C.V.	CRISSMAN JOHN D SR TRUST
Property Class: 402		W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 12 T22N R8W PCL F OF SURVEY RECORDED IN BOOK OF SURVEYS S-3 PG 240. 14.71A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS  
\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> GROUP B 10K					10000	100		10,000
Residentia 3 - 7 @\$3000		14.59 Acres			3000	100		43,770
20 Actual Front Feet, 14.71 Total Acres							Total Est. Land Value =	53,770

2024 Est. T.C.V. 009-012-019-50 = 53,770

Est. TCV/Total Floor Area = 15.65

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
25,900	25,900	25,900	9,368	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	1,000	0	0	468	0	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
26,900	26,900	26,900	9,836	9,836	0	0



009-012-019-52 2024 Est. T.C.V. DOPP STEVEN & MISTY  
 Property Class: 401 6874 W LAKEVIEW DR  
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

SEC 12 T22N R8W PCL A AS SHOWN IN BOOK OF SURVEYS S-3 PAGE 240. .45A.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 80'@ 2500/	72.00	258.00	1.0000	1.1135	2500	100		200,429
64 Actual Front Feet, 0.45 Total Acres Total Est. Land Value =								200,429

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	24.49	216	50	2,645
Wood Frame	28.00	120	50	1,680
<b>Residential Local Cost Land Improvements</b>				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				5,275

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

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1056 SF Floor Area = 1056 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,056		
Total:				140,175	112,140

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,476	1,181
3 Fixture Bath	1	4,646	3,717

Porches

WPP	216	4,711	3,769
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Deck

Treated Wood	216	4,359	3,487
Treated Wood	233	4,583	3,666

Water/Sewer

Public Sewer	1	1,494	1,195
Water Well, 100 Feet	1	5,808	4,646

Built-Ins

Appliance Allow.	1	2,766	2,213
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Local Cost Items

SANITARY SEWER	1	0	0	*85% Good
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Totals: 170,018 136,014

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.460 => TCv: 198,580

2024 Est. T.C.V. 009-012-019-52 = 404,284

Est. TCv/Total Floor Area = 382.84, Most recent sale 12/30/2014 for 215,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
177,400	177,400	177,400	132,452	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	24,700	0	0	6,622	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
202,100	202,100	202,100	139,074	139,074	0	

009-012-019-60	2024 Est. T.C.V.	MCISAAC TIMOTHY P & PATRICIA L
Property Class: 401		6868 W LAKEVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 12 T22N R8W PCL B OF SURVEY RECORDED IN LIBER S-3 P240. .46A.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE  
\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 80'@ 2500/	75.00	262.00	1.0000	1.1161	2500	100		209,262
75 Actual Front Feet, 0.45 Total Acres Total Est. Land Value =								209,262

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	10.26	667	0	0
D/W/P: Patio Blocks	18.87	373	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	2	95	4,750
Total Estimated Land Improvements True Cash Value =				4,750

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls BC Blt 2015

(11) Heating System: Forced Heat & Cool  
Ground Area = 1920 SF Floor Area = 2880 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=91/100/100/100/91

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	1,920		
			Total:	433,566	394,543

Other Additions/Adjustments

Exterior

Stone Veneer	112	5,224	4,754
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Plumbing

Average Fixture(s)	1	2,172	1,977
3 Fixture Bath	2	13,663	12,433
2 Fixture Bath	1	4,577	4,165

Porches

CCP (1 Story)	71	2,640	2,402
WPP	505	10,893	9,913
WSEP (1 Story)	207	13,517	12,300

Garages

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

Base Cost	474	33,090	30,112
Common Wall: 1 Wall	1	-3,117	-2,836
Door Opener	1	683	622
No Concrete Floor	237	-1,908	-1,736

Water/Sewer

Public Sewer	1	1,914	1,742
Water Well, 100 Feet	1	6,244	5,682

Built-Ins

Appliance Allow.	1	3,975	3,617
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Fireplaces

Prefab 2 Story	1	4,532	4,124
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Local Cost Items

GENERATOR	1	1	1	*95% Good
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Totals: 531,666 483,815

Notes:

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ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.460 => TCV: 706,369

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2024 Est. T.C.V. 009-012-019-60					=	920,381
Est. TCV/Total Floor Area = 319.58						
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
439,100	439,100	439,100	312,827	5.00		
2024 New Eq. Adjustment		Loss	Additions	Tax Adjustment		Losses
0	21,100	0	0	15,641		0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-		PRE/MBT
460,200	460,200	460,200	328,468	328,468		328,468

009-012-019-70 2024 Est. T.C.V. MCISAAC PAUL W & MARILYN  
 Property Class: 401 6862 W LAKEVIEW DR  
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

SEC 12 T22N R8W PCL C OF SURVEY RECORDED IN LIBER S-3 P240. .46A.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 80'@ 2500/ 75 Actual Front Feet, 0.45 Total Acres	75.00	262.00	1.0000	1.1161	2500	100		209,262
Total Est. Land Value =								209,262

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.18	1503	0	0
D/W/P: Patio Blocks	15.61	60	0	0
D/W/P: Brick on Sand	18.02	40	0	0
Wood Frame	28.00	120	50	1,680
Wood Frame	24.99	192	50	2,399

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	2	95	4,750
Total Estimated Land Improvements True Cash Value =				8,829

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C 10 Blt 1997

(11) Heating System: Forced Heat & Cool

Ground Area = 1439 SF Floor Area = 2297 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=76/100/100/100/76

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Basement	840		
1 Story	Siding	Basement	599		
1 Story	Siding	Overhang	18		
Total:				316,290	240,389

Other Additions/Adjustments

Basement Living Area	1000	35,860	27,254
Exterior			
Brick Veneer	160	2,750	2,090
Plumbing			
Average Fixture(s)	1	1,476	1,122
3 Fixture Bath	1	4,646	3,531
Deck			
Treated Wood	416	6,693	5,087
Treated Wood	314	5,567	4,231
Treated Wood	233	4,583	3,483

Garages

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

Base Cost	624	31,606	24,021
Common Wall: 1.5 Wall	1	-4,028	-3,061
Door Opener	1	547	416

Water/Sewer

Public Sewer	1	1,494	1,135
Water Well, 100 Feet	1	5,808	4,414

Built-Ins

Appliance Allow.	1	2,766	2,102
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Porches

CCP (1 Story)	24	1,208	918
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Parcel Number: 009-012-019-70

Page: 2

## Local Cost Items

SANITARY SEWER	1	0	0	*87% Good
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Totals:	417,266	317,132		
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## Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.460 => TCV: 463,013

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2024 Est. T.C.V. 009-012-019-70 = 681,104

Est. TCV/Total Floor Area = 296.52, Most recent sale 10/01/1994 for 76,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
308,900	308,900	308,900	204,279	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	31,700	0	0	10,213	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
340,600	340,600	340,600	214,492	214,492	214,492	

009-012-019-80	2024 Est. T.C.V.	KEELEAN LARRY & LEONA
Property Class: 401		6856 W LAKEVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 12 T22N R8W PCL D OF SURVEY RECORDED INLIBER S-3 P240. .46A.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 80'@ 2500/	75.00	262.00	1.0000	1.1161	2500	100		209,262
75 Actual Front Feet, 0.45 Total Acres Total Est. Land Value =								209,262

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.18	1140	0	0
Wood Frame	27.17	140	50	1,902

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	2	95	4,750
Total Estimated Land Improvements True Cash Value =				6,652

Cost Est. for Res. Bldg: 1 Single Family 1.75S Cls C 10 Blt 1997

(11) Heating System: Forced Heat & Cool  
 Ground Area = 1303 SF Floor Area = 2280 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.75 Story	Siding	Basement	1,303		
Total:				305,137	228,835

Other Additions/Adjustments

Recreation Room	902	17,436	13,077
Exterior			
Brick Veneer	160	2,750	2,062
Plumbing			
Average Fixture(s)	1	1,476	1,107
3 Fixture Bath	1	4,646	3,484
Porches			
CCP (1 Story)	72	2,098	1,573
WSEP (1 Story)	100	5,980	4,485
WPP	776	12,300	9,225
Deck			
Treated Wood	60	1,958	1,468
Garages			
Class: C Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	440	24,768	18,576
Common Wall: 1.5 Wall	1	-4,028	-3,021
Door Opener	1	547	410
Water/Sewer			
Public Sewer	1	1,494	1,120
Water Well, 100 Feet	1	5,808	4,356
Built-Ins			
Appliance Allow.	1	2,766	2,074
Fireplaces			
Exterior 1 Story	1	6,513	4,885
Local Cost Items			
SANITARY SEWER	1	0	0 *88% Good

Totals: 391,649 293,716

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.460 => TCV: 428,825

2024 Est. T.C.V. 009-012-019-80 = 644,739

Est. TCV/Total Floor Area = 282.78, Most recent sale 06/01/2001 for 329,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
299,200	299,200	299,200	221,557	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	23,200	0	0	11,077	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
322,400	322,400	322,400	232,634	232,634	232,634	

009-012-019-90                            2024 Est. T.C.V.                            PERRIN ALLISON LEIGH CRISSMAN  
 Property Class: 401                            W LAKEVIEW DR  
 Map #:                            LAKE TOWNSHIP                            LAKE CITY, MI 49651

2017-00486 PARCEL E-2 THAT PART OF THE SOUTHWEST ONE-QUARTER (S~ 1/4) OF SECTION TWELVE (12), T22N, RBW, DESCRIBED AS COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 12; THENCE SOUTH 89°56'38" EAST 1317.11 FEET ALONG THE SOUTH LINE OF SAID SECTION 12; THENCE NORTH 02°08'30" WEST 1444.34 FEET; THENCE NORTH 01°40'40" WEST 173.45 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 58°51'42" WEST 62.32 FEET; THENCE NORTH 19°15'23" WEST 67.44 FEET; THENCE NORTH 21°33'07" WEST 186.51 FEET TO AN INTERMEDIATE TRAVERSE LINE OF THE SHORE OF LAKE MISSAUKEE; THENCE ALONG SAID TRAVERSE LINE NORTH 58°01'53U EAST 84.32 FEET; THENCE LEAVING SAID TRAVERSE LINE SOUTH 22°02'04" EAST 187.49 FEET; THENCE SOUTH 01°40'40" EAST 75.80 FEET TO THE POINT OF BEGINNING. CONTAINING 0.57 ACRES AND INCLUDING ALL LANDS LYING BETWEEN SAID INTERMEDIATE TRAVERSE LINE AND THE SHORE OF LAKE MISSAUKEE. TOGETHER WITH AND SUBJECT TO A 66.00-FOOT WIDE EASEMENT FOR INGRESS, &GRESS, AND UTILITIES, AS SHOWN IN SURVEY LIBER S-3, PAGES 268-270, M:ISSAUKEE COUNTY RECORDS; SUBJECT TO EASEMENTS AND BUILDING AND USE RESTRICTIONS OF RECORD, INCLUDING BUT NOT LIMITED TO THE RESTRICTIONS FOUND IN THE STIPULATION AND ORDER ENTERED IN FILE NO. 92-2842-CK, MISSAUKEE COUNTY CIRCUIT COURT.

FORMERLY DESCRIBED AS BEG S89°56'38" E 1317.11', N 02°08'30"W 1444.34', N01°40'40"W 173.45' FROM SW COR OF SW ¼, TH S58°51'42"W 62.32', N19°15'23"W 67.44', N21°33'07"W 186.51', N58°01'53" E 84.32', S22°02'04"E 187.49', S01°40'40"E 75.8' TO POB. SEC12T22NR8W .57A  
 SPLIT ON 10/27/2016 TO 009-012-019-95;  
 FORMERLY SEC 12 T22N R8W PCL E OF SURVEY RECORDED IN LIBER S-3 P240. .84A.

5/1/12 UNKNOWN AGE OF GARAGE. -TIM

Split/Comb. on 10/27/2016 completed 10/27/2016 TIM ;  
 Parent Parcel(s): 009-012-019-90;  
 Child Parcel(s): 009-012-019-95;

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 80'@ 2500/	84.32	294.46	0.9895	1.1358	2500	100		236,920
84 Actual Front Feet, 0.57 Total Acres							Total Est. Land Value =	236,920

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

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

(11) Heating System: No Heating/Cooling  
 Ground Area = 0 SF    Floor Area = 0 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					

Deck	Treated Wood		80	2,264	1,924
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Garages  
 Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	390	19,102	16,237
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Totals:                            21,366                            18,161

Notes:



Parcel Number: 009-012-019-90

Page: 2

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.460 =&gt; TCV: 26,515

2024 Est. T.C.V. 009-012-019-90						=	264,385
Est. TCV/Total Floor Area =	0.00						
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
107,900	107,900	107,900	27,932	5.00			
2024	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
	0	24,300	0	1,396	0		
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
132,200	132,200	132,200	29,328	29,328	0		

009-012-019-95  
 Property Class: 402  
 Map #:

2024 Est. T.C.V.  
 LAKE TOWNSHIP

ARDIS KEVIN PAUL  
 W LAKEVIEW DR  
 LAKE CITY, MI 49651

2017-00458 PARCEL E-1 THAT PART OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF SECTION TWELVE (12), T22N, RBW, DESCRIBED AS COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 12; THENCE SOUTH 89°56'38" EAST 1317.11 FEET ALONG THE SOUTH LINE OF SAID SECTION 12; THENCE NORTH 02°08'30" WEST 1444.34 FEET; THENCE NORTH 01°40'40N WEST 173.45 FEET; THENCE SOUTH 58°51'42" WEST 62.32 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 58°51'42" WEST 62.32 FEET; THENCE NORTH 21°30'06" WEST 252.53 FEET TO AN INTERMEDIATE TRAVERSE LINE OF THE SHORE OF LAKE MISSAUKEE; THENCE ALONG SAID TRAVERSE LINE NORTH 58°01'53" EAST 65.00 FEET; THENCE LEAVING SAID TRAVERSE LINE SOUTH 21°33'07" EAST 186.51 FEET; THENCE SOUTH 19°15'23" EAST 67.44 FEET TO THE POINT OF BEGINNING. CONTAINING 0.45 ACRES AND INCLUDING ALL LANDS LYING BETWEEN SAID INTERMEDIATE TRAVERSE LINE AND THE SHORE OF LAKE MISSAUKEE. TOGETHER WITH AND SUBJECT TO A 66.00-FOOT WIDE EASEMENT FOR INGRESS, EGRESS, AND UTILITIES, AS SHOWN IN SURVEY LIBER S-3, PAGES 268-270, MISSAUKEE COUNTY RECORDS; SUBJECT TO EASEMENTS AND BUILDING AND USE RESTRICTIONS OF RECORD, INCLUDING BUT NOT LIMITED TO THE RESTRICTIONS FOUND IN THE STIPULATION AND ORDER ENTERED IN FILE NO. 92-2842-CK, MISSAUKEE COUNTY CIRCUIT COURT.

FORMERLY DESCRIBED AS BEG S89°56'38"E 1317.11', N02°08'30"W 1444.34' N01°40'40"W 173.45', S58°51'42"W 62.32' FROM SW COR OF SW1/4, TH S58°51'42"W 62.32', N21°30'06"W 252.53', N58°01'53" E 65', S21°33'07"E 186.51', S19°15'23"E 67.44' TO POB

SPLIT/COMBINED ON 10/27/2016 FROM 009-012-019-90;

Split/Comb. on 10/27/2016 completed 10/27/2016 TIM ;  
 Parent Parcel(s): 009-012-019-90;  
 Child Parcel(s): 009-012-019-95;  
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Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 80'@ 2500/	65.00	301.57	1.0000	1.1399	2500	100		185,228
65 Actual Front Feet, 0.45 Total Acres					Total Est.		Land Value =	185,228

2024 Est. T.C.V. 009-012-019-95 = 185,228

Est. TCV/Total Floor Area = 0.00

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
74,100	74,100	74,100	71,190	5.00			
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses			
0	18,500	0	0	3,559	0		
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
92,600	92,600	92,600	74,749	74,749	0		

009-012-020-00	2024 Est. T.C.V.	OHLE RICHARD L & NANCY L TRUST
Property Class: 402		W LAKEVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 12 T22N R8W BEG AT INTER OF N'LY LINE OF LAKEVIEW ST WITH W LINE MISS HTS  
 2 TH N 0 DEG 05' 30" W 199.98 FT TO NW COROUTLOT B TH S 69 DEG 33' W 69.57 FT TH  
 S 20 DEG 27' E 187.49 FT TO POB WITH RIPARIAN RIGHTS, PT GOV'T LOT 4. .1584 A.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C 100' @1300/FF	24.00	193.00	1.0000	1.1481	1300	100		35,820
24 Actual Front Feet, 0.11 Total Acres							Total Est. Land Value =	35,820

2024 Est. T.C.V. 009-012-020-00 = 35,820

Est. TCV/Total Floor Area = 0.00

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
14,100	14,100	14,100	13,029	5.00			
2024 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses		
0	3,800	0	0	651	0		
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
17,900	17,900	17,900	13,680	13,680	0		



009-012-022-00                                  2024 Est. T.C.V.                                  BRANNAN KAREN S  
 Property Class: 401                                  W RAILROAD ST  
 Map #:                                  LAKE TOWNSHIP                                  LAKE CITY, MI 49651

SPLIT ON 8/31/2016 TO 012-022-08 A PARCEL OF LAND SITUATED IN SECTION 12,  
 T22N-R08W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN, BEING MORE PARTICULARLY  
 DESCRIBED AS: COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION; THENCE  
 N00°11'30"W, 1373.95 FEET; THENCE N00°07'29W, 159.99 FEET; THENCE N00°14' 16"W,  
 131.76 FEET; THENCE S80°01'51"W, 34.18 FEET; THENCE N00°25'20'W, 200.07 FEET;  
 THENCE S79°59'30"W, 124.16 FEET TO THE POB; THENCE CONTINUING S79°59'30"W,  
 124.16 FEET; THENCE N00°22'21"E, 199.56 FEET; THENCE N79°58'46" E, 124.27 FEET;  
 THENCE S00°24'06"W, 199.60 FEET TO THE POB

2011 ROLL SPLIT - 1.10 AC WITH PARENT SPLIT 1.12 CHILD 009-012-022-15  
 FORMERLY  
 SEC 12 T22N R8W BEG N 0 DEG 23' 24" E 1373.95 FT, N 0 DEG 27' 25" E 159.99 FT, N  
 0 DEG 20'28"E 131.76 FT, S 80 DEG 36'48"W 34.18 FT & N 01 DEG 00'00"E 200 FT  
 FROM S 1/4 COR, TH S 80 DEG 37'17"W 248.27 FT, N 0 DEG 56'36"E 199.56 FT,N 80  
 DEG 35'14"E 188.20 FT, S 49 DEG 44'16"E 76.60 FT, S 01 DEG 00'00"W 140.37 FT TO  
 POB. 1.10A. 2011 PARCEL 009-012-022-00 SPLIT ON 02/23/2011

FORMERLY-  
 SEC 12 T22N R8W THAT PART OF E'LY 1/2 OF GOV'T LOT 3 E OF A LINE RUNNING DUE S  
 FROM SE COR OF LOT 9 PLAT OF MISSAUKEE HTS NO 2, EXC PLAT OF MISSAUKEE HTS NO 2  
 & EXC COMM AT S 1/4 COR, N 0 DEG 23' 24" E 1373.95 FT, TH N 0 DEG 27' 25" E  
 159.99 FT, TH S 70 DEG 01' 45" W 37.55 FT TO POB, TH N 01 DEG 00' E 139.05 FT, S  
 80 DEG 37' 40" W 248.07 FT, S 01 DEG 00' W 187.92 FT, N 70 DEG 01' 45" E 261.33  
 FT TO POB. 2.612 A.  
 SPLIT ON 02/19/2011 INTO 009-012-022-15;

Split/Comb. on 08/31/2016 completed 08/31/2016 TIM                                  SPLIT TO 012-022-80;  
 Parent Parcel(s): 009-012-022-00;  
 Child Parcel(s): 009-012-022-80;

SPLIT/COMB. ON 02/19/2011 COMPLETED 02/19/2011 POLLY                                  TAXPAYER REQUEST;  
 PARENT PARCEL(S): 009-012-022-00;  
 CHILD PARCEL(S): 009-012-022-15;

2011 ROLL SPLIT - 1.10 AC WITH PARENT SPLIT 1.12 CHILD 009-012-022-15  
  
 PARCEL # 2: 57-009-033-006-79  
 RANCH HOUSE ON CRAWL SPACE.  
 THE EAST 300 FT. OF THE WEST 690 FT. EXCEPT THE EAST 170 FT. THEREOF, OF THE SW  
 X OF THE NE X LYING SOUTH OF HWY. M-55 AND EXCEPT THE SOUTH 250 FT. THEREOF. SEC  
 33 T22N R8W, .67 ACRES + OR -.  
 PARCEL # 3: 57-009-033-006-70  
 BACK PARCEL WITH 2 DUPLEXES.  
 THE SOUTH 250 FT. OF THE EAST 300 FT. OF THE WEST 690 FT. OF THE SW X OF THE NE  
 X LYING SOUTH OF HWY M-55 SEC 33 T22N R8W. 1.72 ACRES +OR-.  
 PARCELS #1 AND #2 ARE OWNED BY JIM AND PAT SPRAGG.  
 PARCEL # 3 IS OWNED BY THE HICKS.  
 2011 ROLL SPLIT - 1.10 AC WITH PARENT SPLIT 1.12 CHILD 009-012-022-15

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BACK 50' @ 160/	124.16	199.56	0.7966	1.1886	160	100		18,809
124 Actual Front Feet,	0.57	Total Acres			Total Est.	Land Value =		18,809

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	10.26	512	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	2	95	1,900
Total Estimated Land Improvements True Cash Value =				1,900

Cost Est. for Res. Bldg: 1 Single Family GRG                                  Cls BC                                  Blt 2011

(11) Heating System: No Heating/Cooling  
 Ground Area = 0 SF Floor Area = 0 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

## Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Plumbing					
	3 Fixture Bath		1	-6,832	-6,149
Garages					
Class: BC Exterior: Pole (Unfinished)					
	Door Opener		3	2,049	1,844
	Base Cost		2066	65,781	59,203
Totals:				60,998	54,898

## Notes:

ECF (416 RURAL METES & BOUNDS) 0.930 => TCv: 51,055

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2024 Est. T.C.V. 009-012-022-00	=	71,764			
Est. TCv/Total Floor Area = 0.00, Most recent sale 09/03/2010 for 25,000					
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
32,700	32,700	32,700	22,167	5.00	
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,200	0	1,108	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
35,900	35,900	35,900	23,275	23,275	0



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	31,800	31,800	31,800	27,055	5.00	
2024	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	2,600	0	0	1,352	0
2024	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	34,400	34,400	34,400	28,407	28,407	0



009-012-022-15                                  2024 Est. T.C.V.                                  ALLEN MICHAEL J & CYNTHIA L TRUST  
 Property Class: 401                                  W RAILROAD ST  
 Map #:                                  LAKE TOWNSHIP                                  LAKE CITY, MI 49651

2011 ROLL SPLIT - 1.10 AC WITH PARENT SPLIT 1.12 CHILD 009-012-022-15

SEC 12 T22N R8W: COMM AT S1/4 CNR SAID SEC; THENCE N 00°23'24"E, 1373.95 FT;  
 THENCE N 00°27'25"E, 159.99FT: THENCE N 00°20'38"E 131.76 FT; THENCE S 80°36'48"  
 W 34.18 FT; THENCE N 01°00'00"E 200.00 FT TO POB; THENCE S80°37'17" W 248.27 FT  
 THENCE N 00°56'36"E 199.56 FT; THENCE N 80°35'14"E 188.20 FT TO A CURVE TO THE  
 RIGHT SAID CURVE HAVING A RADIUS OF 49.75 FT, AND A CHORD BEARING AND DISTANCE  
 OF S49°44'16"E 76.60 FT ALONG SAID CURVE A LENGTH 87.15 FT; THENCE S01°00'00"W  
 140.37 FT TO POB. CONTAINING 1.10 AC MOL

## FORMERLY

SEC 12 T22N R8W THAT PART OF E'LY 1/2 OF GOV'T LOT 3 E OF A LINE RUNNING DUE S  
 FROM SE COR OF LOT 9 PLAT OF MISSAUKEE HTS NO 2, EXC PLAT OF MISSAUKEE HTS NO 2  
 & EXC COMM AT S 1/4 COR, N 0 DEG 23' 24" E 1373.95 FT, TH N 0 DEG 27' 25" E  
 159.99 FT, TH S 70 DEG 01' 45" W 37.55 FT TO POB, TH N 01 DEG 00' E 139.05 FT, S  
 80 DEG 37' 40" W 248.07 FT, S 01 DEG 00' W 187.92 FT, N 70 DEG 01' 45" E 261.33  
 FT TO POB. 2.612 A.  
 SPLIT ON 02/19/2011 FROM 009-012-022-00;

SPLIT/COMB. ON 02/19/2011 COMPLETED 02/19/2011 POLLY      TAXPAYER REQUEST;  
 PARENT PARCEL(S): 009-012-022-00;  
 CHILD PARCEL(S): 009-012-022-15;

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2011 ROLL SPLIT - 1.10 AC WITH PARENT SPLIT 1.12 CHILD 009-012-022-15

PARCEL # 2: 57-009-033-006-79  
 RANCH HOUSE ON CRAWL SPACE.  
 THE EAST 300 FT. OF THE WEST 690 FT. EXCEPT THE EAST 170 FT. THEREOF, OF THE SW  
 X OF THE NE X LYING SOUTH OF HWY. M-55 AND EXCEPT THE SOUTH 250 FT. THEREOF. SEC  
 33 T22N R8W, .67 ACRES + OR -.  
 PARCEL # 3: 57-009-033-006-70  
 BACK PARCEL WITH 2 DUPLEXES.  
 THE SOUTH 250 FT. OF THE EAST 300 FT. OF THE WEST 690 FT. OF THE SW X OF THE NE  
 X LYING SOUTH OF HWY M-55 SEC 33 T22N R8W. 1.72 ACRES +OR-.  
 PARCELS #1 AND #2 ARE OWNED BY JIM AND PAT SPRAGG.  
 PARCEL # 3 IS OWNED BY THE HICKS.  
 2011 ROLL SPLIT - 1.10 AC WITH PARENT SPLIT 1.12 CHILD 009-012-022-15

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE  
   \* Factors \*                                  2011 SPLIT PARCEL 1  

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BACK 50' @ 160/	200.00	248.91	0.7071	1.2561	160	100		28,422
200 Actual Front Feet,	1.14	Total Acres			Total Est.	Land Value =		28,422

2024 Est. T.C.V. 009-012-022-15		=	28,422
Est. TCV/Total Floor Area =	0.00,	Most recent sale 02/11/2011 for 14,000	
2023 Assessed	MBOR	S.E.V.	Base for Cap      C.P.I.
10,700	10,700	10,700	7,049      5.00
2024      New      Eq.	Adjustment	Loss	Additions      Tax Adjustment      Losses
0	3,500	0	0      352      0
2024 Assessed	MBOR	S.E.V.	Capped      ->Taxable<-      PRE/MBT
14,200	14,200	14,200	7,401      7,401      0

009-012-022-30	2024 Est. T.C.V.	KOPECK FAMILY TRUST
Property Class: 402		W RAILROAD ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 12 T22N R8W W'LY 810.44 FT OF FORMER C & LC RR R/W LYING OVER & ACROSS SE  
1/4 OF SW 1/4 & GOV'T LOT 3. 1.8605 A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> GROUP B 10K					10000	100		10,000
106 Actual Front Feet, 1.86 Total Acres							Total Est. Land Value =	10,000

2024 Est. T.C.V. 009-012-022-30 = 10,000

Est. TCV/Total Floor Area = 0.00, Most recent sale 03/04/2021 for 9,500

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
4,000	4,000	4,000	3,675	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	1,000	0	0	183	0	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
5,000	5,000	5,000	3,858	3,858	0	0

009-012-022-50    2024 Est. T.C.V.    ALLEN MICHAEL J & CYNTHIA L TRUST  
Property Class: 401       W RAILROAD ST  
Map #:    LAKE TOWNSHIP    LAKE CITY, MI 49651

. SEC 12 T22N R8W COMM AT S 1/4 COR, N 0 DEG 23' 24" E 1373.95 FT, TH N 0 DEG 27' 25" E 159.99 FT, TH S 70 DEG 01' 45" W 37.55 FT TO POB, TH N 01 DEG 00' E 139.05 FT, S 80 DEG 37' 40" W 248.07 FT, S 01 DEG 00' W 187.92 FT, N 70 DEG 01' 45" E 261.33 FT TO POB. .9308 A.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE  
\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BACK 50' @ 160/	261.00	163.00	0.6616	1.1299	160	100		31,217
261 Actual Front Feet, 0.98 Total Acres          Total Est. Land Value =								31,217

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	26.25	96	50	1,260
Total Estimated Land Improvements True Cash Value =				1,260

Cost Est. for Res. Bldg: 1 Single Family 1S    CIs CD          BIt 2005

(11) Heating System: Electric Baseboard  
Ground Area = 720 SF      Floor Area = 720 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	720		
			Total:	85,519	72,691

Other Additions/Adjustments

Plumbing

Average Fixture(s)    1                    1,230                    1,045

Porches

CCP (1 Story)    416                    9,256                    7,868

Garages

Class: CD Exterior: Pole (Finished)

Door Opener    2                    970                    824  
Base Cost    1152                    33,166                    28,191

Water/Sewer

Public Sewer    1                    1,326                    1,127  
Water Well, 100 Feet    1                    5,640                    4,794

Built-Ins

Appliance Allow.    1                    1,934                    1,644

Local Cost Items

SANITARY SEWER    1                    0                    0          \*95% Good

Totals:    139,041                    118,184

Notes:

ECF (416 RURAL METES & BOUNDS) 0.930 => TCV:                    109,911

2024 Est. T.C.V. 009-012-022-50    =                    142,388

Est. TCV/Total Floor Area = 197.76, Most recent sale 11/19/2004 for 12,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
65,500	65,500	65,500	28,272	5.00	
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	5,700	0	0	1,413	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
71,200	71,200	71,200	29,685	29,685	0

009-012-022-70	2024 Est. T.C.V.	ALLEN MICHAEL & CYNTHIA TRUST
Property Class: 402		W RAILROAD ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 12 T22N R8W E'LY 285 FT OF FORMER RR R/W LYING OVER AND ACROSS SE 1/4 OF SW 1/4 & GOV'T LOT 3. .6543 A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A		\$10000			10000	100		10,000
100 Actual Front Feet, 0.65 Total Acres					Total Est.		Land Value =	10,000

2024 Est. T.C.V. 009-012-022-70 = 10,000

Est. TCV/Total Floor Area = 13.89, Most recent sale 11/23/2020 for 6,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
3,500	3,500	3,500	2,625	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	1,500	0	0	131	0	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
5,000	5,000	5,000	2,756	2,756	0	0

009-012-022-90	2024 Est. T.C.V.	FOX QUINN J
Property Class: 402		W RAILROAD ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 12 T22N R8W FORMER RR R/W LYING OVER & ACROSS SE 1/4OF SW 1/4 & GOV'T LOT  
3 EXC W'LY 810.44 FT & EXC E'LY 285 FT THEREOF. .7273 A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A		\$10000			10000	100		10,000
96 Actual Front Feet, 0.73 Total Acres							Total Est. Land Value =	10,000

2024 Est. T.C.V. 009-012-022-90 = 10,000

Est. TCV/Total Floor Area = 13.89, Most recent sale 07/16/2021 for 3,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
3,500	3,500	3,500	2,520	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	1,500	0	0	126	0	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
5,000	5,000	5,000	2,646	2,646	0	0

009-012-023-00	2024 Est. T.C.V.	NEDERHOOD DERRICK & JENNY
Property Class: 401		6681 W LAKEVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 12 T22N R8W W'LY 1/2 OF THAT PART OF GOV'T LOT 3 EXC PLAT OF MISSAUKEE HEIGHTS NO 2 LYING N OF RR R/W & E OF A LINE RUNNING DUE S OF SE'LY COR OF LOT 9 OF SAID PLAT. 2.8 A.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BACK 50' @1200/	50.00	234.00	0.6478	1.1817	1200	100		45,928
BACK 50' @ 160/	234.00	583.00	0.6478	1.5539	160	100		37,685
284 Actual Front Feet, 3.40 Total Acres								Total Est. Land Value = 83,612

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.78	192	45	499
Total Estimated Land Improvements True Cash Value =				499

Cost Est. for Res. Bldg: 1 Single Family GRG Cls D Blt 1972

(11) Heating System: Forced Air w/o Ducts  
 Ground Area = 0 SF Floor Area = 0 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Plumbing					
	3 Fixture Bath		1	-3,245	-1,947
Garages					
Class: D Exterior: Pole (Unfinished)					
	Base Cost		768	16,036	9,622
Water/Sewer					
	Public Sewer		1	1,175	705
Local Cost Items					
	SANITARY SEWER		1	0	0 *94% Good
Totals:				13,966	8,380

Notes:

ECF (416 RURAL METES & BOUNDS) 0.930 => TCV: 7,793

2024 Est. T.C.V. 009-012-023-00 = 91,904

Est. TCV/Total Floor Area = 0.00, Most recent sale 09/14/2017 for 47,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
33,400	33,400	33,400	17,706	5.00
2024 New Eq. Adjustment Loss Additions Tax Adjustment Losses				
0	12,600	0	0	885 0
2024 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT				
46,000	46,000	46,000	18,591	18,591 0

009-012-024-00	2024 Est. T.C.V.	GAFFNEY JACK S & DEBORA L TRUST
Property Class: 402		W RAILROAD ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 12 T22N R8W THAT PART OF FORMER RR R/W LYING S OF BUENA VISTA PARK SUB  
W'LY OF CL OAKWOOD AVE EXT. .2732A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 90/FF	100.00	120.00	1.1892	0.7401	90	100		7,921
100 Actual Front Feet, 0.28 Total Acres							Total Est. Land Value =	7,921

2024 Est. T.C.V. 009-012-024-00 = 7,921

Est. TCV/Total Floor Area = 0.00, Most recent sale 04/11/2018 for 8,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.				
3,100	3,100	3,100	2,625	5.00				
2024 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses			
0	900	0	0	131	0			
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT			
4,000	4,000	4,000	2,756	2,756	2,756			

009-012-025-00 2024 Est. T.C.V. HARRIS RYAN R & TARA C &  
 Property Class: 401 1701 S OAKWOOD AVE  
 Map #: LAKE TOWNSHIP Lake City, MI 49651

SEC 12 T22N R8W THAT PART OF FORMER RR R/W LYING S OF BUENA VISTA PARK SUB LYING  
 E'LY OF CL OAKWOOD AVE EXT & W OF W LINE LOT 82 EXT EXC E'LY 50' THEREOF.

.5739A.

5/2017 SPLIT EAST 50' TO NEW PIN 009-012-025-80

FORMERLY . SEC 12 T22N R8W THAT PART OF FORMER RR R/W LYING S OF BUENA VISTA  
 PARK SUB LYING E'LY OF CL OAKWOOD AVE EXT & W OF W LINE LOT 82 EXT. .6887A.

Split/Comb. on 05/12/2017 completed 05/12/2017 TIM ;

Parent Parcel(s): 009-012-025-00;

Child Parcel(s): 009-012-025-80;

4/27/2017 SPLIT TO 003-00, 03-10, 03-20 BOOK OF SURVEYS S-5 P219

5/2017 SPLIT EAST 50' TO NEW PIN 009-012-025-80

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value G>	GROUP G	18K			18000	100		18,000
57 Actual Front Feet, 0.57 Total Acres Total Est. Land Value =								18,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.18	1600	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	2	95	4,750
Total Estimated Land Improvements True Cash Value =				4,750

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C 5 Blt 2005

(11) Heating System: Forced Heat & Cool

Ground Area = 1731 SF Floor Area = 2164 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Basement	1,152		
1.25 Story	Siding	Crawl Space	579		
Total:				290,945	247,284

Other Additions/Adjustments

Recreation Room	972	18,789	15,971
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Plumbing

Average Fixture(s)	1	1,476	1,255
3 Fixture Bath	1	4,646	3,949
2 Fixture Bath	1	3,108	2,642

Porches

CCP (1 Story)	128	3,528	2,999
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Deck

Treated Wood	284	5,214	4,432
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Garages

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

Base Cost	624	26,220	22,287
Storage Over Garage	312	4,287	3,644
Door Opener	2	1,093	929

Water/Sewer

Public Sewer	1	1,494	1,270
Water Well, 100 Feet	1	5,808	4,937



Built-Ins				
Appliance Allow.	1	2,766	2,351	
Fireplaces				
Exterior 1 Story	1	6,513	5,536	
Local Cost Items				
SANITARY SEWER	1	0	0	*95% Good
Totals:		375,887	319,486	

Notes:

ECF (416 RURAL METES & BOUNDS) 0.930 => TCV: 297,122

2024 Est. T.C.V. 009-012-025-00		=	319,872
Est. TCV/Total Floor Area = 147.82, Most recent sale 02/07/2018 for 260,000			
2023 Assessed	MBOR	S.E.V.	Base for Cap
160,300	160,300	160,300	139,080
			C.P.I.
			5.00
2024 New Eq.	Adjustment	Loss	Additions
0	-400	0	0
			Tax Adjustment
			6,954
			Losses
			0
2024 Assessed	MBOR	S.E.V.	Capped
159,900	159,900	159,900	146,034
			->Taxable<-
			146,034
			PRE/MBT
			146,034



009-012-026-00	2024 Est. T.C.V.	LUND JAMES A & HEATHER R
Property Class: 401		6433 RAILROAD ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 12 T22N R8W THAT PART OF FORMER RR R/W LYING W OF W LINE OF LOT 99 EXT & E OF W LINE OF LOT 82 EXT. .5601A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value G> GROUP G 18K					18000	100		18,000
		0.560 Acres			0	100		0
264 Actual Front Feet, 0.56 Total Acres					Total Est. Land Value =			18,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	6.61	480	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE Cls D Blt 1983

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 960 SF Floor Area = 960 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	960		
			Total:	105,321	68,459

Other Additions/Adjustments

Plumbing					
Average Fixture(s)			1	1,025	666
Water/Sewer					
1000 Gal Septic			1	4,263	2,771
Water Well, 100 Feet			1	5,506	3,579
Deck					
Treated Wood			192	3,853	2,504
Garages					
Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			624	18,146	11,795
Built-Ins					
Appliance Allow.			1	1,638	1,065
Fireplaces					
Wood Stove			1	1,779	1,156
Breezeways					
Frame Wall			96	5,085	3,305
			Totals:	146,616	95,300

Notes:

ECF (416 RURAL METES & BOUNDS) 0.930 => TCV: 88,629

2024 Est. T.C.V. 009-012-026-00 = 107,579

Est. TCV/Total Floor Area = 112.06, Most recent sale 08/01/1996 for 46,000

2023 Assessed		MBOR	S.E.V.	Base for Cap	C.P.I.		
48,900	48,900	48,900		23,878	5.00		
2024 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses		
0	4,900	0	0	1,193	0		

Parcel Number: 009-012-026-00

Page: 2

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2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
53,800	53,800	53,800	25,071	25,071	25,071

009-012-027-00 2024 Est. T.C.V. VANDERSTOW KARL L  
Property Class: 401 6375 W RAILROAD ST  
Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

. SEC 12 T22N R8W THAT PART OF FORMER RR R/W LYING S OF BUENA VISTA PARK LYING W  
OF W LINE LOT 113 EXT & E OF W LINE LOT 99 EXT EXC THEW'LY 111 FT THOF. .2847A.

## Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE &amp; LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> GROUP B 10K					10000	100		10,000
125 Actual Front Feet, 0.29 Total Acres					Total Est.	Land Value =		10,000

## Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	7.59	1104	0	0
Wood Frame	41.35	80	50	1,654
Wood Frame	31.56	200	50	3,156
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				5,760

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Good Blt 1984

(11) Heating System: Forced Warm Air  
Ground Area = 1424 SF Floor Area = 1424 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

## Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Siding	Comp.Shingle	896		
Addition	Siding	Crawl	432		
Addition	Siding	Crawl	96		
Total:				117,944	41,280

## Other Additions/Adjustments

## Plumbing

Average Fixture(s)	1	1,237	433
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## Deck

Treated Wood	196	4,351	1,523
Treated Wood	96	2,659	931
w/Roof (Roof portion)	980	20,462	7,162

## Water/Sewer

Public Sewer	1	1,914	670
Water Well, 100 Feet	1	6,244	2,185

## Built-Ins

Appliance Allow.	1	3,975	1,391
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## Garages

Class: BC Exterior: Pole (Unfinished)

Base Cost	1440	45,850	16,047
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## Local Cost Items

SANITARY SEWER	1	0	0	*80% Good
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Totals: 204,636 71,622

## Notes:

ECF (416 RURAL METES & BOUNDS) 0.800 => TCY: 57,298

2024 Est. T.C.V. 009-012-027-00 = 73,058

Est. TCY/Total Floor Area = 51.30

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
38,000	38,000	38,000	18,493	5.00

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2024	New	Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0		-1,500	0	0	924	0
2024 Assessed			MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	36,500		36,500	36,500	19,417	19,417	19,417

009-012-028-00                      2024 Est. T.C.V.                      HARTFORD MICHAEL R & JANET E  
Property Class: 401                                                                6405 W RAILROAD ST  
Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

. SEC 12 T22N R8W W'LY 111 FT OF THAT PART OF FORMER RR R/W LYING W OF W LINE  
LOT 113 BUENA VISTA PARK EXT & E OF W LINE LOT 99 BUENA VISTA PARK EXT. .2548A.

(6-8-09....Added the phrase "E of W Line" per Dawn)

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> GROUP B 10K					10000	100		10,000
111 Actual Front Feet, 0.26 Total Acres							Total Est. Land Value =	10,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.18	1140	50	4,662
Total Estimated Land Improvements True Cash Value =				4,662

Cost Est. for Res. Bldg: 1 Single Family 1S                      Cls C -5 Blt 1980

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 1906 SF     Floor Area = 1906 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,906		
Total:				251,665	176,129

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,476	1,033
3 Fixture Bath	1	4,646	3,252

Porches

WPP	592	9,898	6,929
CPP	30	835	584

Garages

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

Common Wall: 2 Wall	1	-5,371	-3,760
Base Cost	1145	49,510	34,657

Water/Sewer

Public Sewer	1	1,494	1,046
Water Well, 100 Feet	1	5,808	4,066

Built-Ins

Appliance Allow.	1	2,766	1,936
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Fireplaces

Exterior 1 Story	1	6,513	4,559
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Local Cost Items

SANITARY SEWER	1	0	0	*88% Good
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Totals:                      329,240                      230,431

Notes:

ECF (416 RURAL METES & BOUNDS) 0.930 => TCV:                      214,301

2024 Est. T.C.V. 009-012-028-00                      =                      228,963

Est. TCV/Total Floor Area = 120.13

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
110,000	110,000	110,000	60,408	5.00

2024	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
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0	4,500	0	0	3,020	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
114,500	114,500	114,500	63,428	63,428	63,428



009-012-029-00	2024 Est. T.C.V.	FRASER STEVE & LOUISE
Property Class: 401		W RAILROAD ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 12 T22N R8W THAT PART OF FORMER RR R/W LYING S OF BUENA VISTA PARK SUB  
 LYING W OF E LINE LOT 129 EXT & E OF W LINE LOT 113 EXT. .8609A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 200/	100.00	374.62	1.1892	0.9837	200	100		23,397
100 Actual Front Feet, 0.86 Total Acres				Total Acres	Total Est. Land Value =			23,397

Cost Est. for Res. Bldg: 1 Single Family GRG Cls BC Blt 2023

(11) Heating System: No Heating/Cooling  
 Ground Area = 0 SF Floor Area = 0 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
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Other Additions/Adjustments

Plumbing

3 Fixture Bath	1	-6,832	-6,764
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Garages

Class: BC Exterior: Pole (Unfinished)

Door Opener	2	1,366	1,352
Base Cost	2240	71,322	70,609

Totals:		65,856	65,197
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Notes:

ECF (416 RURAL METES & BOUNDS) 0.930 => TCV: 60,633

2024 Est. T.C.V. 009-012-029-00 = 84,030

Est. TCV/Total Floor Area = 0.00, Most recent sale 09/17/2019 for 129,900

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
9,000	9,000	9,000	6,832	5.00		
2024 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
30,600	2,400	0	30,600	341	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
42,000	42,000	42,000	37,773	37,773	0	

009-012-030-00	2024 Est. T.C.V.	LINE ROBERT S & BARBARA C
Property Class: 402		W RAILROAD ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 12 T22N R8W THAT PART OF FORMER C & LC RR R/W LYING W OF W LINE OF LOT 146  
E OF W LINE OF LOT 139. .2525A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> GROUP B 10K					10000	100		10,000
110 Actual Front Feet, 0.25 Total Acres							Total Est. Land Value =	10,000

2024 Est. T.C.V. 009-012-030-00 = 10,000

Est. TCV/Total Floor Area = 0.00, Most recent sale 08/08/2017 for 6,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.				
4,000	4,000	4,000	3,253	5.00				
2024	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses			
0	1,000	0	0	162	0			
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT			
5,000	5,000	5,000	3,415	3,415	0			





009-012-033-00	2024 Est. T.C.V.	LINE ROBERT S & BARBARA C
Property Class: 402		W RAILROAD ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 12 T22N R8W THAT PART OF FORMER RR R/W LYING S OF BUENA VISTA PARK SUB  
LYING E OF W LINE LOT 147 EXT & W OF E LINE LOT 147 EXT. .1263A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> GROUP B 10K					10000	100		10,000
55 Actual Front Feet, 0.13 Total Acres							Total Est. Land Value =	10,000

2024 Est. T.C.V. 009-012-033-00 = 10,000

Est. TCV/Total Floor Area = 8.87, Most recent sale 01/07/2004 for 0

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.				
4,000	4,000	4,000	1,794	5.00				
2024	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses			
0	1,000	0	0	89	0			
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT			
5,000	5,000	5,000	1,883	1,883	0			

009-012-034-00	2024 Est. T.C.V.	KENNEDY FAMILY LIVING TRUST
Property Class: 402		W LAKEVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 12 T22N R8W THAT PART OF FORMER RR R/W LYING W OF E LINE OF LOT 149 EXT &  
E OF W LINE OF LOT 149 EXT. .1263A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> GROUP B 10K					10000	100		10,000
55 Actual Front Feet, 0.13 Total Acres							Total Est. Land Value =	10,000

2024 Est. T.C.V. 009-012-034-00 = 10,000

Est. TCV/Total Floor Area = 8.87

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
4,000	4,000	4,000	807	5.00		
2024 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	1,000	0	0	40	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
5,000	5,000	5,000	847	847	0	

009-012-035-00	2024 Est. T.C.V.	NOORDYKE MATT & STEPHANIE
Property Class: 402		W LAKEVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 12 T22N R8W THAT PART OF FORMER RR R/W LYING W OF E LINE LOT 148 EXT & E  
OF W LINE LOT 148 EXT. .1263A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> GROUP B 10K					10000	100		10,000
55 Actual Front Feet, 0.13 Total Acres							Total Est. Land Value =	10,000

2024 Est. T.C.V. 009-012-035-00 = 10,000

Est. TCV/Total Floor Area = 8.87, Most recent sale 05/03/2021 for 390,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
4,000	4,000	4,000	3,675	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	1,000	0	0	183	0	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
5,000	5,000	5,000	3,858	3,858	0	0

009-012-036-00	2024 Est. T.C.V.	LOTT JAMES R
Property Class: 402		W LAKEVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 12 T22N R8W THAT PART OF FORMER RR R/W LYING E OF W LINE OF LOT 150 EXT & W OF E LINE OF LOT 152 EXT. .4477A.  
 SPLIT ON 9/2018 PART TO 012-036-75 FORMERLY . SEC 12 T22N R8W THAT PART OF FORMER RR R/W LYING E OF W LINE OF LOT 150 EXT & W OF E LINE OF LOT 153 EXT. .5739A.

Split/Comb. on 09/11/2018 completed 09/11/2018 TIM ;  
 Parent Parcel(s): 009-012-036-00;  
 Child Parcel(s): 009-012-036-75;

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C>	.50	-1.0	AC	M/L	12000	100		12,000
165 Actual Front Feet, 0.45 Total Acres							Total Est. Land Value =	12,000
2024 Est. T.C.V. 009-012-036-00 =								12,000
Est. TCV/Total Floor Area = 10.64								
2023 Assessed	MBOR	S.E.V.	Base for Cap		C.P.I.			
5,500	5,500	5,500	669		5.00			
2024 New Eq. Adjustment	Loss	Additions		Tax Adjustment		Losses		
0	500	0		33		0		
2024 Assessed	MBOR	S.E.V.	Capped		->Taxable<-		PRE/MBT	
6,000	6,000	6,000	702		702		0	



009-012-036-75	2024 Est. T.C.V.	SELENO RICHARD R & KATHY L
Property Class: 401		6127 W LAKEVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

.SEC 12 T22N R8W PCL OF THE SURVEY RECORDED IN BOOK OF SURVEYS S-6P180 DESC AS:  
 THAT PART OF FORMER RR R/W LYING E OF W LINE OF LOT 153 EXT & W OF E LINE OF LOT  
 153 EXT. .1263A.  
 SPLIT ON 09/11/2018 FROM 009-012-036-00;

Split/Comb. on 09/11/2018 completed 09/11/2018 TIM ;  
 Parent Parcel(s): 009-012-036-00;  
 Child Parcel(s): 009-012-036-75;

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A		\$10000			10000	100		10,000
55 Actual Front Feet, 0.13 Total Acres Total Est. Land Value =								10,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	10.26	4486	50	23,013
Total Estimated Land Improvements True Cash Value =				23,013

Cost Est. for Res. Bldg: 1 Single Family GRG Cls BC Blt 2023

(11) Heating System: Forced Air w/o Ducts  
 Ground Area = 0 SF Floor Area = 0 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Plumbing					
	3 Fixture Bath		1	-6,832	-6,764
Garages					
Class: BC Exterior: Pole (Unfinished)					
	Door Opener		3	2,049	2,029
	Base Cost		2340	74,506	73,761
Totals:				69,723	69,026

Notes:

ECF (416 RURAL METES & BOUNDS) 0.930 => TCV: 64,194

2024 Est. T.C.V. 009-012-036-75	=	97,207
Est. TCV/Total Floor Area = 0.00, Most recent sale 10/18/2018 for 3,500		
2023 Assessed	MBOR	S.E.V.
3,500	3,500	3,500
		1,192
		5.00
2024 New Eq. Adjustment	Loss	Losses
43,900	1,200	0
		43,900
		59
2024 Assessed	MBOR	S.E.V.
48,600	48,600	48,600
		45,151
		45,151
		0

009-012-037-00 2024 Est. T.C.V. ALLEN MICHAEL J & CYNTHIA L TRUST  
 Property Class: 401 W LAKEVIEW DR  
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

THAT PART OF FORMER RR R/W LYING S'LY AND ADJ TO LOT 181 AS AMENDED FKA LOTS 161 162, & 163 BUENA VISTA PARK 2011-02492 & W OF HWY M-55/66SEC 12 T22N R8W .55 A M/L

SPLIT ON 6/2021 PART TO 012-037-80  
 FORMERLY SEC 12 T22N R8W (4\*2010) THAT PART OF FORMER RR R/W LYING E OF E LINE OF LOT 158 BUENA VISTA PARK EXT & W OF HWY M-55/66. .78 A  
 6/5/2015-01988 EXEMPT LOT LINE TRANSFER TO 009-012-037-85 (90)

FORMERLY: THAT PART OF FORMER RR R/W LYING EAST OF E LINE LOT 155 EXT & W OF HWY M55 1.01 AC SEC 12 TWP 22N R8W BUENA VISTA PARK

FORMERLY SEC 12 T22N R8W (4\*2010) THAT PART OF FORMER RR R/W LYING E OF E LINE OF LOT 155 EXT & W OF HWY M-55/66. 1.01A. 2010 PARCEL 009-012-037-00 SPLIT ON 12/23/2010

FORMERLY SPLIT ON 10/24/2010 INTO ; 009-012-037-90 & 95  
 SEC 12 T22N R8W THAT PART OF FORMER RR R/W LYING E OF E LINE OF LOT 153 EXT & W OF E R/W LINE OF HWY M-55/66. 1.3546A

Split/Comb. on 06/29/2021 completed 06/29/2021 TIM ;  
 Parent Parcel(s): 009-012-037-00;  
 Child Parcel(s): 009-012-037-80;

6/15/2015 EXEMPT TRANSFER OF LOT LINE TO ADJ PIN GREMEL GARY .23 A

SPLIT/COMB. ON 10/24/2010 COMPLETED 10/24/2010 POLLY EQ REQUEST ;  
 PARENT PARCEL(S): 009-012-037-00;  
 LAKE TOWNSHIP 57-009

EQ REQUEST OCTOBTER 2010  
 DATE: 10/24/2010  
 NAME: MANNE ADDRESS:  
 PARCEL NO. 009-012-037-00  
 CLASS: 402  
 SCHOOL 57030-LAKE CITY  
 2010

					TCV
PARENT ORIGINAL		\$15,593	\$7,800	\$7,800	1.35 11,55
2010 SPLIT VALUES					TCV
PARENT PARCEL	009-012-037-00	MANNE		1.01	11,66
CHILD 1	009-012-037-95	DRAGHT		0.16	1,850.00
CHILD 2	009-012-037-90	GREMEL		0.18	2,080.00

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value G>	GROUP G	18K			18000	100		18,000
<Site Value G>	GROUP G	18K			18000	100		18,000
245 Actual Front Feet, 0.55 Total Acres Total Est. Land Value =								36,000

Cost Est. for Res. Bldg: 1 Single Family GRG Cls C Blt 2017

(11) Heating System: No Heating/Cooling  
 Ground Area = 0 SF Floor Area = 0 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Plumbing					
3	Fixture Bath		1	-4,646	-4,414

Garages

Parcel Number: 009-012-037-00

Page: 2

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

Base Cost	2016	71,608	68,028
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Totals:	66,962	63,614
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Notes:

ECF (416 RURAL METES & BOUNDS) 0.930 => TCV:	59,161
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2024 Est. T.C.V. 009-012-037-00	=	95,161
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Est. TCV/Total Floor Area = 0.00, Most recent sale 08/06/2008 for 30,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
46,700	46,700	46,700	12,003	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	900	0	0	600	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
47,600	47,600	47,600	12,603	12,603	0	

009-012-037-80	2024 Est. T.C.V.	BACHMAN RICHARD & LUELLA TRUST
Property Class: 401		W LAKEVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

THAT PART OF FORMER RR R/W LYING S'LY AND ADJ TO LOT 180 AS AMENDED FKA LOTS 159  
& 160 BUENA VISTA PARK SEC12 T22N R82 .23A M/L  
6/2021 SPLIT FROM 009-012-037-00

Split/Comb. on 06/29/2021 completed 06/29/2021 TIM ;  
Parent Parcel(s): 009-012-037-00;  
Child Parcel(s): 009-012-037-80;

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A		\$10000			10000	100		10,000
100 Actual Front Feet, 0.23 Total Acres							Total Est. Land Value =	10,000

2024 Est. T.C.V. 009-012-037-80							=	10,000
Est. TC/Total Floor Area =	0.00							Most recent sale 08/18/2021 for 5,000
2023 Assessed	MBOR	S.E.V.			Base for Cap	C.P.I.		
3,500	3,500	3,500			3,150	5.00		
2024	New Eq. Adjustment	Loss			Additions	Tax Adjustment	Losses	
0	1,500	0			0	157	0	
2024 Assessed	MBOR	S.E.V.			Capped	->Taxable<-	PRE/MBT	
5,000	5,000	5,000			3,307	3,307	3,307	





009-013-001-00                                  2024 Est. T.C.V.                                  3319 28TH PROPERTY LLC  
 Property Class: 201                                  2020 S MOREY RD  
 Map #:                                  LAKE TOWNSHIP                                  LAKE CITY, MI 49651

SEC 13 T22N R8W BEG AT NE COR OF NE 1/4 TH N 87 DEG 43' 57"W 308.05 FT, S 00 DEG 31'30"W 209.56 FT, S 88 DEG 44'49"E 305.77 FT, N 01 DEG 07'43"E 204.09 FT TO POB. 1.46A.

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

\* Factors \*                                  EASEMENTS TO ADJ STORES

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
M66 N OF JENNIN	204.00	305.00	1.0000	0.0000	350	100*		0
COMMERCIAL \$.50/SQFT		1.43 Acres	21780	100				31,102
* denotes lines that do not contribute to the total acreage calculation.								
204 Actual Front Feet, 1.43 Total Acres                  Total Est. Land Value =								31,102

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value		
D/W/P: 4in Ren. Conc.	8.29	1320	94	10,286		
Commercial Local Cost Land Improvements						
Description	Rate	Size	% Good	Arch	Mult	Cash Value
PAVING	0.40	28000	86	100		9,632
Total Estimated Land Improvements True Cash Value =						19,918

Cost Estimates for Commercial/Industrial Building/Section: 1                  Built 2002

Costs are taken from the Stores - Discount cost schedules.

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

Class: D,Pole                  Quality: Low Cost

Stories: 1                  Story Height: 16                  Perimeter: 368

Overall Building Height: 16

Base Rate for Upper Floors = 51.61

(10) Heating system: Complete H.V.A.C.                  Cost/SqFt: 36.34                  100%

Adjusted Square Foot Cost for Upper Floors = 87.95

Total Floor Area: 7,810	Base Cost New of Upper Floors =	686,889
	Reproduction/Replacement Cost =	686,889
Eff.Age:10                  Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 66 /100/100/100/66.0	Total Depreciated Cost =	453,347

ECF (201A GENERAL COMMERCIAL )                  1.386 => TCV of Bldg: 1 =	628,339
Replacement Cost/Floor Area= 87.95                  Est. TCV/Floor Area= 80.45	

Total Estimated True Cash Value of Commercial/Industrial Buildings = 628,339

2024 Est. T.C.V. 009-013-001-00	=	679,359				
Est. TCV/Total Floor Area = 86.99, Most recent sale 10/10/2017 for 413,000						
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
296,600	296,600	296,600	296,600	5.00		
2024	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	43,100	0	0	0	14,830	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
339,700	339,700	339,700	311,430	311,430	0	

009-013-002-00                      2024 Est. T.C.V.                      EISING SCOTT J & JAMIE LEE  
 Property Class: 201                      6121 W JENNINGS RD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

. SEC 13 T22N R8W BEG 408.05 FT N 87 DEG 43' 57" W OF NE COR OF NE 1/4 TH S  
 31'30"W 265 FT, N 87 DEG 43'57"W 100 FT, N 31'30"E 265 FT, S 87 DEG 43'57"E 100  
 FT TO POB. .6084A.

6121 West Jennings Road  
 Lake City, MI 49651-9012  
 (231) 839-2911

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	100.00	265.00	1.0000	0.0000	300	100*	0
COMMERCIAL	\$.50/SQFT		0.61 Acres	21780	100			13,242

\* denotes lines that do not contribute to the total acreage calculation.  
 100 Actual Front Feet, 0.61 Total Acres      Total Est. Land Value = 13,242

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Solid, 6 ft.	29.22	97	94	2,664
Total Estimated Land Improvements True Cash Value =				2,664

Cost Estimates for Commercial/Industrial Building/Section: 1      Built 1987  
 Description of Occupancy: CAL 196

Costs are taken from the Stores - Retail cost schedules.

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

Class: D      Quality: Low Cost  
 Stories: 1      Story Height: 8      Perimeter: 152  
 Overall Building Height: 8

Base Rate for Upper Floors = 77.04

(10) Heating system: Forced Air Furnace      Cost/SqFt: 9.61      100%  
 Adjusted Square Foot Cost for Upper Floors = 86.65

Total Floor Area: 1,440      Base Cost New of Upper Floors = 124,775

Reproduction/Replacement Cost = 124,775  
 Eff.Age:20      Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 60 /100/100/100/60.0  
 Total Depreciated Cost = 74,865

ECF (201B COMMERCIAL GROUP B)      0.850 => TCV of Bldg: 1 = 63,635  
 Replacement Cost/Floor Area= 86.65      Est. TCV/Floor Area= 44.19

Cost Estimates for Commercial/Industrial Building/Section: 2      Built 1988  
 Description of Occupancy: ADD'N TO REAR OF STORE CAL 208

Costs are taken from the Warehouses - Mini cost schedules.

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

Class: D,Pole      Quality: Low Cost  
 Stories: 0      Story Height: 14      Perimeter: 96

Base Rate for Upper Floors = 39.56

Adjusted Square Foot Cost for Upper Floors = 39.56

Total Floor Area: 864      Base Cost New of Upper Floors = 34,179

Reproduction/Replacement Cost = 34,179  
 Eff.Age:20      Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 54 /100/100/100/54.0  
 Total Depreciated Cost = 18,457

ECF (201B COMMERCIAL GROUP B)      0.850 => TCV of Bldg: 2 = 15,688  
 Replacement Cost/Floor Area= 39.56      Est. TCV/Floor Area= 18.16



Parcel Number: 009-013-002-00

Page: 2

Cost Estimates for Commercial/Industrial Building/Section: 3      Built 1987  
 Description of Occupancy: EAST OF STORE CAL 208, 11UNITS

Costs are taken from the Warehouses - Mini cost schedules.

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

Class: D,Pole      Quality: Low Cost  
 Stories: 1      Story Height: 8                    Perimeter: 296  
 Overall Building Height: 8

Base Rate for Upper Floors = 35.55

Adjusted Square Foot Cost for Upper Floors = 35.55

Total Floor Area: 2,560                                    Base Cost New of Upper Floors =                    91,008

Reproduction/Replacement Cost =                    91,008

Eff.Age:20      Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 54 /100/100/100/54.0

Total Depreciated Cost =                    49,144

ECF (201B COMMERCIAL GROUP B)                    0.850 => TCV of Bldg: 3 =                    41,773

Replacement Cost/Floor Area= 35.55                    Est. TCV/Floor Area= 16.32

Total Estimated True Cash Value of Commercial/Industrial Buildings =                    121,096

2024 Est. T.C.V. 009-013-002-00                                    =                    137,002

Est. TCV/Total Floor Area = 28.17, Most recent sale 07/01/2021 for 213,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
93,900	93,900	93,900	57,435	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-25,400	0	0	2,871	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
68,500	68,500	68,500	60,306	60,306	0	

009-013-003-00                              2024 Est. T.C.V.                              EISING SCOTT J & JAMIE LEE  
Property Class: 201                              6121 W JENNINGS RD  
Map #:    LAKE TOWNSHIP                                      LAKE CITY, MI 49651

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. SEC 13 T22N R8W BEG 508.05 FT N 87 DEG 43' 57" W OF NE COR TH S 31' 30" W 265  
FT N 87 DEG 43' 57" W 120 FT N 31' 30" E 265 FT S 87 DEG 43' 57" E 120 FT TO POB.  
.73 A.

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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	265.00	1.0000	0.0000	300	100*	0
COMMERCIAL	\$.50/SQFT		0.73 Acres		21780	100		15,899

\* denotes lines that do not contribute to the total acreage calculation.  
120 Actual Front Feet, 0.73 Total Acres            Total Est. Land Value =            15,899

---

Cost Estimates for Commercial/Industrial Building/Section: 1            Built 1987  
Description of Occupancy: CAL 208

Costs are taken from the Warehouses - Mini cost schedules.  
<<<<<                              Calculator Cost Computations                              >>>>>  
Class: D,Pole            Quality: Low Cost  
Stories: 1            Story Height: 10                              Perimeter: 302

Base Rate for Upper Floors = 33.09  
Adjusted Square Foot Cost for Upper Floors = 33.09  
Total Floor Area: 3,588                              Base Cost New of Upper Floors =            118,727  
Reproduction/Replacement Cost =            118,727  
Eff.Age:20    Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 54 /100/100/100/54.0  
Total Depreciated Cost =            64,113  
ECF (201A GENERAL COMMERCIAL )            1.386 => TCV of Bldg: 1 =            88,860  
Replacement Cost/Floor Area= 33.09            Est. TCV/Floor Area= 24.77

---

Cost Estimates for Commercial/Industrial Building/Section: 2            Built 1987  
Description of Occupancy: CAL 208

Costs are taken from the Warehouses - Mini cost schedules.  
<<<<<                              Calculator Cost Computations                              >>>>>  
Class: D,Pole            Quality: Low Cost  
Stories: 1            Story Height: 10                              Perimeter: 160

Base Rate for Upper Floors = 41.92  
Adjusted Square Foot Cost for Upper Floors = 41.92  
Total Floor Area: 1,024                              Base Cost New of Upper Floors =            42,926  
Reproduction/Replacement Cost =            42,926  
Eff.Age:20    Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 54 /100/100/100/54.0  
Total Depreciated Cost =            23,180  
ECF (201A GENERAL COMMERCIAL )            1.386 => TCV of Bldg: 2 =            32,128  
Replacement Cost/Floor Area= 41.92            Est. TCV/Floor Area= 31.37

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Cost Estimates for Commercial/Industrial Building/Section: 3            Built 1967  
Description of Occupancy: CAL 208

Costs are taken from the Warehouses - Mini cost schedules.  
<<<<<                              Calculator Cost Computations                              >>>>>  
Class: D,Pole            Quality: Low Cost  
Stories: 1            Story Height: 10                              Perimeter: 156  
Overall Building Height: 10

Base Rate for Upper Floors = 36.08

Adjusted Square Foot Cost for Upper Floors = 36.08

Total Floor Area: 1,440 Base Cost New of Upper Floors = 51,955

Reproduction/Replacement Cost = 51,955

Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 44 /100/100/100/44.0

Total Depreciated Cost = 22,860

ECF (201A GENERAL COMMERCIAL ) 1.386 => TCV of Bldg: 3 = 31,684

Replacement Cost/Floor Area= 36.08 Est. TCV/Floor Area= 22.00

Total Estimated True Cash Value of Commercial/Industrial Buildings = 152,672

2024 Est. T.C.V. 009-013-003-00 = 168,571

Est. TCV/Total Floor Area = 27.85, Most recent sale 07/01/2021 for 213,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
75,600	75,600	75,600	44,100	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	8,700	0	0	2,205	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
84,300	84,300	84,300	46,305	46,305	0	

009-013-004-00 2024 Est. T.C.V. FLINT CHARLES & TERI  
 Property Class: 201 2090 S MOREY RD  
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

. SEC 13 T22N R8W (0\*1998) NE 1/4 OF NE 1/4 OF NE 1/4 & N 1/2 OF N 1/2 OF SE 1/4  
 OF NE 1/4 OF NE 1/4 EXC BEG 100.05 FT N 87 DEG 43' 57" W OF NE COR TH S 31' 30"  
 W 165 FT N 87 DEG 43' 57" W 408 FT S 31' 30" W 100 FT N 87 DEG 43' 57" W 120 FT N  
 31' 30" E 265 FT S 87 DEG 43' 57" E 528 FT TO POB & EXC BEG N 87 DEG 43' 57" W  
 408.5 FT & S 0 DEG 31' 30" W 165 FT FROM NE COR SEC, TH S 0 DEG 31' 30" W 100 FT, N  
 87 DEG 43' 57" W 100 FT, N 0 DEG 31' 30" E 100 FT, S 87 DEG 43' 57" E 100 FT TO POB &  
 EXC N 420 TO OF E 408.05 FT OF NE 1/4 OF NE 1/4 OF NE 1/4. 7.2272A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 90/FF	399.80	787.74	1.0000	0.0000	90	100*		0
Residentia 3 - 7 @\$3000		7.23 Acres	3000	100				21,690

\* denotes lines that do not contribute to the total acreage calculation.  
 400 Actual Front Feet, 7.23 Total Acres Total Est. Land Value = 21,690

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.86	168	50	492
Total Estimated Land Improvements True Cash Value =				492

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

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 2311 SF Floor Area = 2311 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,271		
1 Story	Siding	Basement	1,040		
Total:				230,106	138,064

Other Additions/Adjustments

Water/Sewer					
1000 Gal Septic		1	4,263	2,558	
Water Well, 50 Feet		1	2,498	1,499	

Garages

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

Base Cost	1008	26,641	15,985
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Built-Ins

Appliance Allow.	1	1,638	983
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Deck

Treated Wood	20	877	526
w/Roof (Roof portion)	960	11,923	7,154

Totals: 277,946 166,769

Notes:

ECF (201B COMMERCIAL GROUP B) 0.990 => TCV: 165,101

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 2017  
 Description of Occupancy: 2 STALL

Costs are taken from the Shed - Utility Light Commercial Building cost schedules.

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

Class: D,Pole Quality: Low Cost  
 Stories: 1 Story Height: 8 Perimeter: 84

Base Rate for Upper Floors = 19.69

Adjusted Square Foot Cost for Upper Floors = 19.69

Total Floor Area: 440	Base Cost New of Upper Floors =	8,663
	Reproduction/Replacement Cost =	8,663
Eff.Age:5 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 82 /100/100/100/82.0	Total Depreciated Cost =	7,104
ECF (201B COMMERCIAL GROUP B)	0.850 => TCV of Bldg: 1 =	6,038
Replacement Cost/Floor Area= 19.69	Est. TCV/Floor Area= 13.72	

Cost Estimates for Commercial/Industrial Building/Section: 2 Built 2017  
 Description of Occupancy: NE ON PARCEL

Costs are taken from the Shed - Utility Light Commercial Building cost schedules.  
 <<<<< Calculator Cost Computations >>>>>  
 Class: D,Pole Quality: Low Cost  
 Stories: 1 Story Height: 8 Perimeter: 76

Base Rate for Upper Floors = 20.52

Adjusted Square Foot Cost for Upper Floors = 20.52

Total Floor Area: 360	Base Cost New of Upper Floors =	7,388
	Reproduction/Replacement Cost =	7,388
Eff.Age:5 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 82 /100/100/100/82.0	Total Depreciated Cost =	6,058
ECF (201B COMMERCIAL GROUP B)	0.850 => TCV of Bldg: 2 =	5,149
Replacement Cost/Floor Area= 20.52	Est. TCV/Floor Area= 14.30	

Total Estimated True Cash Value of Commercial/Industrial Buildings = 11,187

2024 Est. T.C.V. 009-013-004-00	=	198,470			
Est. TCV/Total Floor Area = 63.80, Most recent sale 07/03/2013 for 52,500					
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
94,000	94,000	94,000	51,292	5.00	
2024 New Eq. Adjustment	Loss		Additions	Tax Adjustment	Losses
0	5,200	0	0	2,564	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
99,200	99,200	99,200	53,856	53,856	0

009-013-004-60	2024 Est. T.C.V.	FLINT CHARLES A & TERI A
Property Class: 201		2070 S MOREY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 13 T22N R8W (0\*2003) BEG N 87 DEG 43'57"W 308.05 FT FROM NE COR OF NE 1/4 TH  
 N 87 DEG 43'57"W 100 FTS 0 DEG 31'30"W 420 FT, S 87 DEG 43'57"E 403.62 FT, N 01  
 DEG 07'43"E 215.8 FT, N 88 DEG 44'49"W 305.77 FT, N 0 DEG 31'30"E 209.56 FT TO  
 POB EXC W'LY 100 FT OF N'LY 325 FT THOF. 1.7A.

03 SPLIT 100X292' FROM W END FOR 04 (JENNINGS RD FRONTAGE)

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	215.00	354.00	1.0000	0.0000	300	100*		0
COMMERCIAL \$.50/SQFT		1.75 Acres		21780	100			38,050
* denotes lines that do not contribute to the total acreage calculation.								
215 Actual Front Feet, 1.75 Total Acres								Total Est. Land Value = 38,050

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value		
Wood Frame	24.40	160	50	1,952		
Commercial Local Cost Land Improvements						
Description	Rate	Size	% Good	Arch	Mult	Cash Value
PAVING	0.40	22800	84	100		7,661
Total Estimated Land Improvements True Cash Value =						9,613

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1998

Costs are taken from the Stores - Warehouse Discount cost schedules.

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

Class: D Quality: Average

Stories: 1 Story Height: 12 Perimeter: 460

Base Rate for Upper Floors = 57.22

(10) Heating system: Package Heating & Cooling Cost/SqFt: 17.53 100%  
 Adjusted Square Foot Cost for Upper Floors = 74.75

Total Floor Area: 8,200 Base Cost New of Upper Floors = 612,950

Reproduction/Replacement Cost = 612,950

Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 44 /100/100/100/44.0  
 Total Depreciated Cost = 269,698

<<<<< Segregated Cost Computations >>>>>

Costs taken from Segregated Cost Section 3: Stores & Commercials

Item Description	Cost Col.	Rate	# or SqFt	Height	Storys	Cost
				Adj.	Adj.	
Total Cost New =						0

Architectural Multiplier: 0.66

Reproduction/Replacement Cost = 0

Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 44 /100/100/100/44.0  
 Total Depreciated Cost = 0

Unit in Place Items	Rate	Quantity	Arch	%Good	Depr.Cost
CHAIN LINK FENCE #6 6'	16.42	1000	0.66	76	8,236
CHAIN LINK GATES	585.61	2	0.66	76	587
CHAIN LINK FENCE RAIL 6"	1.90	1000	0.66	76	953
M.V. OUTDOOR LIGHTS	1123.57	4	0.66	76	2,254

ECF (201B COMMERCIAL GROUP B) 0.850 => TCV of Bldg: 1 = 239,469  
 Replacement Cost/Floor Area= 76.68 Est. TCV/Floor Area= 29.20

Cost Estimates for Commercial/Industrial Building/Section: 2 Built 2014

Description of Occupancy: NORTH END OF BLDG - STORAGE

Parcel Number: 009-013-004-60

Page: 2

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 Costs are taken from the Shed - Utility Light Commercial Building cost schedules.

&lt;&lt;&lt;&lt;&lt; Calculator Cost Computations &gt;&gt;&gt;&gt;&gt;

 Class: D,Pole Quality: Average  
 Stories: 1 Story Height: 12 Perimeter: 150

Base Rate for Upper Floors = 29.53

Adjusted Square Foot Cost for Upper Floors = 29.53

Total Floor Area: 813 Base Cost New of Upper Floors = 24,008

Reproduction/Replacement Cost = 24,008

Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 44 /100/100/100/44.0

Total Depreciated Cost = 10,564

ECF (201B COMMERCIAL GROUP B) 0.850 =&gt; TCV of Bldg: 2 = 8,979

Replacement Cost/Floor Area= 29.53 Est. TCV/Floor Area= 11.04

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 Cost Estimates for Commercial/Industrial Building/Section: 3 Built 2019

Description of Occupancy: 4 IDENTICAL UNITS

Costs are taken from the Sheds - Material Storage, 4 Wall cost schedules.

&lt;&lt;&lt;&lt;&lt; Calculator Cost Computations &gt;&gt;&gt;&gt;&gt;

 Class: S Quality: Average  
 Stories: 1 Story Height: 8 Perimeter: 60

Base Rate for Upper Floors = 47.32

Adjusted Square Foot Cost for Upper Floors = 47.32

Total Floor Area: 200 Base Cost New of Upper Floors = 9,464

Reproduction/Replacement Cost = 9,464

4 Identical Units =&gt; Reproduction/Replacement Cost of all units = 37,856

Eff.Age:3 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 94 /100/100/100/94.0

Total Depreciated Cost = 35,585

ECF (201B COMMERCIAL GROUP B) 0.850 =&gt; TCV of Bldg: 3 = 30,247

Replacement Cost/Floor Area= 47.32 Est. TCV/Floor Area= 37.81

---

 Total Estimated True Cash Value of Commercial/Industrial Buildings = 278,695
 

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2024 Est. T.C.V. 009-013-004-60 = 326,305

Est. TCV/Total Floor Area = 33.25, Most recent sale 11/08/2007 for 205,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
159,400	159,400	159,400	116,912	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	3,800	0	0	5,845	0	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
163,200	163,200	163,200	122,757	122,757	0	0

009-013-004-90 2024 Est. T.C.V. LAKE CITY DOLLAR GENERAL LLC  
 Property Class: 201 6067 W JENNINGS RD  
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

SEC 13 T22N R8W (0\*2003) BEG N 87 DEG 43'57"W 308.05 FT FROM NE COR OF NE 1/4,  
 TH N 87 DEG 43'57"W 100 FT, S 00 DEG 31'30"W 325 FT, S 87 DEG 43'57"E 100 FT, N  
 OO DEG 31'30"E 325 FT TO POB. .75A.

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
M66 N OF JENNIN	100.00	292.00	1.0000	0.0000	350	100*		0
COMMERCIAL \$ .50/SQFT		0.67 Acres	21780	100				14,593

\* denotes lines that do not contribute to the total acreage calculation.  
 100 Actual Front Feet, 0.67 Total Acres Total Est. Land Value = 14,593

## Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Commercial Local Cost Land Improvements				
Description	Rate	Size	% Good Arch Mult	Cash Value
PAVING	0.40	9000	85 100	3,060
Total Estimated Land Improvements True Cash Value =				3,060

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 2004  
 Description of Occupancy: DISCOUNT STORE CAL 190

Costs are taken from the Stores - Discount cost schedules.

<<<<< Calculator Cost Computations >>>>>  
 Class: D,Pole Quality: Low Cost  
 Stories: 1 Story Height: 12 Perimeter: 382  
 Overall Building Height: 12

Base Rate for Upper Floors = 47.40

(10) Heating system: Package Heating & Cooling Cost/SqFt: 16.80 100%  
 Adjusted Square Foot Cost for Upper Floors = 64.20

Total Floor Area: 8,250 Base Cost New of Upper Floors = 529,650

8,125 Sq.Ft. of Sprinklers @ 4.09, Cost New = 33,231

Reproduction/Replacement Cost = 562,881  
 Eff.Age:10 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 66 /100/100/100/66.0  
 Total Depreciated Cost = 371,501

&lt;&lt;&lt;&lt;&lt; Segregated Cost Computations &gt;&gt;&gt;&gt;&gt;

Costs taken from Segregated Cost Section 3: Stores &amp; Commercials

Item Description	Cost	# or Height	Storys	Cost
	Col.	Rate	SqFt Adj. Adj.	
Total Cost New =				0

Architectural Multiplier: 1.00

Reproduction/Replacement Cost = 0  
 Eff.Age:10 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 66 /100/100/100/66.0  
 Total Depreciated Cost = 0

ECF (201A GENERAL COMMERCIAL ) 1.386 => TCv of Bldg: 1 = 514,901  
 Replacement Cost/Floor Area= 68.23 Est. TCv/Floor Area= 62.41

Total Estimated True Cash Value of Commercial/Industrial Buildings = 514,901

2024 Est. T.C.V. 009-013-004-90 = 532,554

Est. TCv/Total Floor Area = 64.55, Most recent sale 02/16/2005 for 0

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
229,000	229,000	229,000	92,907	5.00	
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	37,300	0	4,645	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT



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266,300	266,300	266,300	97,552	97,552	0
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009-013-005-00                                      2024 Est. T.C.V.                                      SMITH ROBERT J JR  
Property Class: 201                                      2160 S MOREY RD  
Map #:                                      LAKE TOWNSHIP                                      LAKE CITY, MI 49651

. SEC 13 T22N R8W S 1/2 OF N 1/2 OF SE 1/4 OF NE 1/4 OF NE1/4. 2.50 A.

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	165.00	660.00	1.0000	0.0000	350	100*		0
COMMERCIAL	\$.50/SQFT		2.50 Acres		21780	100		54,450

\* denotes lines that do not contribute to the total acreage calculation.  
165 Actual Front Feet, 2.50 Total Acres                      Total Est. Land Value =                      54,450

Cost Estimates for Commercial/Industrial Building/Section: 1                      Built 1987  
Description of Occupancy: 4 BAY GARAGE

Costs are taken from the Warehouses - Storage cost schedules.

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

Class: D                      Quality: Average  
Stories: 1                      Story Height: 16                      Perimeter: 284

Base Rate for Upper Floors = 55.06

(10) Heating system: Space Heaters, Gas with Fan                      Cost/SqFt: 5.33                      50%  
Adjusted Square Foot Cost for Upper Floors = 57.73

Total Floor Area: 5,040                      Base Cost New of Upper Floors =                      290,934

Reproduction/Replacement Cost =                      290,934  
Eff.Age:25                      Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 53 /100/100/100/53.0  
Total Depreciated Cost =                      154,195

ECF ( 201A GENERAL COMMERCIAL )                      1.386 => TCV of Bldg: 1                      =                      213,714  
Replacement Cost/Floor Area= 57.73                      Est. TCV/Floor Area= 42.40

Cost Estimates for Commercial/Industrial Building/Section: 2                      Built 1976  
Description of Occupancy: CAL 238

Costs are taken from the Warehouses - Storage cost schedules.

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

Class: D                      Quality: Average  
Stories: 1                      Story Height: 14                      Perimeter: 168

Base Rate for Upper Floors = 65.77

(10) Heating system: Space Heaters, Gas with Fan                      Cost/SqFt: 6.36                      50%  
Adjusted Square Foot Cost for Upper Floors = 68.95

Total Floor Area: 1,440                      Base Cost New of Upper Floors =                      99,288

Reproduction/Replacement Cost =                      99,288  
Eff.Age:25                      Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 53 /100/100/100/53.0  
Total Depreciated Cost =                      52,623

<<<<<<<<<<<<                      Segregated Cost Computations                      >>>>>>>>>>>>>>>>

Costs taken from Segregated Cost Section 4: Garages, Industrials, Warehouses

Item Description	Cost		# or	Height	Storys	
	Col.	Rate	SqFt	Adj.	Adj.	Cost

(4) Floor Structure:  
Wood Joists and Sheathing                      1 Up                      7.01                      196                      1.000                      1.000                      1,374

(13) Roof Structure:  
Open Wood System for Corrugated  
Metal                      1 Up                      2.22                      240                      1.000                      1.000                      533

Parcel Number: 009-013-005-00

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(14) Roof Cover:

Alum./Steel Corrugated or Crimped 1 Up 2.39 240 1.000 1.000 574

Total Cost of Upper Stories = 2,480

1 Stories Above Ground, Number of stories multiplier for upper stories = 1.000

Total Cost New = 2,480

Architectural Multiplier: 0.66

Reproduction/Replacement Cost = 1,637

Eff.Age:25 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 53 /100/100/100/53.0

Total Depreciated Cost = 868

ECF (201A GENERAL COMMERCIAL ) 1.386 =&gt; TCV of Bldg: 2 = 74,138

Replacement Cost/Floor Area= 70.09 Est. TCV/Floor Area= 51.48

Cost Estimates for Commercial/Industrial Building/Section: 3 Built 0

Description of Occupancy: LOCATED @ BACK OF LOT

Costs are taken from the Sheds - Equipment 4 Wall Building cost schedules.

&lt;&lt;&lt;&lt;&lt; Calculator Cost Computations &gt;&gt;&gt;&gt;&gt;

Class: D,Pole Quality: Average

Stories: 1 Story Height: 10 Perimeter: 120

Base Rate for Upper Floors = 29.09

Adjusted Square Foot Cost for Upper Floors = 29.09

Total Floor Area: 864 Base Cost New of Upper Floors = 25,134

Reproduction/Replacement Cost = 25,134

Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 67 /100/100/100/67.0

Total Depreciated Cost = 16,840

ECF (201A GENERAL COMMERCIAL ) 1.386 =&gt; TCV of Bldg: 3 = 23,340

Replacement Cost/Floor Area= 29.09 Est. TCV/Floor Area= 27.01

Total Estimated True Cash Value of Commercial/Industrial Buildings = 311,192

2024 Est. T.C.V. 009-013-005-00 = 365,642

Est. TCV/Total Floor Area = 49.79, Most recent sale 05/01/2020 for 350,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
169,400	169,400	169,400	82,433	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	13,400	0	0	4,121	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
182,800	182,800	182,800	86,554	86,554	0	

009-013-006-00 2024 Est. T.C.V. MISSAUKEE COUNTY COMMISSION ON AGIN  
 Property Class: 201 2170 S MOREY RD  
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

. SEC 13 T22N R8W N 1/2 OF S 1/2 OF SE 1/4 OF NE 1/4 OF NE1/4. 2.50 A.

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	165.00	660.00	1.0000	0.0000	350	100*		0
COMMERCIAL \$	.50/SQFT		2.50 Acres		21780	100		54,450

\* denotes lines that do not contribute to the total acreage calculation.  
 165 Actual Front Feet, 2.50 Total Acres Total Est. Land Value = 54,450

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Commercial Local Cost Land Improvements				
Description	Rate	Size	% Good Arch Mult	Cash Value
PAVING	0.40	3800	88 100	1,338
Total Estimated Land Improvements True Cash Value =				1,338

Ag. Bld 1 0, Lean-To Utility Shed, 3 Wall Class:D,Pole Quality:Low Cost  
Height: 10 ft

Description	Rate	Size	Cost New
Base Cost	4.16	240	998
Default Walls	7.22	180	1,300
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55	Depr. Cost =		1,264
ECF (201C COMMERCIAL GROUP C)	0.600 => TCV of Bldg: 1 =		758

Total Estimated True Cash Value of Agricultural Buildings = 758

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1975  
Description of Occupancy: CAL 140

Costs are taken from the Office Buildings cost schedules.  
 <<<<< Calculator Cost Computations >>>>>  
 Class: D Quality: Low Cost  
 Stories: 1 Story Height: 12 Perimeter: 232

Base Rate for Upper Floors = 98.66

(10) Heating system: Forced Air Furnace Cost/SqFt: 19.53 100%  
Adjusted Square Foot Cost for Upper Floors = 118.19

Total Floor Area: 2,788	Base Cost New of Upper Floors =	329,514
	Reproduction/Replacement Cost =	329,514
Eff.Age:30	Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 55 /100/100/100/55.0	
	Total Depreciated Cost =	181,233

ECF (201C COMMERCIAL GROUP C) 0.600 => TCV of Bldg: 1 = 108,740  
Replacement Cost/Floor Area= 118.19 Est. TCV/Floor Area= 39.00

Cost Estimates for Commercial/Industrial Building/Section: 2 Built 2021

Costs are taken from the Warehouses - Storage cost schedules.  
 <<<<< Calculator Cost Computations >>>>>  
 Class: D,Pole Quality: Low Cost  
 Stories: 1 Story Height: 8 Perimeter: 108  
 Overall Building Height: 8

Base Rate for Upper Floors = 37.79

Adjusted Square Foot Cost for Upper Floors = 37.79

Total Floor Area: 720	Base Cost New of Upper Floors =	27,209
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Parcel Number: 009-013-006-00

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	Reproduction/Replacement Cost =	27,209
Eff.Age:2	Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 94 /100/100/100/94.0	
	Total Depreciated Cost =	25,576
ECF (201C COMMERCIAL GROUP C)	0.600 => TCV of Bldg: 2 =	15,346
	Replacement Cost/Floor Area= 37.79	Est. TCV/Floor Area= 21.31

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Total Estimated True Cash Value of Commercial/Industrial Buildings = 124,086

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2024 Est. T.C.V. 009-013-006-00	=	0
Est. TCV/Total Floor Area = 0.00, Most recent sale 01/10/2020 for 150,000		
2023 Assessed	MBOR	S.E.V.
0	0	0
		Base for Cap
		0
		C.P.I.
		5.00
2024	New Eq. Adjustment	Loss
	0	0
		Additions
		0
		Tax Adjustment
		0
		Losses
		0
2024 Assessed	MBOR	S.E.V.
0	0	0
		Capped
		0
		->Taxable<-
		0
		PRE/MBT
		0

009-013-007-00 2024 Est. T.C.V. ROOT R M II & ROOT DEREK P  
 Property Class: 401 2234 S MOREY RD  
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

. SEC 13 T22N R8W S 1/2 OF S 1/2 OF SE 1/4 OF NE 1/4 OF NE1/4. 2.50 A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 90/FF	164.00	660.00	1.0000	0.0000	90	100*		0
Residential 1 - 2.99 @\$7000		2.48 Acres			7000	100		17,395
* denotes lines that do not contribute to the total acreage calculation.								
164 Actual Front Feet, 2.48 Total Acres								Total Est. Land Value = 17,395

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.97	5921	0	0
D/W/P: 3.5 Concrete	6.58	151	0	0
Wood Frame	22.57	1627	50	18,360
Metal Prefab	15.42	252	50	1,943
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 5000	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				25,303

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Average Blt 1970

(11) Heating System: Wall Furnace  
 Ground Area = 1800 SF Floor Area = 1800 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Metal	720		
Basement	Block, 6"		465		
Addition	Siding	Crawl	1080		
Total:				131,528	46,035

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1	964		337
Water/Sewer					
1000 Gal Septic		1	4,864		1,702
Water Well, 100 Feet		1	5,808		2,033
Porches					
WGEP (1 Story)		220	11,997		4,199
Deck					
Treated Wood		576	8,289		2,901
w/Roof (Roof portion)		684	10,376		3,632
w/Roof (Roof portion)		214	3,561		1,246

Garages

Class: C Exterior: Pole (Unfinished)					
Base Cost		756	20,299		7,105
Class: C Exterior: Block Foundation: 18 Inch (Unfinished)					
Base Cost		1232	40,853		14,299

Built-Ins

Appliance Allow.		1	2,766		968
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Carpports

Aluminum		396	5,770		2,019
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Totals: 247,075 86,476

Notes: HOLLY PARK

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ECF (416 RURAL METES & BOUNDS) 0.800 => TCV: 69,181

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2024 Est. T.C.V. 009-013-007-00					=	111,879
Est. TCV/Total Floor Area = 62.16						
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
58,400	58,400	58,400	22,951	5.00		
2024 New Eq. Adjustment	Loss		Additions	Tax Adjustment	Losses	
0	-2,500	0	0	1,147	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
55,900	55,900	55,900	24,098	24,098	0	

009-013-008-00  
Property Class: 401  
Map #:

2024 Est. T.C.V.  
LAKE TOWNSHIP

LASKOWSKI DAVID P  
6215 W JENNINGS RD  
LAKE CITY, MI 49651

. SEC 13 T22N R8W W 210 FT OF E 631.37 FT OF W 1/2 OF NE 1/4 OF NE 1/4. 6.3545A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS  
\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 90/FF	210.00	1317.17	1.0000	0.0000	90	100*		0
Residentia 3 - 7 @\$3000		6.35 Acres			3000	100		19,050
* denotes lines that do not contribute to the total acreage calculation.								
210 Actual Front Feet, 6.35 Total Acres								Total Est. Land Value = 19,050

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	3.10	2550	0	0
D/W/P: 3.5 Concrete	6.58	448	0	0
Wood Frame	24.24	240	94	5,469
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
Total Estimated Land Improvements True Cash Value =				7,844

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C -5 Blt 1972

(11) Heating System: Forced Heat & Cool  
Ground Area = 1692 SF Floor Area = 1692 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,188		
1 Story	Siding	Crawl Space	504		
Total:				227,601	147,919

Other Additions/Adjustments

Plumbing

Average Fixture(s) 1 1,476 959

Water/Sewer

1000 Gal Septic 1 4,864 3,162  
Water Well, 100 Feet 1 5,808 3,775

Porches

CCP (1 Story) 42 1,312 853

Deck

Treated Wood 160 3,578 2,326

Garages

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

Base Cost 672 27,660 17,979  
Common Wall: 1 Wall 1 -2,686 -1,746  
Door Opener 2 1,093 710

Class: C Exterior: Pole (Unfinished)

Door Opener 2 1,093 710  
Base Cost 1200 28,956 18,821

Built-Ins

Appliance Allow. 1 2,766 1,798

Totals: 303,521 197,266

Notes:

ECF (416 RURAL METES & BOUNDS) 0.930 => TCV: 183,457

2024 Est. T.C.V. 009-013-008-00 = 210,351



Parcel Number: 009-013-008-00

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Est. TCV/Total Floor Area = 124.32, Most recent sale 07/06/2005 for 139,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
102,200	102,200	102,200	67,648	5.00		
2024	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	3,000	0	0	3,382	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
105,200	105,200	105,200	71,030	71,030	71,030	

009-013-009-00	2024 Est. T.C.V.	FENSTERMACHER DONALD D
Property Class: 402		W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 13 T22N R8W W 210 FT OF E 421.37 FT OF W 1/2 OF NE 1/4 OF NE 1/4. 6.3636  
A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 90/FF	421.37	657.48	1.0000	0.0000	90	100*		0
Residentia 3 - 7 @\$3000			6.36 Acres		3000	100		19,080
* denotes lines that do not contribute to the total acreage calculation.								
421 Actual Front Feet, 6.36 Total Acres								Total Est. Land Value = 19,080

2024 Est. T.C.V. 009-013-009-00 = 19,080

Est. TCV/Total Floor Area = 11.28

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
9,500	9,500	9,500	7,576	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	378	0	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
9,500	9,500	9,500	7,954	7,954	0	0

009-013-010-00	2024 Est. T.C.V.	SCHOLTEN FARMS LLC
Property Class: 102		W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 13 T22N R8W E 211.37 FT OF W 1/2 OF NE 1/4 OF NE 1/4. 6.4052 A.

Land Value Estimates for Land Table Ag 1 .A - Agriculture

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 0	211.37	1321.00	1.0000	0.0000	0	100*		0
AGRICULTRU 3 -7 Acres			6.41 Acres		3900	100		24,999
* denotes lines that do not contribute to the total acreage calculation.								
211 Actual Front Feet, 6.41 Total Acres								Total Est. Land Value = 24,999

2024 Est. T.C.V. 009-013-010-00	=	24,999			
Est. TCV/Total Floor Area = 14.77, Most recent sale 12/01/1994 for 9,000					
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
11,200	11,200	11,200	7,576	5.00	
2024	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	1,300	0	0	378	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
12,500	12,500	12,500	7,954	7,954	7,954

009-013-011-00	2024 Est. T.C.V.	HOFFMAN DIANNE L
Property Class: 402		W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 13 T22N R8W NW 1/4 OF NE 1/4 OF SEC 13, T22N, R8W., EXC W 807.6 FT OF S 60 RDS & EXC PLAT PRT THOF. ALSO W 29.99 FT OF NE 1/4 OF NE 1/4 OF SEC 13, T22N, R8W. 13.4811A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$3000			13.48 Acres		3000	100		40,443
			13.48 Total Acres				Total Est. Land Value =	40,443

2024 Est. T.C.V. 009-013-011-00 = 40,443

Est. TCW/Total Floor Area = 23.90

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
18,900	18,900	18,900	14,175	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	1,300	0	708	0		
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
20,200	20,200	20,200	14,883	14,883	0	

009-013-011-50	2024 Est. T.C.V.	DUTCHMAN PROPERTIES LLC
Property Class: 102		W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 13 T22N R8W W 807.6 FT OF S 60 RDS OF NW 1/4 OF NE 1/4 OF SEC 13, T22N,  
R8W., EXC W 200 FT THOF. 13.8091A.

Land Value Estimates for Land Table Ag 1 .A - Agriculture

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
AGRICULTRU SURPLUS	2800/		13.81	Acres	2800	100		38,668
			13.81	Total Acres			Total Est. Land Value =	38,668

2024 Est. T.C.V. 009-013-011-50 = 38,668

Est. TCV/Total Floor Area = 22.85

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
13,100	13,100	13,100	13,100	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	6,200	0	0	655	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
19,300	19,300	19,300	13,755	13,755	13,755	

009-013-012-00	2024 Est. T.C.V.	JENNINGS ROAD LLC
Property Class: 402		W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 13 T22N R8W BEG AT THE N 1/4 POST OF SEC 13; TH S ALONG N & S 1/4 LINE 20 RDS; TH E'LY 16 RDS; TH N'LY 20 RDS; TH W'LY ALONG N LINE OF SAID SEC TO PT OF B. 2 A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value G> GROUP G 18K					18000	100		18,000
264 Actual Front Feet, 1.80 Total Acres							Total Est. Land Value =	18,000

2024 Est. T.C.V. 009-013-012-00							=	18,000
Est. TCV/Total Floor Area = 10.64, Most recent sale 02/21/2023 for 44,000								
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.				
9,000	9,000	9,000	4,726	5.00				
2024	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses			
0	0	0	0	4,274	0			
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT			
9,000	9,000	9,000	4,962	9,000	0			

009-013-013-00	2024 Est. T.C.V.	DUTCHMAN PROPERTIES LLC
Property Class: 102		W ROBERTS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 13 T22N R8W S 1/2 OF N 1/2 EXC NW 1/4 OF SW 1/4 OF NW 1/4 & EXC N 650 FT OF E 444 FT THOF & EXC S 33 FT OF S 1/2 OF NW 1/4 & EXC N 66 FT OF E 485 FT OF S 1/2 OF NW 1/4 & EXC S 33 FT OF W 1904.71 FT OF S 1/2 OF NE 1/4 & EXC S 66 FT OF E 132 FT OF W 2036.71 FT OF S 1/2 OF NE 1/4; ALSO W 1/2 OF NE 1/4 OF NW 1/4 EXC W 165 FT OF N 365 FT THOF; ALSO PCL A OF SURVEY RECORDED IN LIBER S1 PP 75-82. 178.2843A

Land Value Estimates for Land Table Ag 1 .A - Agriculture

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
AGRICULTRU 121 - 400 Acres	153.28	Acres	3900	100				597,792
AGRICULTRU UNTILLABLE	25.00	Acres	3000	100				75,000
	178.28	Total Acres	Total Est. Land Value =					672,792

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Agricultural Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
8' DIAMETER WELL	15,750.00	1	95	14,962
Total Estimated Land Improvements True Cash Value =				14,962

2024 Est. T.C.V. 009-013-013-00 = 687,754

Est. TCV/Total Floor Area = 406.47

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
299,500	299,500	299,500	89,385	5.00		
2024 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	44,400	0	0	4,469	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
343,900	343,900	343,900	93,854	93,854	93,854	

009-013-014-00 2024 Est. T.C.V. DUTCHMAN TREE FARMS LLC  
 Property Class: 401 2300 S MOREY RD  
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

2012-01472 LCT BEGINNING 183 AND 2/6 FEET SOUTH OF THE NORTHEAST CORNER OF THE SOUTH HALF (S1/2) OF THE NORTHEAST QUARTER (NE 1/4) THENCE SOUTH 466 AND 4/6 FEET THENCE WEST 444 FEET; THENCE NORTH 466 AND 4/6 FEET; THENCE EAST 444 FEET TO THE POINT OF BEGINNING, SECTION 13, TOWNSHIP 22 NORTH, RANGE 8 WEST, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN

FORERLY DESCRIBED / CONDENSED AS: SEC 13 T22N R8W BEG 183 2/6 FT S OF NE COR OF S 1/2 OF NE 1/4 TH S 466 4/6 FT W 444 FT N 466 4/6 FT E 444 FT TO BEG. 4.7566 A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

* Factors *						
Description	Frontage	Depth	Front	Depth	Rate	%Adj. Reason Value
A 200' @ 90/FF	466.00	444.00	0.8094	1.0264	90	100 34,843
466 Actual Front Feet, 4.75 Total Acres Total Est. Land Value =						34,843

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	824	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C 5 Blt 1912

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1270 SF Floor Area = 1590 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	480		
1 Story	Siding	Mich Bsmnt.	470		
2 Story	Siding	Crawl Space	320		
			Total:	212,040	151,644

Other Additions/Adjustments

Plumbing

Average Fixture(s)	Count	Cost	Depr. Cost
2 Fixture Bath	1	3,108	2,176

Water/Sewer

Description	Count	Cost	Depr. Cost
1000 Gal Septic	1	4,864	3,405
Water Well, 100 Feet	1	5,808	4,066

Porches

Description	Count	Cost	Depr. Cost
CCP (1 Story)	192	5,078	3,555

Deck

Description	Count	Cost	Depr. Cost
Treated Wood	686	9,295	6,506

Garages

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

Description	Count	Cost	Depr. Cost
Base Cost	312	16,617	11,632
Common Wall: 1 Wall	1	-2,686	-1,880
Door Opener	1	547	383

Built-Ins

Description	Count	Cost	Depr. Cost
Appliance Allow.	1	2,766	1,936

Breezeways

Description	Count	Cost	Depr. Cost
Frame Wall	130	8,947	6,263



Parcel Number: 009-013-014-00

Page: 2

Totals: 267,860 187,528

Notes:

ECF (416 RURAL METES &amp; BOUNDS) 0.930 =&gt; TCV: 174,401

Cost Est. for Res. Bldg: 2 Single Family HUD Cls C Blt 1986

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 924 SF Floor Area = 924 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

## Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Piers	924		
Total:				114,833	86,123

## Other Additions/Adjustments

## Plumbing

Average Fixture(s)	1	1,476	1,107
3 Fixture Bath	1	4,646	3,484

## Water/Sewer

1000 Gal Septic	1	4,864	3,648
Water Well, 100 Feet	1	5,808	4,356

## Built-Ins

Appliance Allow.	1	2,766	2,074
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Totals: 134,393 100,792

Notes: 1986 FAIRMONT

ECF (416 RURAL METES &amp; BOUNDS) 0.750 =&gt; TCV: 75,594

Ag. Bld 1 1969, 4 Wall Barn, General Purpose Class:D,Pole Quality:Low Cost  
 Height: 11 ft

Description	Rate	Size	Cost New
Base Cost	15.73	1728	27,181
Default Walls	5.26	1728	9,089

Phy/Ab.Phy/Func/Econ/Comb. % Good=45/100/80/100/36 Depr. Cost = 13,057  
 ECF (416 RURAL METES & BOUNDS) 0.930 => TCV of Bldg: 1 = 12,143

Total Estimated True Cash Value of Agricultural Buildings = 12,143

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1991

Description of Occupancy: BUILT 1991 + ADD 2015

Costs are taken from the Sheds - Equipment 4 Wall Building cost schedules.

&lt;&lt;&lt;&lt;&lt; Calculator Cost Computations &gt;&gt;&gt;&gt;&gt;

Class: D,Pole Quality: Average  
 Stories: 1 Story Height: 11 Perimeter: 277  
 Overall Building Height: 11

Base Rate for Upper Floors = 24.25

(10) Heating system: Space Heaters, Radiant Cost/SqFt: 3.63 100%  
 Adjusted Square Foot Cost for Upper Floors = 27.88

Total Floor Area: 4,437 Base Cost New of Upper Floors = 123,704

Reproduction/Replacement Cost = 123,704  
 Eff.Age:15 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 74 /100/100/100/74.0  
 Total Depreciated Cost = 91,541

ECF (416 RURAL METES &amp; BOUNDS) 0.930 =&gt; TCV of Bldg: 1 = 85,133

Parcel Number: 009-013-014-00

Page: 3

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 Replacement Cost/Floor Area= 27.88      Est. TCV/Floor Area= 19.19
 

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 Cost Estimates for Commercial/Industrial Building/Section: 2      Built 2015  
 Description of Occupancy: ADDITION BUILT 2015

Costs are taken from the Sheds - Equipment 4 Wall Building cost schedules.

&lt;&lt;&lt;&lt;&lt;      Calculator Cost Computations      &gt;&gt;&gt;&gt;&gt;

Class: D,Pole      Quality: Average

Stories: 1      Story Height: 14      Perimeter: 240

Overall Building Height: 14

Base Rate for Upper Floors = 24.88

Adjusted Square Foot Cost for Upper Floors = 24.88

Total Floor Area: 4,634      Base Cost New of Upper Floors =      115,294

Reproduction/Replacement Cost =      115,294

Eff.Age:5      Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 82 /100/100/100/82.0

Total Depreciated Cost =      94,541

ECF (416 RURAL METES &amp; BOUNDS)      0.930 =&gt; TCV of Bldg: 2 =      87,923

Replacement Cost/Floor Area= 24.88      Est. TCV/Floor Area= 18.97

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 Total Estimated True Cash Value of Commercial/Industrial Buildings =      173,056
 

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2024 Est. T.C.V. 009-013-014-00      =      470,987

Est. TCV/Total Floor Area = 40.65, Most recent sale 02/08/2012 for 329,000

2023 Assessed      MBOR      S.E.V.      Base for Cap      C.P.I.

222,900      222,900      222,900      170,612      5.00

2024      New      Eq.      Adjustment      Loss      Additions      Tax Adjustment      Losses

0      12,600      0      0      0      8,530      0

2024 Assessed      MBOR      S.E.V.      Capped      -&gt;Taxable&lt;-      PRE/MBT

235,500      235,500      235,500      179,142      179,142      179,142

009-013-015-00	2024 Est. T.C.V.	STEFANIAK TINA
Property Class: 401		2260 S MOREY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

REMAINDER PCL AS SHOWN IN SURVEY RECORDED IN LIBER S6 P146 SEC13 T22N R8W .65 A  
 12/2022 SPLIT PART TO 013-015-90  
 2013-03834 BEGINNING 108 2/6 FEET SOUTH OF THE NORTHEAST CORNER OF THE SOUTH 1/2  
 OF THE NORTHEAST 1/ 4 OF SECTION 13, TOWN 22 NORTH, RANGE 8 WEST; THENCE SOUTH  
 ALONG THE SECTION LINE 75 FEET; THENCE WEST 444 FEET; THENCE NORTH 75 FEET;  
 THENCE EAST 444 FEET TO THE PLACE OF BEGINNING. LAKE TOWNSHIP, MISSAUKEE COUNTY,  
 MICHIGAN

FORMERLY ABV AS: SEC 13 T22N R8W BEG 108 2/6 FT S OF NE COR OF S 1/2 OF NE 1/4  
 TH S 75 FT W 444 FT N 75 FT E 444 FT TO BEG. .7645 A.

Split/Comb. on 12/13/2022 completed 12/13/2022 TIM ;  
 Parent Parcel(s): 009-013-015-00;  
 Child Parcel(s): 009-013-015-90;  
 -----  
 SPLIT W'LY PART BEING TILED BY ADJ FARM.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 90/FF	75.00	377.52	1.2779	0.9856	90	100		8,502
75 Actual Front Feet, 0.65 Total Acres								Total Est. Land Value = 8,502

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	66	50	217
Wood Frame	33.69	72	50	1,213
Total Estimated Land Improvements True Cash Value =				1,430

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C 10 Blt 1988

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 0 SF Floor Area = 0 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					

Plumbing

Average Fixture(s)	1	1,476	1,255
2 Fixture Bath	1	3,108	2,642

Water/Sewer

1000 Gal Septic	1	4,864	4,134
Water Well, 100 Feet	1	5,808	4,937

Built-Ins

Appliance Allow.	1	2,766	2,351
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Deck

w/Roof (Roof portion)	60	1,164	989
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Garages

Class: C Exterior: Pole (Finished)			
Base Cost	2067	65,834	55,959

Totals: 85,020 72,267

Notes: POLE GARAGE

ECF (416 RURAL METES & BOUNDS) 0.930 => TCV: 67,208

2024 Est. T.C.V. 009-013-015-00	=	77,140
Est. TCV/Total Floor Area = 0.00, Most recent sale 12/23/2021 for 70,000		

Parcel Number: 009-013-015-00

Page: 2

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
36,500	36,500	36,500	34,663	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,100	0	0	1,733	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
38,600	38,600	38,600	36,396	36,396	36,396	

009-013-015-90	2024 Est. T.C.V.	ARLINE PROPERTIES LLC
Property Class: 102		2260 S MOREY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

TRANSFER PCL AS SHOWN IN SURVEY RECORDED IN LIBER S6 P146 SEC13 T22N R8W .11 A  
 12/2022 SPLIT PART TO 013-015-90  
 2013-03834 BEGINNING 108 2/6 FEET SOUTH OF THE NORTHEAST CORNER OF THE SOUTH 1/2  
 OF THE NORTHEAST 1/ 4 OF SECTION 13, TOWN 22 NORTH, RANGE 8 WEST; THENCE SOUTH  
 ALONG THE SECTION LINE 75 FEET; THENCE WEST 444 FEET; THENCE NORTH 75 FEET;  
 THENCE EAST 444 FEET TO THE PLACE OF BEGINNING. LAKE TOWNSHIP, MISSAUKEE COUNTY,  
 MICHIGAN

FORMERLY ABV AS: SEC 13 T22N R8W BEG 108 2/6 FT S OF NE COR OF S 1/2 OF NE 1/4  
 TH S 75 FT W 444 FT N 75 FT E 444 FT TO BEG. .7645 A.  
 SPLIT/COMBINED ON 12/13/2022 FROM 009-013-015-00;

Split/Comb. on 12/13/2022 completed 12/13/2022 TIM ;  
 Parent Parcel(s): 009-013-015-00;  
 Child Parcel(s): 009-013-015-90;

Land Value Estimates for Land Table Ag 1 .A - Agriculture

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
AGRICULTRU 3	-7 Acres		0.11 Acres		3900	100		429
			0.11 Total Acres				Total Est. Land Value =	429

2024 Est. T.C.V. 009-013-015-90 = 429

Est. TCV/Total Floor Area = 0.00, Most recent sale 07/17/2023 for 5,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
200	200	200	200	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	0		
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
200	200	200	210	200	0	

009-013-016-00                                  2024 Est. T.C.V.                                  ROOT TONY A  
 Property Class: 401                                  LAKE TOWNSHIP                                  2236 S MOREY RD  
 Map #:    LAKE CITY, MI 49651

2013-00634 WD BEGINNING AT THE NORTHEAST CORNER OF THE SOUTH ONE HALF (S1/2) OF THE NORTHEAST ONE QUARTER (NE1/4) OF SECTION THIRTEEN (13) TOWN 22 NORTH, RANGE 8 WEST, THENCE SOUTH 108-2/6 FEET; THENCE WEST 444 FEET; THENCE NORTH 108-2/6 FEET; THENCE EAST 444 FEET TO THE PLACE OF BEGINNING.

. SEC 13 T22N R8W N 108 2/6 FT OF E 444 FT OF S 1/2 OF NE 1/4. 1.1042 A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
A 200' @ 90/FF	108.00	444.00	1.1665	1.0264	90 100		11,639
108 Actual Front Feet, 1.10 Total Acres              Total Est. Land Value =							11,639

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	524	0	0
D/W/P: 4in Concrete	6.49	797	0	0
Wood Frame	20.08	480	20	1,928

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				4,428

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

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 2010 SF      Floor Area = 2010 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,768		
1 Story	Siding	Crawl Space	242		
Total:				240,148	144,090

Other Additions/Adjustments

Recreation Room	1138	21,087	10,543
<b>Exterior</b>			
Brick Veneer	640	10,118	6,071
Basement, Outside Entrance, Above Grade	1	1,655	993
<b>Plumbing</b>			
Average Fixture(s)	1	1,230	738
<b>Water/Sewer</b>			
1000 Gal Septic	1	4,550	2,730
Water Well, 100 Feet	1	5,640	3,384
<b>Porches</b>			
CCP (1 Story)	123	3,112	1,867
CGEP (1 Story)	35	3,469	2,081
<b>Deck</b>			
Treated Wood	220	4,312	2,587
w/Roof (Roof portion)	80	1,375	825
w/Roof (Roof portion)	64	1,130	678

Garages

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

Base Cost	468	19,310	11,586
Common Wall: 1/2 Wall	1	-1,252	-751

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

Parcel Number: 009-013-016-00

Page: 2

Base Cost	817	30,940	18,564
Built-Ins			
Appliance Allow.	1	1,934	1,160
Fireplaces			
Exterior 1 Story	1	5,707	3,424
	Totals:	354,465	210,570

Notes:

ECF (416 RURAL METES &amp; BOUNDS) 0.930 =&gt; TCV: 195,830

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2024 Est. T.C.V. 009-013-016-00	=	211,897
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Est. TCV/Total Floor Area = 105.42

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
101,600	101,600	101,600	55,396	5.00		
2024 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	4,300	0	0	2,769	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
105,900	105,900	105,900	58,165	58,165	58,165	

2024 Est. T.C.V. SIMERSON CHAD E  
 Property Class: 401 6781 W JENNINGS RD  
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

. SEC 13 T22N R8W W 165 FT OF N 365 FT OF W 1/2 OF W 1/2 OF NE 1/4 OF NW 1/4.  
 1.3826 A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 90/FF	165.00	365.00	1.0493	0.9774	90	100		15,229
165 Actual Front Feet, 1.38 Total Acres							Total Est. Land Value =	15,229

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 1930

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 936 SF Floor Area = 936 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	408		
1 Story	Siding	Crawl Space	264		
1 Story	Siding	Crawl Space	264		
			Total:	111,655	61,411

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,025	564
2 Fixture Bath	1	2,152	1,184

Water/Sewer

1000 Gal Septic	1	4,263	2,345
Water Well, 100 Feet	1	5,506	3,028

Deck

Treated Wood	168	3,533	1,943
w/Roof (Roof portion)	400	4,996	2,748

Garages

Class: D Exterior: Pole (Unfinished)  
 Base Cost 960 19,200 10,560

Built-Ins

Appliance Allow.	1	1,638	901
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Totals: 153,968 84,684

Notes:

ECF (416 RURAL METES & BOUNDS) 0.930 => TCV: 78,756

2024 Est. T.C.V. 009-013-018-80 = 93,985

Est. TCV/Total Floor Area = 100.41, Most recent sale 02/23/2021 for 78,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
44,100	44,100	44,100	41,160	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,900	0	0	2,058	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
47,000	47,000	47,000	43,218	43,218	43,218	



009-013-019-00	2024 Est. T.C.V.	MILLER ALMAN JOHN
Property Class: 402		W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 13 T22N R8W N 193 FT OF NW 1/4 OF NW 1/4 EXC W 330 FT THOF. 4.3864A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS  
 \* Factors \* 990.821' X 198'

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 1 -	2.99	@\$7000	4.39	Acres	7000	100		30,730
			4.39	Total Acres			Total Est. Land Value =	30,730

2024 Est. T.C.V. 009-013-019-00 = 30,730

Est. TCV/Total Floor Area = 32.83

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
15,400	15,400	15,400	7,678	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	383	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
15,400	15,400	15,400	8,061	8,061	0	



009-013-019-30	2024 Est. T.C.V.	MILLER ALMAN JOHN
Property Class: 402		W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 13 T22N R8W NW 1/4 OF NW 1/4 EXC N 193 FT THOF & EXCBEG 193 FT S OF NW COR  
TH S 645 FT, E 250 FT, N 645 FT, W 250 FT TO POB. 30.4497A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 30 - 65	\$3000	30.29	Acres	3000	100			90,855
Residentia ROW @ ZERO		0.17	Acres	0	100			0
		30.45	Total Acres				Total Est. Land Value =	90,855

2024 Est. T.C.V. 009-013-019-30 = 90,855

Est. TCV/Total Floor Area = 34.88

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
36,300	36,300	36,300	17,340	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	9,100	0	0	28,060	0	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
45,400	45,400	45,400	18,207	45,400	0	0

009-013-020-00 2024 Est. T.C.V. ROGERS SUSAN M  
 Property Class: 401 2061 S GREEN RD  
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

. SEC 13 T22N R8W COMM 333 FT S OF NW COR SEC 13 S 175 FT E 250 FT N 175 FT W  
 250 FT TO POB. 1.0044 A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 90/FF	175.00	250.00	1.0339	0.8891	90	100		14,479
175 Actual Front Feet, 1.00 Total Acres Total Est. Land Value =								14,479

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	615	71	2,689
D/W/P: Asphalt Paving	2.89	480	71	985
Wood Frame	20.08	720	71	10,265
Wood Frame	22.22	192	71	3,029
Total Estimated Land Improvements True Cash Value =				16,968

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

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1942 SF Floor Area = 1942 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,942		
Total:				235,905	153,339

Other Additions/Adjustments

Exterior

Brick Veneer	192	3,036	1,973
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Plumbing

Average Fixture(s)	1	1,230	799
3 Fixture Bath	1	3,860	2,509
2 Fixture Bath	1	2,596	1,687

Water/Sewer

1000 Gal Septic	1	4,550	2,957
Water Well, 100 Feet	1	5,640	3,666

Deck

Treated Wood	224	4,364	2,837
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Garages

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

Base Cost	650	24,213	15,738
Common Wall: 1.5 Wall	1	-3,764	-2,447

Built-Ins

Appliance Allow.	1	1,934	1,257
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Porches

CCP (1 Story)	24	1,131	735
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Totals:		284,695	185,050
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Notes:

ECF (416 RURAL METES & BOUNDS) 0.930 => TCv: 172,097

2024 Est. T.C.V. 009-013-020-00 = 203,544

Est. TCv/Total Floor Area = 104.81, Most recent sale 10/01/2001 for 115,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
96,900	96,900	96,900	61,688	5.00

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2024	New	Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0		4,900	0	0	3,084	0
2024 Assessed			MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	101,800		101,800	101,800	64,772	64,772	64,772

009-013-021-00 2024 Est. T.C.V. BOUZA LARRY A  
 Property Class: 401 2071 S GREEN RD  
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

. SEC 13 T22N R8W BEG 508 FT S OF NW COR TH S 110 FT E 250 FT N 110 FT W 250 FT  
 TO POB. .6313 A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 90/FF	110.00	250.00	1.1612	0.8891	90	100		10,222
110 Actual Front Feet, 0.63 Total Acres Total Est. Land Value =								10,222

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	96	71	449
Wood Frame	28.00	120	71	2,386
Total Estimated Land Improvements True Cash Value =				2,835

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

(11) Heating System: Space Heater

Ground Area = 1040 SF Floor Area = 1040 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,040		
Total:				131,381	78,820

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,476	886
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Water/Sewer

1000 Gal Septic	1	4,864	2,918
Water Well, 50 Feet	1	2,686	1,612

Built-Ins

Appliance Allow.	1	2,766	1,660
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Totals: 143,173 85,896

Notes:

ECF (416 RURAL METES & BOUNDS) 0.930 => TCV: 79,883

2024 Est. T.C.V. 009-013-021-00 = 92,940

Est. TCV/Total Floor Area = 89.37

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
44,000	44,000	44,000	34,621	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,500	0	0	1,731	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
46,500	46,500	46,500	36,352	36,352	0	

2024 Est. T.C.V. BOUZA LARRY A & BONNIE  
 Property Class: 401 2081 S GREEN RD  
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

. SEC 13 T22N R8W BEG 618 FT S OF NW COR TH S 110 FT E 250 FT, N 110 FT, W 250 FT TO POB. .6313 A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 90/FF	110.00	250.00	1.1612	0.8891	90	100		10,222
110 Actual Front Feet, 0.63 Total Acres Total Est. Land Value =								10,222

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	28.00	120	71	2,386
Total Estimated Land Improvements True Cash Value =				2,386

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

(11) Heating System: Electric Baseboard  
 Ground Area = 1040 SF Floor Area = 1040 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,040		
Total:				137,629	89,459

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,476	959
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Water/Sewer

1000 Gal Septic	1	4,864	3,162
Water Well, 100 Feet	1	5,808	3,775

Built-Ins

Appliance Allow.	1	2,766	1,798
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Porches

CPP	16	447	291
CPP	9	251	163

Totals: 153,241 99,607

Notes:

ECF (416 RURAL METES & BOUNDS) 0.930 => TCv: 92,635

2024 Est. T.C.V. 009-013-022-00 = 105,243

Est. TCv/Total Floor Area = 101.20, Most recent sale 05/01/1995 for 26,500

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
50,000	50,000	50,000	35,689	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,600	0	0	1,784	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
52,600	52,600	52,600	37,473	37,473	0	

009-013-023-00                      2024 Est. T.C.V.                      THEOBALD JAMES & JAMIE  
Property Class: 401                                           2101 S GREEN RD  
Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

. SEC 13 T22N R8W BEG 728 FT S OF NW COR TH S 110 FT E 250 FT, N 110 FT, W 250  
FT TO POB. .6313 A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 90/FF	110.00	250.00	1.1612	0.8891	90	100		10,222
110 Actual Front Feet, 0.63 Total Acres                      Total Est. Land Value =								10,222

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	29.01	99	50	1,436
Total Estimated Land Improvements True Cash Value =				1,436

Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE                      Cls C -5 Blt 1975

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 1560 SF      Floor Area = 1560 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Siding	Crawl Space	1,560			
			Total:	187,809	122,059	
Other Additions/Adjustments						
Plumbing						
Average Fixture(s)			1	1,476	959	
2 Fixture Bath			1	3,108	2,020	
Water/Sewer						
1000 Gal Septic			1	4,864	3,162	
Water Well, 50 Feet			1	2,686	1,746	
Porches						
CCP (1 Story)			110	3,067	767	*25% Good
Deck						
Treated Wood			240	4,670	4,063	*87% Good
Garages						
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)						
Base Cost			576	24,808	16,125	
Common Wall: 1 Wall			1	-2,686	-1,746	
Built-Ins						
Appliance Allow.			1	2,766	1,798	
Fireplaces						
Wood Stove			1	2,551	1,658	
				Totals:	235,119	152,611
Notes: MODULAR (MRBC)						
ECF (416 RURAL METES & BOUNDS) 0.930 =>					TCV:	141,928

2024 Est. T.C.V. 009-013-023-00				=	153,586
Est. TCV/Total Floor Area = 98.45, Most recent sale 11/18/2015 for 70,000					
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
68,400	68,400	68,400	35,110	5.00	
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	8,400	0	0	1,755	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
76,800	76,800	76,800	36,865	36,865	36,865







009-013-026-00	2024 Est. T.C.V.	DE WITT KRIS L
Property Class: 401		2301 S GREEN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 13 T22N R8W N 224 FT OF W 200 FT OF S 1/2 OF NW 1/4. & N224 FT OF NW/4 OF SW/4 OF NW/4 EXC W 200 FT THOF 3.3894 Ac. M/L.

05-16-07 Combined 013-027-45 with this pcl for 2008.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 90/FF	224.00	659.23	0.9721	1.1330	90	100		22,204
224 Actual Front Feet, 3.39 Total Acres					Total Est. Land Value =			22,204

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	518	0	0
D/W/P: 4in Concrete	6.97	154	0	0
Wood Frame	32.30	80	50	1,292

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				3,792

Cost Est. for Res. Bldg: 1 Single Family 1.75S Cls C Blt 1960

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1236 SF Floor Area = 2502 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.75 Story	Siding	Mich Bsmnt.	984		
1 Story	Siding	Crawl Space	252		
1 Story	Siding	Overhang	528		
			Total:	277,472	185,595

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,476	959
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Water/Sewer

1000 Gal Septic	1	4,864	3,162
Water Well, 50 Feet	1	2,686	1,746

Deck

Treated Wood	690	9,329	6,064
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Balcony

Wood Balcony	165	6,722	4,369
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Garages

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

Base Cost	528	23,396	15,207
Common Wall: 1/2 Wall	1	-1,343	-873
Door Opener	1	547	356

Class: CD Exterior: Pole (Unfinished)

Base Cost	1120	24,192	15,725
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Built-Ins

Appliance Allow.	1	2,766	1,798
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Porches

CCP (1 Story)	24	1,208	785
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Totals: 353,315 229,655

Notes:

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ECF (416 RURAL METES & BOUNDS) 0.930 => TCV: 213,579

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2024 Est. T.C.V. 009-013-026-00					=	239,575
Est. TCV/Total Floor Area = 95.75						
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
114,000	114,000	114,000	74,332	5.00		
2024 New Eq. Adjustment		Loss	Additions	Tax Adjustment		Losses
0	5,800	0	0	3,716		0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-		PRE/MBT
119,800	119,800	119,800	78,048	78,048		78,048

009-013-027-00                                2024 Est. T.C.V.                                SMITH ROBERT & DANA &  
Property Class: 201                                                               2321 S GREEN RD  
Map #:                                LAKE TOWNSHIP                                LAKE CITY, MI 49651

SEC 13 T22N R8W (4\*2006) NW 1/4 OF SW 1/4 OF NW 1/4 EXC N 224 FT THOF & EXC S  
292.44 FT THOF. 2.1798 A m/1  
Split on 09/14/2006 into 009-013-027-45;

9-14-06 Last name changed from Auger to Schleuber per Co. split info.

Split/Comb. on 09/14/2006 completed 09/14/2006 RAY            (Exempt..adj owner)

;

Parent Parcel(s): 009-013-027-00;

Child Parcel(s): 009-013-027-45;

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

\* Factors \*                                143.88'X660'

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
COMMERCIAL 4-6A	15000		2.18 Acres	15000	100			32,700
			2.18 Total Acres				Total Est. Land Value =	32,700

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.58	228	50	750
Wood Frame	20.36	1891	0	0
Wood Frame	22.24	200	94	4,181
				Total Estimated Land Improvements True Cash Value = 4,931

Cost Estimates for Commercial/Industrial Building/Section: 1            Built 1976  
Description of Occupancy: BLOCK GRG FRONT OF LOT

Costs are taken from the Sheds - Equipment 4 Wall Building cost schedules.

<<<<<                                Calculator Cost Computations                                >>>>>  
Class: D            Quality: Average  
Stories: 1            Story Height: 10            Perimeter: 148

Base Rate for Upper Floors = 34.17

Adjusted Square Foot Cost for Upper Floors = 34.17

Total Floor Area: 1,036	Base Cost New of Upper Floors =	35,400
	Reproduction/Replacement Cost =	35,400
Eff.Age:25    Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 60 /100/100/100/60.0	Total Depreciated Cost =	21,240

ECF (201C COMMERCIAL GROUP C)            0.600 => TCV of Bldg: 1 = 12,744  
Replacement Cost/Floor Area= 34.17            Est. TCV/Floor Area= 12.30

Cost Estimates for Commercial/Industrial Building/Section: 2            Built 1950

Costs are taken from the Shed - Utility Light Commercial Building cost schedules.

<<<<<                                Calculator Cost Computations                                >>>>>  
Class: D,Pole            Quality: Low Cost  
Stories: 1            Story Height: 10            Perimeter: 180

Base Rate for Upper Floors = 16.33

Adjusted Square Foot Cost for Upper Floors = 16.33

Total Floor Area: 1,800	Base Cost New of Upper Floors =	29,394
	Reproduction/Replacement Cost =	29,394
Eff.Age:35    Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 49 /100/100/100/49.0	Total Depreciated Cost =	14,403

ECF (201C COMMERCIAL GROUP C)            0.600 => TCV of Bldg: 2 = 8,642  
Replacement Cost/Floor Area= 16.33            Est. TCV/Floor Area= 4.80

Parcel Number: 009-013-027-00

Page: 2

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 Total Estimated True Cash Value of Commercial/Industrial Buildings = 21,386
 

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2024 Est. T.C.V. 009-013-027-00 = 59,017

Est. TCV/Total Floor Area = 20.81, Most recent sale 04/01/2021 for 450,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
21,800	21,800	21,800	16,795	5.00		
2024	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	7,700	0	0	839	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
29,500	29,500	29,500	17,634	17,634	0	

009-013-027-50 2024 Est. T.C.V. SMITH ROBERT & DANA &  
 Property Class: 201 2345 S GREEN RD  
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

. SEC 13 T22N R8W S 292.44 FT OF NW 1/4 OF SW 1/4 OF NW 1/4. 4.4309A.

Gave -10% Functional to 2'nd Add'n (Boathouse) due to only 1 door. Alos used 3 wall construction due to common wall.

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

\* Factors \* 292.44' X 660'

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
COMMERCIAL 4-6A	15000		4.43 Acres		15000	100		66,465
4.43 Total Acres Total Est. Land Value =								66,465

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.29	780	50	3,233
Total Estimated Land Improvements True Cash Value =				3,233

Ag. Bld 1 1930, 4 Wall Barn, General Purpose Class:D,Frame Quality:Average  
 Height: 20 ft

Description	Rate	Size	Cost New
Base Cost	22.61	7200	162,792
Default Walls	14.26	7200	102,672
Space Heater	3.72	7200	26,784
Phy/Ab.Phy/Func/Econ/Comb. % Good=45/100/100/100/45 Depr. Cost =			131,512
ECF (201C COMMERCIAL GROUP C) 0.600 => TCV of Bldg: 1 =			78,907

Total Estimated True Cash Value of Agricultural Buildings = 78,907

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1987  
 Description of Occupancy: CAL 168

Costs are taken from the Sheds - Boat Storage 4 Wall Buildings cost schedules.  
 <<<<< Calculator Cost Computations >>>>>  
 Class: D,Pole Quality: Low Cost  
 Stories: 1 Story Height: 16 Perimeter: 1000

Base Rate for Upper Floors = 27.56

Adjusted Square Foot Cost for Upper Floors = 27.56

Total Floor Area: 21,600	Base Cost New of Upper Floors =	595,296
	Reproduction/Replacement Cost =	595,296
Eff.Age:20	Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 67 /100/100/100/67.0	
	Total Depreciated Cost =	398,848

<<<<< Segregated Cost Computations >>>>>  
 Costs taken from Segregated Cost Section 4: Garages, Industrials, Warehouses

Item Description	Col.	Rate	SqFt	# or Height		Cost
				Adj.	Adj.	
(13) Roof Structure:						
Wood Joists, Wood or Composition						
Deck	2 Up	6.39	256	1.000	1.000	1,636

(14) Roof Cover:						
Alum./Steel Corrugated or Crimped	1 Up	2.39	256	1.000	1.000	612

Total Cost of Upper Stories = 2,248  
 1 Stories Above Ground, Number of stories multiplier for upper stories = 1.000  
 Total Cost New = 2,248

Architectural Multiplier: 0.66

Reproduction/Replacement Cost = 1,483

Parcel Number: 009-013-027-50

Page: 2

Eff.Age:20    Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 67 /100/100/100/67.0  
 Total Depreciated Cost = 994

Unit in Place Items	Rate	Quantity	Arch	%Good	Depr.Cost
/CI4/ROOC/COMSHO235H	5.66	5400	1.00	87	26,591

ECF (201C COMMERCIAL GROUP C)                    0.600 => TCV of Bldg: 1 = 255,860  
 Replacement Cost/Floor Area= 29.04            Est. TCV/Floor Area= 11.85

Cost Estimates for Commercial/Industrial Building/Section: 2            Built 2010  
 Description of Occupancy: AT GREEN RD - WITH OFFICE

Costs are taken from the Warehouses - Storage cost schedules.

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

Class: D,Pole    Quality: Average  
 Stories: 1    Story Height: 14            Perimeter: 300

Base Rate for Upper Floors = 57.11

(10) Heating system: Space Heaters, Gas with Fan    Cost/SqFt: 6.50    100%  
 Adjusted Square Foot Cost for Upper Floors = 63.61

Total Floor Area: 2,417                    Base Cost New of Upper Floors = 153,746

Reproduction/Replacement Cost = 153,746

Eff.Age:10    Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 78 /100/100/100/78.0  
 Total Depreciated Cost = 119,922

ECF (201C COMMERCIAL GROUP C)                    0.600 => TCV of Bldg: 2 = 71,953  
 Replacement Cost/Floor Area= 63.61            Est. TCV/Floor Area= 29.77

Cost Estimates for Commercial/Industrial Building/Section: 3            Built 2011  
 Description of Occupancy: SOUTH OF DRIVE AT RD

Costs are taken from the Sheds - Equipment 4 Wall Building cost schedules.

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

Class: D,Pole    Quality: Average  
 Stories: 1    Story Height: 17            Perimeter: 300  
 Overall Building Height: 14

Base Rate for Upper Floors = 27.75

Adjusted Square Foot Cost for Upper Floors = 27.75

Total Floor Area: 4,300                    Base Cost New of Upper Floors = 119,325

Reproduction/Replacement Cost = 119,325

Eff.Age:10    Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 82 /100/100/100/82.0  
 Total Depreciated Cost = 97,847

<<<<<                    Segregated Cost Computations                    >>>>>

Costs taken from Segregated Cost Section 4: Garages, Industrials, Warehouses

Item Description	Cost Col.	Rate	# or SqFt	Height Adj.	Stories Adj.	Cost
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Total Cost New = 0

Architectural Multiplier: 0.00

Reproduction/Replacement Cost = 0

Eff.Age:10    Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 82 /100/100/100/82.0  
 Total Depreciated Cost = 0

ECF (201C COMMERCIAL GROUP C)                    0.600 => TCV of Bldg: 3 = 58,708  
 Replacement Cost/Floor Area= 27.75            Est. TCV/Floor Area= 13.65

Total Estimated True Cash Value of Commercial/Industrial Buildings = 386,521



Parcel Number: 009-013-027-50

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2024 Est. T.C.V. 009-013-027-50						=	535,126
Est. TCV/Total Floor Area = 18.90, Most recent sale 04/01/2021 for 450,000							
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
265,500	265,500	265,500	227,325	5.00			
2024	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	2,100	0	0	11,366	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
267,600	267,600	267,600	238,691	238,691	0		



009-013-030-00	2024 Est. T.C.V.	MURRAY JUDY TRUSTEE
Property Class: 401		6275 W ROBERTS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 13 T22N R8W PCLS B, C & D OF THE SURVEY RECORDED IN LIBER S-1 AT PP 75-82.  
30.04 A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia INFERIOR@	\$1400	30.04	Acres	1400	100			42,056
30.04 Total Acres      Total Est. Land Value =								42,056

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	480	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

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

(11) Heating System: Forced Heat & Cool  
Ground Area = 1560 SF      Floor Area = 1560 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=82/100/100/100/82

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,560		
Total:				201,057	164,866

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,230	1,009
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Water/Sewer

1000 Gal Septic	1	4,550	3,731
Water Well, 100 Feet	1	5,640	4,625

Garages

Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	576	22,239	18,236
Common Wall: 1 Wall	1	-2,512	-2,060
Door Opener	1	485	398
Class: CD Exterior: Pole (Unfinished)			
Base Cost	768	18,263	14,976

Built-Ins

Appliance Allow.	1	1,934	1,586
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Porches

CCP (1 Story)	24	1,131	927
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Totals:      254,017      208,294

Notes:

ECF (416 RURAL METES & BOUNDS) 0.930 => TCv:      193,713

2024 Est. T.C.V. 009-013-030-00      =      236,719

Est. TCv/Total Floor Area = 151.74

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
115,400	115,400	115,400	76,990	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	3,000	0	0	3,849	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
118,400	118,400	118,400	80,839	80,839	80,839	

009-013-031-00	2024 Est. T.C.V.	MCLEOD CRAIG & TONYA
Property Class: 401		6431 W ROBERTS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 13 T22N R8W PCL E OF THE SURVEY RECORDED IN LIBER S-1 AT PP 75-82. 10.02  
A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 90/FF	332.00	1281.70	0.8810	1.3379	90	100		35,220
332 Actual Front Feet, 9.77 Total Acres							Total Est. Land Value =	35,220

2024 Est. T.C.V. 009-013-031-00 = 35,220

Est. TCV/Total Floor Area = 22.58, Most recent sale 10/15/2019 for 46,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
16,500	16,500	16,500	9,677	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	1,100	0	483	0		
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
17,600	17,600	17,600	10,160	10,160	10,160	

009-013-032-00	2024 Est. T.C.V.	MCLEOD CRAIG & TONYA
Property Class: 402		W ROBERTS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 13 T22N R8W PCL F OF THE SURVEY RECORDED IN LIBER S-1 AT PP 75-82. 10.03  
A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 90/FF	332.00	1282.00	0.8810	1.3380	90	100		35,222
332 Actual Front Feet, 9.77 Total Acres							Total Est. Land Value =	35,222

2024 Est. T.C.V. 009-013-032-00 = 35,222

Est. TCV/Total Floor Area = 22.58, Most recent sale 10/15/2019 for 46,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
13,700	13,700	13,700	7,157	5.00			
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses			
0	3,900	0	0	357	0		
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
17,600	17,600	17,600	7,514	7,514	7,514		

009-013-033-00	2024 Est. T.C.V.	MCLEOD CRAIG & TONYA
Property Class: 402		W ROBERTS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 13 T22N R8W PCL G OF THE SURVEY RECORDED IN LIBER S-1 AT PP 75-82. 10.04  
A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 90/FF	330.00	1282.90	0.8823	1.3382	90	100		35,069
330 Actual Front Feet, 9.72 Total Acres					Total Est. Land Value =			35,069

2024 Est. T.C.V. 009-013-033-00 = 35,069

Est. TCV/Total Floor Area = 22.48, Most recent sale 10/15/2019 for 46,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
13,600	13,600	13,600	11,605	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	3,900	0	580	0		
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
17,500	17,500	17,500	12,185	12,185	12,185	

009-013-034-00	2024 Est. T.C.V.	MILLER CASEY JOHN
Property Class: 401		6870 W KELLY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 13 T22N R8W (3\*2004)  
 SW 1/4 OF SW 1/4 EXC BEG AT SW COR, E 448 FT, N 462 FT, E 118 FT, N 462 FT, E  
 754 FT, N 396 FT, W TO W SEC LINE, S TO POB. 17.25 A M/L

REMOVE OLD PC FOR 08.

2004 Split to 034-50, 034-70, 034-90 for 2005.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residential 8 - 17 @\$3000		17.25 Acres	3000	100				51,750
		17.25 Total Acres	Total Est. Land Value =					51,750

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	220	0	0
D/W/P: 4in Concrete	6.97	1637	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	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 1981

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1210 SF Floor Area = 1210 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,210		
			Total:	188,275	122,372

Other Additions/Adjustments

Exterior

Stone Veneer	45	1,708	1,110
Basement, Outside Entrance, Above Grade	1	1,870	1,215

Plumbing

Average Fixture(s)	1	1,476	959
3 Fixture Bath	1	4,646	3,020

Water/Sewer

1000 Gal Septic	1	4,864	3,162
Water Well, 100 Feet	1	5,808	3,775

Porches

CCP (1 Story)	32	1,048	681
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Deck

Treated Wood	208	4,249	2,762
w/Roof (Roof portion)	880	13,350	8,677
w/Roof (Roof portion)	112	2,024	1,316

Garages

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

Base Cost	576	24,808	16,125
Common Wall: 1 Wall	1	-2,686	-1,746
Door Opener	1	547	356

Class: C Exterior: Pole (Unfinished)

Base Cost	1288	31,079	20,201
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Parcel Number: 009-013-034-00

Page: 2

Built-Ins				
Appliance Allow.	1	2,766	1,798	
Fireplaces				
Exterior 1 Story	1	6,513	4,233	
Unit-in-Place Cost Items				
GARAGE	500	705	599	*85% Good
	Totals:	293,050	190,615	

Notes:

ECF (416 RURAL METES &amp; BOUNDS) 0.930 =&gt; TCV: 177,272

2024 Est. T.C.V. 009-013-034-00		=	231,522		
Est. TCV/Total Floor Area = 191.34, Most recent sale 08/15/2005 for 135,000					
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
111,300	111,300	111,300	66,583	5.00	
2024	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	4,500	0	3,329	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
115,800	115,800	115,800	69,912	69,912	69,912



009-013-034-50	2024 Est. T.C.V.	CUNNINGHAM ARIC DALE
Property Class: 402		GREEN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 13 T22N R8W (0\*2004)  
 N 396 FT OF SW/4 OF SW/4 12 A M/L

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$3000		12.00	Acres		3000	100		36,000
		12.00	Total Acres				Total Est. Land Value =	36,000

2024 Est. T.C.V. 009-013-034-50 = 36,000

Est. TCV/Total Floor Area = 29.75, Most recent sale 07/12/2004 for 99

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
16,800	16,800	16,800	12,600	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	1,200	0	630	0		
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
18,000	18,000	18,000	13,230	13,230	0	

009-013-034-70	2024 Est. T.C.V.	AAA CMS TRUST
Property Class: 401		2881 S GREEN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 13 T22N R8W (0\*2004)  
 W 566 FT OF SW/4 OF SW/4 EXC N 396 FT THOF & EXC S 462 FT THOF.  
 6 A M/L

O4 Split from 034-00 for 05..house & grg moved on..totally gutted,,being remodeled.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 90/FF	463.00	564.49	0.8107	1.0899	90	100		36,820
463 Actual Front Feet,	6.00	Total Acres	Total Est. Land Value =					36,820

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

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 672 SF Floor Area = 672 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	672		
			Total:	83,340	58,338

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,230	861
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Water/Sewer

1000 Gal Septic	1	4,550	3,185
Water Well, 100 Feet	1	5,640	3,948

Deck

Treated Wood	486	7,241	5,069
w/Roof (Roof portion)	384	5,318	3,723

Built-Ins

Appliance Allow.	1	1,934	1,354
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Garages

Class: CD Exterior: Pole (Unfinished)

Base Cost	1632	35,251	24,676
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Totals: 144,504 101,154

Notes: RELOCATED HOME

ECF (416 RURAL METES & BOUNDS) 0.930 => TCV: 94,073

2024 Est. T.C.V. 009-013-034-70 = 130,893

Est. TCV/Total Floor Area = 194.78, Most recent sale 07/12/2004 for 99

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
59,900	59,900	59,900	36,337	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	5,500	0	0	1,816	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
65,400	65,400	65,400	38,153	38,153	0	

009-013-034-90	2024 Est. T.C.V.	MILLER CASEY JOHN
Property Class: 102		2909 S GREEN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 13 T22N R8W (0\*2004)  
 S 462 FT OF W 448 FT OF SW/4 OF SW/4. 4.75 A M/L

Land Value Estimates for Land Table Ag 1 .A - Agriculture

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 0	462.00	448.00	1.0000	0.0000	0	100*		0
AGRICULTRU 8 - 17 Acres			4.44 Acres		3900	100		17,312
AGRICULTRU ROW			0.31 Acres		0	100		0
* denotes lines that do not contribute to the total acreage calculation.								
462 Actual Front Feet, 4.75 Total Acres								Total Est. Land Value = 17,312

2024 Est. T.C.V. 009-013-034-90	=	17,312			
Est. TCV/Total Floor Area = 25.76, Most recent sale 07/12/2004 for 99					
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
7,800	7,800	7,800	7,665	5.00	
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	900	0	0	383	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
8,700	8,700	8,700	8,048	8,048	8,048

009-013-035-00	2024 Est. T.C.V.	DUTCHMAN PROPERTIES LLC
Property Class: 102		W ROBERTS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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SEC 13 T22N R8W PART OF PCL H OF THE SURVEY RECORDED IN LIBER S-1 AT PG 75-82  
EXC THE S 2 AC THOF. 8.01A  
SPLIT ON 1/7/2021 2 A PART TO 009-013-035-90  
FORMERLY . SEC 13 T22N R8W PCL H OF THE SURVEY RECORDED IN LIBER S-1 AT PP  
75-82. 10.01 A.

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Split/Comb. on 01/07/2021 completed 01/07/2021 TIM ;  
Parent Parcel(s): 009-013-035-00;  
Child Parcel(s): 009-013-035-90;  
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Land Value Estimates for Land Table Ag 1 .A - Agriculture  
\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
AGRICULTRU 8 - 17 Acres			8.01 Acres		3900	100		31,239
		8.01	Total Acres		Total Est.		Land Value =	31,239

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2024 Est. T.C.V. 009-013-035-00						=	31,239
Est. TCV/Total Floor Area = 46.49							
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
14,000	14,000	14,000	7,882	5.00			
2024	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,600		0	0	394	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
15,600	15,600	15,600	8,276	8,276	8,276		

009-013-035-90  
Property Class: 402  
Map #:

2024 Est. T.C.V.  
LAKE TOWNSHIP

MCLEOD CRAIG & TONYA  
W ROBERTS RD  
LAKE CITY, MI 49651

. SEC 13 T22N R8W THE S 2 ACRES OF PCL H OF THE SURVEY RECORDED IN LIBER S-1 AT  
PP 75-82.  
SPLIT ON 01/07/2021 2 A FROM 009-013-035-00;

Split/Comb. on 01/07/2021 completed 01/07/2021 TIM ;  
Parent Parcel(s): 009-013-035-00;  
Child Parcel(s): 009-013-035-90;

Land Value Estimates for Land Table Ag 1 .A - Agriculture  
\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
AGRICULTRU SURPLUS	2800/		2.00 Acres		2800	100		5,600
			2.00 Total Acres				Total Est. Land Value =	5,600

2024 Est. T.C.V.	009-013-035-90	=	5,600
Est. TCW/Total Floor Area =	8.33,	Most recent sale 04/22/2021 for 1	
2023 Assessed	MBOR	S.E.V.	Base for Cap
1,900	1,900	1,900	1,900
2024	New Eq.	Adjustment	Loss
0	900		0
2024 Assessed	MBOR	S.E.V.	Capped
2,800	2,800	2,800	1,995
			1,995
			1,995
			PRE/MBT

009-013-036-00	2024 Est. T.C.V.	MCLEOD CRAIG & TONYA
Property Class: 401		6635 W ROBERTS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 13 T22N R8W PCL I OF THE SURVEY RECORDED IN LIBER S-1 AT PP 75-82. 10.01  
A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 90/FF	330.00	1284.00	0.8823	1.3385	90	100		35,076
330 Actual Front Feet, 9.73 Total Acres Total Est. Land Value =								35,076

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Split, 4 Rail	25.73	160	0	0
D/W/P: 4in Ren. Conc.	10.26	2275	50	11,671
D/W/P: 4in Concrete	8.15	288	50	1,173
Ad-Hoc Unit-In-Place Items				
Description	Rate	Size	% Good	Cash Value
/CI16/YARI/FARAR/BARWOSPTSA	3.75	1400	100	5,250
Total Estimated Land Improvements True Cash Value =				18,094

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls BC Blt 2013

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 1424 SF Floor Area = 2151 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	1,424		
0.5 Story	Siding	Overhang	30		
			Total:	324,038	291,633

Other Additions/Adjustments

Recreation Room	1000	27,330	24,597
Basement, Outside Entrance, Below Grade	1	3,593	3,234

Plumbing

Average Fixture(s)	1	2,172	1,955
3 Fixture Bath	1	6,832	6,149

Water/Sewer

2000 Gal Septic	1	11,067	9,960
Water Well, 100 Feet	1	6,244	5,620

Porches

WCP (1 Story)	146	8,290	7,461
WGEP (1 Story)	220	20,115	18,103
WPP	346	7,491	6,742

Garages

Class: BC Exterior: Siding Foundation: 18 Inch (Finished)

Common Wall: 1 Wall	1	-2,651	-2,386
Door Opener	1	683	615
Base Cost	1063	54,468	49,021

Built-Ins

Appliance Allow.	1	3,975	3,577
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Fireplaces

Prefab 1 Story	1	3,666	3,299
Wood Stove	1	3,693	3,324

Totals: 481,006 432,904

Notes:

ECF (416 RURAL METES & BOUNDS) 0.930 => TCV: 402,601

Ag. Bld 1 2016, 4 Wall Loafing Shed Class:D,Pole Quality:Low Cost  
Height: 8 ft

Description	Rate	Size	Cost New
Base Cost	3.42	861	2,945
Default Walls	5.41	861	4,658

Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90 Depr. Cost = 6,843  
ECF (416 RURAL METES & BOUNDS) 0.930 => TCV of Bldg: 1 = 6,364

Total Estimated True Cash Value of Agricultural Buildings = 6,364

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 2013

Costs are taken from the Sheds - Equipment 4 Wall Building cost schedules.

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

Class: D,Pole Quality: Average  
Stories: 1 Story Height: 10 Perimeter: 220  
Overall Building Height: 10

Base Rate for Upper Floors = 25.58

(10) Heating system: Wall or Floor Furnace Cost/SqFt: 3.02 50%  
Adjusted Square Foot Cost for Upper Floors = 27.09

Total Floor Area: 2,484 Base Cost New of Upper Floors = 67,291

Reproduction/Replacement Cost = 67,291  
Eff.Age:5 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 82 /100/100/100/82.0  
Total Depreciated Cost = 55,179

Unit in Place Items	Rate	Quantity	Arch	%Good	Depr.Cost
/CI4/ROOC/ALUSCCOTPPA	4.50	540	1.00	100	2,430
/CI1/FRAC/WOOPF/1214A	35.48	6	1.00	100	213
/CI4/ROOC/ALUSCCOTPPL	3.19	1160	1.00	100	3,700

ECF (416 RURAL METES & BOUNDS) 0.930 => TCV of Bldg: 1 = 57,215  
Replacement Cost/Floor Area= 29.64 Est. TCV/Floor Area= 23.03

Total Estimated True Cash Value of Commercial/Industrial Buildings = 57,215

2024 Est. T.C.V. 009-013-036-00 = 519,350

Est. TCV/Total Floor Area = 112.05, Most recent sale 06/05/2012 for 22,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
248,700	248,700	248,700	165,676	5.00		
2024 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	11,000	0	0	8,283	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
259,700	259,700	259,700	173,959	173,959	173,959	

009-013-037-00	2024 Est. T.C.V.	FEISTER MICHAEL L JR
Property Class: 401		6655 W ROBERTS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 13 T22N R8W PCLS J & K OF THE SURVEY RECORDED IN LIBER S-1 PP 75-82.  
20.05A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 90/FF	662.50	1286.00	0.7412	1.3390	90	100		59,181
663 Actual Front Feet, 19.56 Total Acres Total Est. Land Value =								59,181

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.97	500	0	0
Fencing: Wire Mesh, #9	3.79	200	0	0
Wood Frame	28.00	120	50	1,680

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	2	95	1,900
Total Estimated Land Improvements True Cash Value =				3,580

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

(11) Heating System: Forced Heat & Cool, Wood Furnace Add-On

Ground Area = 1344 SF Floor Area = 1344 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,344		
			Total:	203,994	163,197

Other Additions/Adjustments

Recreation Room	530	10,245	8,196
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Plumbing

Average Fixture(s)	1	1,476	1,181
3 Fixture Bath	1	4,646	3,717
2 Fixture Bath	1	3,108	2,486

Water/Sewer

1000 Gal Septic	1	4,864	3,891
Water Well, 50 Feet	1	2,686	2,149

Porches

CCP (1 Story)	96	2,708	2,166
WPP	120	3,295	2,636

Garages

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

Base Cost	672	33,398	26,718
Common Wall: 1 Wall	1	-2,686	-2,149
Door Opener	1	547	438

Class: C Exterior: Pole (Unfinished)

Door Opener	2	1,093	874
Base Cost	1218	29,390	23,512

Built-Ins

Appliance Allow.	1	2,766	2,213
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Deck

w/Roof (Roof portion)	474	7,257	5,806
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Totals:		308,787	247,031
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Notes:



Parcel Number: 009-013-037-00

Page: 2

ECF (416 RURAL METES &amp; BOUNDS) 0.930 =&gt; TCV: 229,739

2024 Est. T.C.V. 009-013-037-00					=	292,500
Est. TCV/Total Floor Area = 217.63, Most recent sale 11/18/2020 for 250,000						
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
136,000	136,000	136,000	126,469	5.00		
2024	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	10,300	0	6,323	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
146,300	146,300	146,300	132,792	132,792	132,792	

009-013-039-00	2024 Est. T.C.V.	KEELEAN MARILYN M
Property Class: 401		6795 W ROBERTS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 13 T22N R8W PCL L OF THE SURVEY RECORDED IN LIBER S-1 AT PP 75-82. 10.04  
A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 90/FF	330.00	1287.00	0.8823	1.3393	90	100		35,097
330 Actual Front Feet, 9.75 Total Acres      Total Est. Land Value =								35,097

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Picket, 30-40	13.76	650	50	4,472
D/W/P: Asphalt Paving	3.10	2000	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
Total Estimated Land Improvements True Cash Value =				6,847

Cost Est. for Res. Bldg: 1 Single Family HUD      Cls C      Blt 1992

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 1344 SF      Floor Area = 1344 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,344		
Total:				173,488	138,792

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,476	1,181
3 Fixture Bath	1	4,646	3,717

Water/Sewer

1000 Gal Septic	1	4,864	3,891
Water Well, 100 Feet	1	5,808	4,646

Porches

WGEP (1 Story)	64	7,169	5,735
CGEP (1 Story)	576	31,167	24,934

Deck

Treated Wood	48	1,730	1,384
Treated Wood	320	5,638	4,510

Garages

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

Base Cost	576	22,285	17,828
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Built-Ins

Appliance Allow.	1	2,766	2,213
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Breezeways

Knee Wall	81	6,097	4,878
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Totals:      267,134      213,709

Notes:

ECF (416 RURAL METES & BOUNDS) 0.750 => TCY:      160,282

2024 Est. T.C.V. 009-013-039-00      =      202,226

Est. TCY/Total Floor Area = 150.47

2023 Assessed      MBOR      S.E.V.      Base for Cap      C.P.I.

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	86,400	86,400	86,400	50,598	5.00	
2024	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	14,700	0	0	2,529	0
2024	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	101,100	101,100	101,100	53,127	53,127	53,127

009-013-040-00	2024 Est. T.C.V.	DUTCHMAN PROPERTIES LLC
Property Class: 102		W ROBERTS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 13 T22N R8W PCLS M & N OF THE SURVEY RECORDED IN LIBER S-1 AT PP 75-82.  
20.09 A.

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Land Value Estimates for Land Table Ag 1 .A - Agriculture

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
AGRICULTRU 18 - 29 Acres			14.59 Acres		3900	100		56,901
AGRICULTRU INFERIOR			5.50 Acres		1500	100		8,250
		20.09 Total Acres			Total Est.		Land Value =	65,151

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2024 Est. T.C.V. 009-013-040-00 = 65,151

Est. TCV/Total Floor Area = 48.48

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
29,400	29,400	29,400	14,595	5.00		
2024 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	3,200	0	0	729	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
32,600	32,600	32,600	15,324	15,324	15,324	

009-013-042-00	2024 Est. T.C.V.	MAURY RICHARD C
Property Class: 401		W ROBERTS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 13 T22N R8W N 220 FT OF PCL O OF THE SURVEY RECORDED IN LIBER S-1 AT PP 75-82. 1.1768 A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 90/FF	233.00	187.00	0.9625	0.8269	90	100		16,690
233 Actual Front Feet, 1.00 Total Acres Total Est. Land Value =								16,690

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.69	3224	84	7,285
Total Estimated Land Improvements True Cash Value =				7,285

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

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 0 SF Floor Area = 0 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=83/100/100/100/83

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					

Garages

Class: D Exterior: Pole (Unfinished)					
Base Cost			3200	61,088	50,703
Totals:				61,088	50,703

Notes:

ECF (416 RURAL METES & BOUNDS) 0.930 => TCV: 47,154

2024 Est. T.C.V. 009-013-042-00					=	71,129
Est. TCV/Total Floor Area = 0.00						
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
32,700	32,700	32,700	23,593	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,900	0	0	1,179	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
35,600	35,600	35,600	24,772	24,772	0	

009-013-043-00                                    2024 Est. T.C.V.                                    RESSLER JAMES L TRUST  
 Property Class: 401                                                                                                          2641 S GREEN RD  
 Map #:                                    LAKE TOWNSHIP                                    LAKE CITY, MI 49651

SEC 13 T22N R8W THE N 1035 FT OF PARCEL O OF SURVEY REC IN LIBER S-1, PP 72-82  
 INCL EXC N 220 FT THEREOF.                    4.3594 A M/L.

04 COMBO W/043-25 FOR 05

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value G> GROUP G 18K					18000	100		18,000
A 200' @ 90/FF	0.00	233.00	0.7038	0.8736	90	100		0
815 Actual Front Feet, 4.36 Total Acres							Total Est. Land Value =	18,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	312	0	0
D/W/P: 4in Ren. Conc.	7.35	409	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				2,500

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

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1188 SF      Floor Area = 1188 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,188		
			Total:	155,895	93,538

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,230	738
2 Fixture Bath	1	2,596	1,558

Water/Sewer

1000 Gal Septic	1	4,550	2,730
Water Well, 100 Feet	1	5,640	3,384

Deck

Treated Wood	36	1,476	886
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Garages

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

Base Cost	720	20,340	12,204
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Class: CD Exterior: Pole (Unfinished)

Door Opener	1	485	291
Base Cost	1500	32,400	19,440

Built-Ins

Appliance Allow.	1	1,934	1,160
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Porches

WPP	22	1,099	659
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Totals:                                    227,645                                    136,588

Notes:

ECF (416 RURAL METES & BOUNDS) 0.930 => TCV:                                    127,027

2024 Est. T.C.V. 009-013-043-00                                    =                                    147,527

Est. TCV/Total Floor Area = 124.18

Parcel Number: 009-013-043-00

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2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
71,800	71,800	71,800	59,082	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,000	0	0	2,954	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
73,800	73,800	73,800	62,036	62,036	62,036	

009-013-044-00	2024 Est. T.C.V.	VANDERWEIDE STEPHEN J & DEBRA
Property Class: 401		2741 S GREEN RD
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

. SEC 13 T22N R8W PCL O OF THE SURVEY RECORDED IN LIBER S-1 AT PP 75-82 EXC N  
1035 FT THEREOF. 1.5351 A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 90/FF	233.00	287.00	0.9625	0.9204	90	100		18,577
233 Actual Front Feet, 1.53 Total Acres Total Est. Land Value =								18,577

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.78	48	71	197
Wood Frame	22.86	100	50	1,143
Total Estimated Land Improvements True Cash Value =				1,340

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

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 1081 SF Floor Area = 1081 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,081		
Total:				116,090	63,850

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,025	564
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Water/Sewer

1000 Gal Septic	1	4,263	2,345
Water Well, 50 Feet	1	2,498	1,374

Garages

Class: D Exterior: Pole (Unfinished)

Base Cost	480	11,242	6,183
No Concrete Floor	480	-2,674	-1,471

Built-Ins

Appliance Allow.	1	1,638	901
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Totals:		134,082	73,746
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Notes:

ECF (416 RURAL METES & BOUNDS) 0.930 => TCV: 68,584

2024 Est. T.C.V. 009-013-044-00 = 88,501

Est. TCV/Total Floor Area = 81.87, Most recent sale 11/01/1999 for 38,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
41,100	41,100	41,100	27,625	5.00	0	3,200	0	1,381	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT				
44,300	44,300	44,300	29,006	29,006	0				



009-013-045-00 2024 Est. T.C.V. BENAVIDES BROCK & KELLI JO  
 Property Class: 401 6666 W KELLY RD  
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

PARCEL P: THAT PART OF THE SOUTHEAST<sup>1</sup>/<sub>4</sub> OF THE SOUTHWEST <sup>1</sup>/<sub>4</sub> OF SECTION 13, T22N, R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN, DESCRIBED AS: BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHEAST <sup>1</sup>/<sub>4</sub> OF THE SOUTHWEST <sup>1</sup>/<sub>4</sub> OF SAID SECTION 13; THENCE S89°29' 18"E ALONG THE SOUTH LINE OF SAID SECTION 13, 499.98 FEET; THENCE NORTH 01DEG 06'19" 'W 1318.3 7 FEET TO THE NORTH LINE OF THE SOUTHEAST<sup>1</sup>/<sub>4</sub> OF THE SOUTHWEST<sup>1</sup>/<sub>4</sub> OF SAID SECTION 13; THENCE S89°38'20"W ALONG THE SAID NORTH LINE OF THE SOUTHEAST <sup>1</sup>/<sub>4</sub> OF THE SOUTHWEST <sup>1</sup>/<sub>4</sub>, 500.00 FEET TO THE WEST LINE OF THE SOUTHEAST <sup>1</sup>/<sub>4</sub> OF THE SOUTHWEST <sup>1</sup>/<sub>4</sub> OF SAID SECTION 13; THENCE S01°06'19"E ALONG THE SAID WEST LINE OF THE SOUTHEAST <sup>1</sup>/<sub>4</sub> OF THE SOUTHWEST<sup>1</sup>/<sub>4</sub>, 1319.61 FEET TO THE POINT OF BEGINNING. SUBJECT TO EASEMENT FOR KELLY ROAD.

FORMERLY ABRVIEATED AS. SEC 13 T22N R8W PCL P OF THE SURVEY RECORDED IN LIBER S-1 AT PP 75-82. 15.14 A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 90/FF	500.00	1320.00	1.0000	0.0000	90	100*		0
Residentia PARTOF>20@\$3000		13.27 Acres			3000	100		39,819
Residentia INFERIOR@\$1400		1.50 Acres			1400	100		2,100
Residentia ROW @ ZERO		0.38 Acres			0	100		0
* denotes lines that do not contribute to the total acreage calculation.								
500 Actual Front Feet, 15.15 Total Acres Total Est. Land Value =								41,919

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.18	1116	50	4,564
Total Estimated Land Improvements True Cash Value =				4,564

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C 5 Blt 1983

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1509 SF Floor Area = 1725 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Basement	864		
1 Story	Siding	Basement	375		
1 Story	Siding	Basement	120		
1 Story	Siding	Crawl Space	150		
Total:				242,523	181,912

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,476	1,107
3 Fixture Bath	1	4,646	3,484

Water/Sewer

1000 Gal Septic	1	4,864	3,648
Water Well, 100 Feet	1	5,808	4,356

Porches

WCP (1 Story)	48	3,013	2,260
CPP	48	1,174	880

Deck

Treated Wood	150	3,425	2,569
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Garages

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

Base Cost	672	27,660	20,745
Common Wall: 1/2 Wall	1	-1,343	-1,007

Parcel Number: 009-013-045-00

Page: 2

## Built-Ins

Appliance Allow.	1	2,766	2,074
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## Fireplaces

Interior 1 Story	1	5,338	4,003
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Totals:		301,350	226,031
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## Notes:

ECF (416 RURAL METES & BOUNDS) 0.930 => TCV: 210,209

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2024 Est. T.C.V. 009-013-045-00 = 256,692

Est. TCV/Total Floor Area = 148.81, Most recent sale 07/08/2015 for 225,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
128,000	128,000	128,000	99,662	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	300	0	0	4,983	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
128,300	128,300	128,300	104,645	104,645	104,645	

009-013-046-00                                      2024 Est. T.C.V.                                      BENAVIDES BROCK & KELLI JO  
 Property Class: 401                                      W KELLY RD  
 Map #:                                      LAKE TOWNSHIP                                      LAKE CITY, MI 49651

PARCEL Q: THAT PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 13,  
 T22N, R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN, DESCRIBED AS: COMMENCING  
 AT A POINT ON THE SOUTH LINE OF SAID SECTION 13, WHICH POINT BEING S89°29'48"W  
 403.55 FEET FROM THE SOUTH 1/4 CORNER OF SAID SECTION 13; THENCE S89°29'48"W  
 ALONG THE SAID SOUTH LINE OF SECTION 13 417.72 FEET; THENCE NORTH 01 °06'19"W  
 1318.37 FEET TO THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID  
 SECTION 13; THENCE N89°38'20"E ALONG THE SAID NORTH LINE OF THE SOUTHEAST 1/4  
 OF THE SOUTHWEST 1/4 417.74 FEET; THENCE S01°06'19"E 1317.33 FEET TO THE POINT OF  
 BEGINNING. SUBJECT TO EASEMENT FOR KELLY ROAD.  
 SUBJECT TO EASEMENT FOR ACCESS & UTILITIES KELLY RD

FORMERLY ABBREVIATED AS. SEC 13 T22N R8W PCL Q OF THE SURVEY RECORDED IN LIBER  
 S-1 AT PP 75-82. 12.64 A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 90/FF	417.70	1317.00	1.0000	0.0000	90	100*		0
Residentia PARTOF>20@\$3000		9.32 Acres			3000	100		27,972
Residentia INFERIOR@\$1400		3.00 Acres			1400	100		4,200
Residentia ROW @ ZERO		0.32 Acres			0	100		0
* denotes lines that do not contribute to the total acreage calculation.								
418 Actual Front Feet,	12.64 Total Acres			Total Est. Land Value =				32,172

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	3.10	3800	50	5,890
Total Estimated Land Improvements True Cash Value =				5,890

Cost Est. for Res. Bldg: 1 Single Family GRG                                      Cls C 5 Blt 1983

(11) Heating System: No Heating/Cooling  
 Ground Area = 0 SF    Floor Area = 0 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Plumbing					
3	Fixture Bath		1	-4,646	-3,717
Garages					
Class: C Exterior: Pole (Unfinished)					
	Base Cost		960	24,317	19,454
Totals:				19,671	15,737

Notes:

ECF (416 RURAL METES & BOUNDS) 0.930 => TCV: 14,635

2024 Est. T.C.V. 009-013-046-00			=	52,697	
Est. TCV/Total Floor Area =	0.00				
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
23,400	23,400	23,400	21,674	5.00	
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,900	0	1,083	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
26,300	26,300	26,300	22,757	22,757	22,757

009-013-047-00 2024 Est. T.C.V. BAAS ERIC M & SALLY J  
 Property Class: 401 6506 W KELLY RD  
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

SEC 13 T22N R8W PCLS R & S OF THE SURVEY RECORDED IN LIBER S-1 PP 75-82. 21.03A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 18	-29	@\$3000	7.00	Acres	3000	100		21,000
Residentia INFERIOR		@\$1400	14.03	Acres	1400	100		19,642
21.03 Total Acres Total Est. Land Value =								40,642

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.18	1984	0	0
D/W/P: 4in Concrete	6.97	580	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 5000	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				5,000

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

(11) Heating System: Forced Heat & Cool  
 Ground Area = 1986 SF Floor Area = 2482 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Basement	1,986		
			Total:	334,389	284,223

Other Additions/Adjustments

Basement, Outside Entrance, Above Grade	1	1,870	1,589
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Plumbing

Average Fixture(s)	1	1,476	1,255
3 Fixture Bath	1	4,646	3,949

Water/Sewer

1000 Gal Septic	1	4,864	4,134
Water Well, 100 Feet	1	5,808	4,937

Porches

CCP (1 Story)	105	2,937	2,496
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Deck

Treated Wood	674	9,187	7,809
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Garages

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

Base Cost	768	30,305	25,759
Common Wall: 1 Wall	1	-2,686	-2,283
Door Opener	2	1,093	929

Class: C Exterior: Pole (Unfinished)

Base Cost	2048	49,418	42,005
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Class: C Exterior: Pole (Unfinished)

Base Cost	1536	37,064	31,504
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Built-Ins

Appliance Allow.	1	2,766	2,351
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Totals:		483,137	410,657
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Notes:

ECF (416 RURAL METES & BOUNDS) 0.930 => TCV: 381,911

Parcel Number: 009-013-047-00

Page: 2

2024 Est. T.C.V. 009-013-047-00						=	427,553
Est. TCV/Total Floor Area = 172.26, Most recent sale 11/20/2018 for 373,000							
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
206,400	206,400	206,400	184,134	5.00			
2024	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	7,400	0	0	9,206	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
213,800	213,800	213,800	193,340	193,340	193,340		

009-013-048-00	2024 Est. T.C.V.	BODE MARIA
Property Class: 401		2740 S MOREY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 13 T22N R8W BEG AT SE COR OF N 1/2 OF SE 1/4 TH W 300 FT; N 235 FT; E 300 FT; S 235 FT; TO PT OF BEG. 1.61 A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 90/FF	235.00	300.00	0.9605	0.9306	90	100		18,905
235 Actual Front Feet, 1.62 Total Acres Total Est. Land Value =								18,905

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	500	0	0
D/W/P: Asphalt Paving	2.89	600	0	0
Wood Frame	20.08	540	45	4,879
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
Total Estimated Land Improvements True Cash Value =				7,254

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls CD Blt 1955

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1244 SF Floor Area = 1465 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Basement	884		
1 Story	Siding	Crawl Space	360		
			Total:	173,027	103,817

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,230	738
3 Fixture Bath	1	3,860	2,316

Water/Sewer

1000 Gal Septic	1	4,550	2,730
Water Well, 100 Feet	1	5,640	3,384

Porches

CGEP (1 Story)	28	2,987	1,792
CCP (1 Story)	63	1,705	1,023

Deck

Treated Wood	140	3,207	1,924
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Garages

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

Base Cost	900	30,681	18,409
Common Wall: 1/2 Wall	1	-1,252	-751
Door Opener	1	485	291

Class: CD Exterior: Pole (Unfinished)

Door Opener	2	970	582
Base Cost	1440	31,104	18,662

Built-Ins

Appliance Allow.	1	1,934	1,160
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Fireplaces

Interior 1 Story	1	4,700	2,820
Wood Stove	1	2,149	1,289

Breezeways

Parcel Number: 009-013-048-00

Page: 2

Frame Wall	105	6,295	3,777
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Totals:	273,272	163,963
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Notes:

ECF (416 RURAL METES & BOUNDS) 0.930 => TCV: 152,486

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2024 Est. T.C.V. 009-013-048-00 = 178,645

Est. TCV/Total Floor Area = 121.94, Most recent sale 02/29/2024 for 210,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
84,700	84,700	84,700	70,044	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	4,600	0	0	3,502	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
89,300	89,300	89,300	73,546	73,546	73,546	

009-013-050-00	2024 Est. T.C.V.	CORPE BARBARA A
Property Class: 401		6400 W KELLY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 13 T22N R8W PCL T OF THE SURVEY RECORDED IN LIBER S-1 AT PP 75-82. 10.01  
A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 90/FF	330.00	1321.32	0.8823	1.3481	90	100		35,328
330 Actual Front Feet, 10.01 Total Acres Total Est. Land Value =								35,328

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.18	1603	0	0
D/W/P: 4in Ren. Conc.	8.18	360	94	2,768
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	2	95	4,750
Total Estimated Land Improvements True Cash Value =				7,518

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

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 2036 SF Floor Area = 2484 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	896		
1 Story	Siding	Crawl Space	600		
1 Story	Siding	Basement	540		
			Total:	305,618	213,933

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,476	1,033
2 Fixture Bath	1	3,108	2,176

Water/Sewer

1000 Gal Septic	1	4,864	3,405
Water Well, 50 Feet	1	2,686	1,880

Porches

WCP (1 Story)	240	8,926	6,248
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Deck

Treated Wood	360	6,091	4,264
Treated Wood	80	2,264	1,585
w/Roof (Roof portion)	512	7,834	5,484

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	440	18,462	12,923
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	616	25,983	18,188
Common Wall: 1 Wall	1	-2,686	-1,880
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	288	15,857	11,100
Common Wall: 1 Wall	1	-2,686	-1,880

Built-Ins

Appliance Allow.	1	2,766	1,936
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Totals: 400,563 280,395

Notes:



Parcel Number: 009-013-050-00

Page: 2

ECF (416 RURAL METES &amp; BOUNDS) 0.930 =&gt; TCV: 260,767

2024 Est. T.C.V. 009-013-050-00					=	303,613
Est. TCV/Total Floor Area = 122.23						
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
143,700	0	0	0	5.00		
2024 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
151,800	0	0	93,603	0	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
151,800	151,800	151,800	93,603	93,603	93,603	

009-013-051-00	2024 Est. T.C.V.	HUNT THEODORE C & WENDY S
Property Class: 401		6366 W KELLY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651-9065

. SEC 13 T22N R8W PCL U OF THE SURVEY RECORDED IN LIBER S-1 AT PP 75-82. 10.01  
A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS  
\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 90/FF	330.00	1321.32	0.8823	1.3481	90	100		35,328
330 Actual Front Feet, 10.01 Total Acres Total Est. Land Value =								35,328

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1 Single Family BI Cls C -5 Blt 1990

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 1040 SF Floor Area = 1872 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Bi-Level	Siding	Bi-Lev. 80%	1,040		
Total:				186,425	149,126

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,476	1,181
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Water/Sewer

1000 Gal Septic	1	4,864	3,891
Water Well, 50 Feet	1	2,686	2,149

Porches

WPP	120	3,295	2,636
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Deck

Treated Wood	225	4,480	3,584
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Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)				
Base Cost	672	27,660	22,128	
Common Wall: 1 Wall	1	-2,686	-2,149	
Class: C Exterior: Pole (Unfinished)				
Base Cost	960	24,317	19,454	

Built-Ins

Appliance Allow.	1	2,766	2,213
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Totals: 255,283 204,213

Notes:

ECF (416 RURAL METES & BOUNDS) 0.930 => TCV: 189,918

2024 Est. T.C.V. 009-013-051-00 = 226,196

Est. TCV/Total Floor Area = 120.83

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
106,200	106,200	106,200	64,137	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	6,900	0	0	3,206	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
113,100	113,100	113,100	67,343	67,343	67,343	



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009-013-052-00	2024 Est. T.C.V.	HUNT THEODORE C & WENDY S
Property Class: 402		W KELLY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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. SEC 13 T22N R8W PCL V OF THE SURVEY RECORDED IN LIBER S-1 AT PP 75-82. 10.02  
A.

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Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

						* Factors *	366 X 1192.544		
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
Residentia 8 - 17 @\$3000		10.02	Acres		3000	100		30,060	
							10.02 Total Acres	Total Est. Land Value =	30,060

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2024 Est. T.C.V. 009-013-052-00 = 30,060

Est. TCV/Total Floor Area = 16.06, Most recent sale 11/01/1999 for 14,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
14,000	14,000	14,000	12,906	5.00			
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses			
0	1,000	0	645	0			
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
15,000	15,000	15,000	13,551	13,551	0		

009-013-053-00	2024 Est. T.C.V.	MILLER JOHN R
Property Class: 402		6150 W KELLY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 13 T22N R8W S 200 FT OF E 222 FT OF SW 1/4 OF SE 1/4. 1.0193 A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS  
\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A		\$10000			10000	100		10,000
222 Actual Front Feet, 1.02 Total Acres					Total Est.		Land Value =	10,000

2024 Est. T.C.V. 009-013-053-00	=	10,000			
Est. TCV/Total Floor Area = 5.34, Most recent sale 04/30/2020 for 4,000					
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
3,500	3,500	3,500	2,711	5.00	
2024	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	1,500	0	0	135	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
5,000	5,000	5,000	2,846	2,846	0

009-013-054-00	2024 Est. T.C.V.	LEHMANN FAMILY PROTECTION TRUST
Property Class: 102		W KELLY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 13 T22N R8W SE 1/4 OF SE 1/4. 40 A.

Land Value Estimates for Land Table Ag 1 .A - Agriculture

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
AGRICULTRU 30 - 65 ACRES		34.97 Acres			3900	100		136,383
AGRICULTRU UNTILLABLE		1.00 Acres			3000	100		3,000
AGRICULTRU ROW		4.03 Acres			0	100		0
		40.00 Total Acres			Total Est.	Land Value =		139,383

2024 Est. T.C.V. 009-013-054-00 = 139,383

Est. TCV/Total Floor Area = 74.46

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
62,100	62,100	62,100	36,653	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	7,600	0	0	1,832	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
69,700	69,700	69,700	38,485	38,485	38,485	



Parcel Number: 009-014-001-00

Page: 2

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/CIMS/DOC/LOADCS	31.26	500	1.00	100	15,630
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ECF (101 AGRICULTURE) 0.660 => TCV of Bldg: 1 = 58,829  
 Replacement Cost/Floor Area= 53.35 Est. TCV/Floor Area= 34.04

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Total Estimated True Cash Value of Commercial/Industrial Buildings = 58,829

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2024 Est. T.C.V. 009-014-001-00 = 1,909,113

Est. TCV/Total Floor Area = 1104.81, Most recent sale 07/01/2010 for 146,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
951,700	951,700	951,700	895,525	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
198,000	-195,100	0	198,000	-138,925	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
954,600	954,600	954,600	1,138,301	954,600	954,600	



009-014-002-00	2024 Est. T.C.V.	DEZEEUW BRANDON & AMBER
Property Class: 401		7351 W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 14 T22N R8W BEG 440 FT W OF THE NE COR OF W/2 OF NE/4, TH S 450 FT. W 535 FT  
 N 450 FT, E 535 FT TO POB. 5.5269 AC. M/L  
 SPLIT ON 09/04/2008 INTO 009-014-002-10;

REMOVE LUMP SUM BLDGS FROM ROLL FOR 2010 (-2700 LOSS & LOSSES)

Split/Comb. on 09/04/2008 completed 09/04/2008 RAY ;  
 Parent Parcel(s): 009-014-002-00;  
 Child Parcel(s): 009-014-002-10;

B'ndry adjustment... Split .06 Ac. & Combine to 009-014-002-10 on 6-29-09

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 90/FF	535.00	450.00	1.0000	0.0000	90	100*		0
Residentia 3 - 7 @\$3000			5.53 Acres		3000	100		16,581

\* denotes lines that do not contribute to the total acreage calculation.  
 535 Actual Front Feet, 5.53 Total Acres      Total Est. Land Value =      16,581

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.18	704	50	2,879
D/W/P: Asphalt Paving	3.10	1200	50	1,860
Total Estimated Land Improvements True Cash Value =				4,739

Cost Est. for Res. Bldg: 1 Single Family 1.25S                      Cls C      Blt 1942

(11) Heating System: Forced Heat & Cool  
 Ground Area = 1683 SF      Floor Area = 2159 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	952		
1 Story	Siding	Crawl Space	280		
1 Story	Siding	Crawl Space	160		
1 Story	Siding	Crawl Space	291		
Total:				273,277	191,292

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,476	1,033
3 Fixture Bath	2	9,291	6,504

Water/Sewer

1000 Gal Septic	1	4,864	3,405
Water Well, 100 Feet	1	5,808	4,066

Porches

CCP (1 Story)	65	1,912	1,338
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Deck

Treated Wood	204	4,192	2,934
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Garages

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

Base Cost	576	29,854	20,898
Common Wall: 1 Wall	1	-2,686	-1,880
Door Opener	1	547	383

Built-Ins

Appliance Allow.	1	2,766	1,936
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Parcel Number: 009-014-002-00

Page: 2

## Breezeways

Frame Wall	336	23,124	16,187
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Totals:	354,425	248,096
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## Notes:

ECF (416 RURAL METES &amp; BOUNDS) 0.930 =&gt; TCV: 230,729

Ag. Bld 1 1968, 4 Wall Barn, General Purpose Class:D,Pole Quality:Low Cost  
Height: 8 ft

Description	Rate	Size	Cost New
Base Cost	15.30	1440	22,032
Default Walls	5.12	1440	7,373

Phy/Ab.Phy/Func/Econ/Comb. % Good=40/100/100/100/40 Depr. Cost = 11,762  
ECF (416 RURAL METES & BOUNDS) 0.930 => TCV of Bldg: 1 = 10,939

Ag. Bld 2 1995, Lean-To Utility Shed, Lean-To Class:D,Frame Quality:Low Cost  
Height: 8 ft

Description	Rate	Size	Cost New
Base Cost	4.12	672	2,769
Default Walls	6.39	504	3,221

Phy/Ab.Phy/Func/Econ/Comb. % Good=40/100/100/100/40 Depr. Cost = 2,396  
ECF (416 RURAL METES & BOUNDS) 0.930 => TCV of Bldg: 2 = 2,228

Ag. Bld 3 1960, 4 Wall Corn Crib Building Class:D,Mesh Quality:Average  
Height: 10 ft

Description	Rate	Size	Cost New
Base Cost	35.27	192	6,772

Phy/Ab.Phy/Func/Econ/Comb. % Good=40/100/100/100/40 Depr. Cost = 2,709  
ECF (416 RURAL METES & BOUNDS) 0.930 => TCV of Bldg: 3 = 2,519

Ag. Bld 4 2014, 4 Wall Barn, Free-Stall Class:D,Pole Quality:Average  
Height: 10 ft

Description	Rate	Size	Cost New
Base Cost	12.19	2688	32,767
Default Walls	5.96	2688	16,020

Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80 Depr. Cost = 39,030  
ECF (416 RURAL METES & BOUNDS) 0.930 => TCV of Bldg: 4 = 36,298

Ag. Bld 5 1981, 4 Wall Utility Building Class:D,Pole Quality:Average  
Height: 12 ft

Description	Rate	Size	Cost New
Base Cost	8.81	4984	43,909
Default Walls	6.19	4984	30,851

Phy/Ab.Phy/Func/Econ/Comb. % Good=40/100/100/100/40 Depr. Cost = 29,904  
ECF (416 RURAL METES & BOUNDS) 0.930 => TCV of Bldg: 5 = 27,811

Ag. Bld 6 2011, No-Wall Feeder Barn Class:D,Pole Quality:Low Cost  
Height: 12 ft

Description	Rate	Size	Cost New
Base Cost	3.10	4968	15,401

Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80 Depr. Cost = 12,321  
ECF (416 RURAL METES & BOUNDS) 0.930 => TCV of Bldg: 6 = 11,458

Ag. Bld 7 0, Lean-To Loafing Shed Class:D,Frame Quality:Low Cost

Parcel Number: 009-014-002-00

Page: 3

Height: 12 ft

Description	Rate	Size	Cost New
Base Cost	6.67	400	2,668
Default Walls	7.71	300	2,313

Phy/Ab.Phy/Func/Econ/Comb. % Good=40/100/100/100/40	Depr. Cost =	1,992
ECF (416 RURAL METES & BOUNDS)	0.930 => TCV of Bldg: 7 =	1,853

Ag. Bld 8 0, Lean-To Loafing Shed	Class:D,Frame	Quality:Low Cost
Height: 12 ft		

Description	Rate	Size	Cost New
Base Cost	7.10	240	1,704
Default Walls	8.21	180	1,478

Phy/Ab.Phy/Func/Econ/Comb. % Good=40/100/100/100/40	Depr. Cost =	1,273
ECF (416 RURAL METES & BOUNDS)	0.930 => TCV of Bldg: 8 =	1,184

Total Estimated True Cash Value of Agricultural Buildings	=	94,290
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2024 Est. T.C.V. 009-014-002-00	=	346,339
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Est. TCV/Total Floor Area = 160.42, Most recent sale 12/01/2010 for 194,900

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
147,800	147,800	147,800	83,840	5.00		
2024 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
21,500	6,200	2,300	21,500	4,126	1,305	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
173,200	173,200	173,200	108,161	108,161	108,161	



009-014-003-00 2024 Est. T.C.V. VANCONANT BARBARA J  
 Property Class: 401 2280 S GREEN RD  
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

. SEC 14 T22N R8W BEG AT NE COR OF SE 1/4 OF NE 1/4 W 16 RDS S 10 RDS E 16 RDS N  
 10 RDS TO BEG. 1 A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 90/FF	165.00	264.00	1.0493	0.9013	90	100		14,044
165 Actual Front Feet, 1.00 Total Acres Total Est. Land Value =								14,044

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls D Blt 1886

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 660 SF Floor Area = 825 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Crawl Space	660		
			Total:	88,600	48,730

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,025	564
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Water/Sewer

1000 Gal Septic	1	4,263	2,345
Water Well, 50 Feet	1	2,498	1,374

Porches

CGEP (1 Story)	110	6,478	3,563
WCP (1 Story)	192	6,311	3,471
Foundation: Shallow	192	-1,279	-703

Built-Ins

Appliance Allow.	1	1,638	901
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Totals: 109,534 60,245

Notes:

ECF (416 RURAL METES & BOUNDS) 0.930 => TCV: 56,028

2024 Est. T.C.V. 009-014-003-00 = 70,072

Est. TCV/Total Floor Area = 84.94

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
32,600	32,600	32,600	16,501	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,400	0	0	825	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
35,000	35,000	35,000	17,326	17,326	17,326	

009-014-004-00	2024 Est. T.C.V.	ARLENE PROPERTIES LLC & DUTCHMAN
Property Class: 102		W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

PA 116 1980 SEC 14 T22N R8W E 1/2 OF NW 1/4 EXC COMM AT NE COR W 518.31 FT S 00  
 DEG 27' 30" E 514.50 FT E 255.16 FT S 00 DEG 33' 10" E 310.50 FTE 264 FT N 825  
 FT TO POB & EXC FORMER RR R/W & EXC S 800 FT OF W 1100 FT THOF. 50.2691A.

Land Value Estimates for Land Table Ag 1 .A - Agriculture

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
AGRICULTRU 30 - 65 ACRES			50.27 Acres		3900	100		196,053
			50.27 Total Acres				Total Est. Land Value =	196,053

2024 Est. T.C.V. 009-014-004-00 = 196,053

Est. TCV/Total Floor Area = 237.64

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
88,000	88,000	88,000	21,032	5.00		
2024 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	10,000	0	0	1,051	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
98,000	98,000	98,000	22,083	22,083	22,083	

009-014-004-80	2024 Est. T.C.V.	LAKE TOWNSHIP
Property Class: 201		S DICKERSON RD X
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 14 T22N R8W S 800 FT OF W 1100 FT OF E 1/2 OF NW 1/420.202A.

8 X 18 SHED (VINYL SIDING)

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 18	-29	@\$3000	20.20	Acres	3000	100		60,600
20.20 Total Acres      Total Est. Land Value =								60,600

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	6.71	144	94	908
Wood Frame	21.70	144	90	2,812

Ad-Hoc Unit-In-Place Items

Description	Rate	Size	% Good	Cash Value
/CI16/YARI/RESP/LARPL	1.00	95000	100	95,000
/CI16/YARI/RESP/LARPL	1.00	95000	100	95,000
/CI16/YARI/RESP/LARPL	1.00	95000	100	95,000
Total Estimated Land Improvements True Cash Value =				288,720

Cost Estimates for Commercial/Industrial Building/Section: 1      Built 2001  
 Description of Occupancy: CAL 58

Costs are taken from the Garages - Service/Repair Shed cost schedules.

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

Class: D,Pole      Quality: Average

Stories: 1      Story Height: 12      Perimeter: 176

Base Rate for Upper Floors = 31.45

Adjusted Square Foot Cost for Upper Floors = 31.45

Total Floor Area: 1,792      Base Cost New of Upper Floors = 56,358

Reproduction/Replacement Cost = 56,358

Eff.Age:10      Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 66 /100/100/100/66.0

Total Depreciated Cost = 37,196

<<<<<      Segregated Cost Computations      >>>>>

Costs taken from Segregated Cost Section 4: Garages, Industrials, Warehouses

Item Description	Cost	# or Height Storys			Cost
	Col.	Rate	SqFt	Adj.	Adj.

Total Cost New = 0

Architectural Multiplier: 0.00

Reproduction/Replacement Cost = 0

Eff.Age:10      Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 66 /100/100/100/66.0

Total Depreciated Cost = 0

Unit in Place Items	Rate	Quantity	Arch	%Good	Depr.Cost
/CI4/ROOC/COMSLT235A	2.56	432	1.00	90	995

ECF (201A GENERAL COMMERCIAL )      1.386 => TCV of Bldg: 1 = 52,933

Replacement Cost/Floor Area= 32.07      Est. TCV/Floor Area= 29.54

Total Estimated True Cash Value of Commercial/Industrial Buildings = 52,933

2024 Est. T.C.V. 009-014-004-80 = 0

Est. TCV/Total Floor Area = 0.00

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
0	0	0	0	5.00		
2024	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	0	0	0	0	0

Parcel Number: 009-014-004-80

Page: 2

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2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
0	0	0	0	0	0





Parcel Number: 009-014-005-00

Page: 2

CCP (1 Story)	36	1,157	752
WPP	12	636	413
Deck			
Treated Wood	395	6,470	4,205
Built-Ins			
Appliance Allow.	1	2,766	1,798
Garages			
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	2640	84,902	55,186
Totals:		396,037	257,431

Notes:

ECF (416 RURAL METES &amp; BOUNDS) 0.930 =&gt; TCV: 239,411

2024 Est. T.C.V. 009-014-005-00		=	270,071
Est. TCV/Total Floor Area = 124.69, Most recent sale 02/03/2020 for 244,000			
2023 Assessed	MBOR	S.E.V.	Base for Cap
128,500	128,500	128,500	115,948
			C.P.I.
			5.00
2024	New Eq.	Adjustment	Loss
	0	6,500	0
			0
2024 Assessed	MBOR	S.E.V.	Capped
135,000	135,000	135,000	121,745
			->Taxable<-
			121,745
			PRE/MBT
			121,745

009-014-005-60    2024 Est. T.C.V.    DUTCHMAN PROPERTIES LLC  
Property Class: 102    W JENNINGS RD  
Map #:    LAKE TOWNSHIP    LAKE CITY, MI 49651

SEC 14 T22N R8W S 325 FT OF E 16 RDS OF N 50 RDS OF E 1/2 OF NW 1/4. 1.9697A.  
2010 SPLIT OF 009-014-005-00 ON 10/04/2010

2010 SPLIT - PARENT 014-005-00 CHILD 1.9697AC - 014-005-60  
SEC 14 T22N R8W N 50 RDS OF E 16 RDS OF E 1/2 OF NW 1/4. 5 A.  
SPLIT ON 10/03/2010 FROM 009-014-005-00;

2010 COUNTY SPLIT REQUEST  
HISTORY-SEC 14 T22N R8W S 325 FT OF E 16 RDS OF N 50 RDS OF E 1/2 OF NW 1/4.  
1.9697A. 2010 Split of 009-014-005-00 on 10/04/2010

2011 SPLIT OF 009-014-005-00 ON 10/04/2010 COUNTY

Split/Comb. on 10/03/2010 completed 10/03/2010 Polly ;  
Parent Parcel(s): 009-014-005-00;  
Child Parcel(s): 009-014-005-60;

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2010 SPLIT - PARENT 014-005-00 CHILD 1.9697AC - 014-005-60

Land Value Estimates for Land Table Ag 1 .A - Agriculture  
\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
AGRICULTRU IRRIGATED	4700/	1.97 Acres	4700	100				9,259
		1.97 Total Acres	Total Est. Land Value =					9,259

2024 Est. T.C.V. 009-014-005-60 = 9,259

Est. TCV/Total Floor Area = 4.27

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
3,600	3,600	3,600	3,006	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	1,000	0	0	150	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
4,600	4,600	4,600	3,156	3,156	3,156	

009-014-006-00	2024 Est. T.C.V.	GREINER ROGER & CONNIE E
Property Class: 401		7611 W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

---

. SEC 14 T22N R8W COMM 518.31 FT W OF NE COR OF E 1/2 OF NW 1/4 TH S 00 DEG 27'  
 30" E 514.50 FT E 255.16 FT N 514.50 FT W TO BEG. 3.0138A.

---

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 90/FF	255.00	514.50	0.9411	1.0650	90	100		23,000
255 Actual Front Feet, 3.01 Total Acres Total Est. Land Value =								23,000

---

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

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1124 SF Floor Area = 1124 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,124		
Total:				126,373	69,504

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,230	676
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Water/Sewer

1000 Gal Septic	1	4,550	2,502
Water Well, 100 Feet	1	5,640	3,102

Porches

CCP (1 Story)	36	1,066	586
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Built-Ins

Appliance Allow.	1	1,934	1,064
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Garages

Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	1100	27,995	15,397

Totals: 168,788 92,831

Notes:  
 ECF (416 RURAL METES & BOUNDS) 0.930 => TCV: 86,333

2024 Est. T.C.V. 009-014-006-00 = 109,333

Est. TCV/Total Floor Area = 97.27, Most recent sale 05/25/2007 for 81,500

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
50,800	50,800	50,800	29,151	5.00	
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	3,900	0	0	1,457	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
54,700	54,700	54,700	30,608	30,608	30,608

009-014-007-00	2024 Est. T.C.V.	MISSAUKEE COUNTY ROAD COMMISSION
Property Class: 402		W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 14 T22N R8W FORMER RR R/W ACROSS E 1/2 OF NW 1/4... 1.5151 A.

7-30-08....Chgd legal per Dawn

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A		\$10000			10000	100		10,000
83 Actual Front Feet, 1.51 Total Acres							Total Est. Land Value =	10,000

2024 Est. T.C.V. 009-014-007-00							=	0
Est. TCV/Total Floor Area =	0.00							
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.				
0	0	0	0	5.00				
2024	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses			
0	0	0	0	0	0			
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT			
0	0	0	0	0	0			

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009-014-008-00                      2024 Est. T.C.V.                      KITCHEN RICHARD A & ELIZABETH A  
Property Class: 401                      7855 W JENNINGS RD  
Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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SEC 14 T22N R8W THAT PART OF E1/2 OF W1/2 OF NW1/4 LYING N OF A LINE BEG 693.23  
FT S OF NW COR OF NW1/4 TH E TO E LINE OF N1/2 OF NW1/4 10.5035A  
1/30/2020 COMBINED WITH 009-014-009-75  
FORMERLY. SEC 14 T22N R8W THAT PART OF NE 1/4 OF NW 1/4 OF NW 1/4 LYING N OF S  
LINE OF FORMER RR R/W. 2.50 A.

---

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS  
\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$3000		10.50	Acres		3000	100		31,512
		10.50	Total Acres		Total Est.		Land Value =	31,512

---

Cost Est. for Res. Bldg: 1 Single Family HUD                      Cls C                      Blt 1998

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 1808 SF    Floor Area = 1808 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,456		
1 Story	Siding	Crawl Space	352		
		Total:		248,898	199,119

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,476	1,181
3 Fixture Bath	1	4,646	3,717

Water/Sewer

1000 Gal Septic	1	4,864	3,891
Water Well, 100 Feet	1	5,808	4,646

Porches

WPP	618	10,321	8,257
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Built-Ins

Appliance Allow.	1	2,766	2,213
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Garages

Class: C Exterior: Pole (Unfinished)

Base Cost	1280	30,886	24,709
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Totals:                      309,665                      247,733

Notes: SKYLINE

ECF (416 RURAL METES & BOUNDS) 0.750 => TCV:                      185,800

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2024 Est. T.C.V. 009-014-008-00		=	217,312		
Est. TCV/Total Floor Area = 120.19, Most recent sale 07/01/2000 for 28,000					
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
95,300	95,300	95,300	52,516	5.00	
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	13,400	0	2,625	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
108,700	108,700	108,700	55,141	55,141	55,141

009-014-009-00	2024 Est. T.C.V.	BRISENO TIMOTHY J
Property Class: 401		2291 S DICKERSON RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 14 T22N R8W W/2 OF SW/4 OF NW/4. 20 Ac. M/L.  
Split on 08/20/2008 into 009-014-009-20

Split/Comb. on 08/20/2008 completed 08/20/2008 RAY ;  
Parent Parcel(s): 009-014-009-00;  
Child Parcel(s): 009-014-009-20, ;  
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Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS  
\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 18	-29	@\$3000	20.00	Acres	3000	100		60,000
20.00 Total Acres Total Est. Land Value =								60,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.18	500	0	0
D/W/P: Asphalt Paving	3.10	2128	0	0
D/W/P: 3.5 Concrete	6.58	90	0	0
Wood Frame	22.57	600	50	6,771
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	0	0
Total Estimated Land Improvements True Cash Value =				6,771

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

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 1757 SF Floor Area = 1757 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,085		
1 Story	Siding	Crawl Space	672		
Total:				239,054	191,244

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,476	1,181
3 Fixture Bath	1	4,646	3,717

Water/Sewer

1000 Gal Septic	1	4,864	3,891
Water Well, 100 Feet	1	5,808	4,646

Porches

CCP (1 Story)	160	4,320	3,456
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Deck

Treated Wood	638	8,855	7,084
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Garages

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

Base Cost	520	23,161	18,529
Common Wall: 2 Wall	1	-5,371	-4,297
Door Opener	1	547	438

Built-Ins

Appliance Allow.	1	2,766	2,213
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Totals:		290,126	232,102
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Notes:

Parcel Number: 009-014-009-00

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ECF (416 RURAL METES &amp; BOUNDS) 0.930 =&gt; TCV: 215,855

Ag. Bld 1 1992, 4 Wall Utility Building      Class:D,Pole      Quality:Low Cost  
Height: 10 ft

Description	Rate	Size	Cost New
Base Cost	4.21	1120	4,715
Default Walls	5.41	1120	6,059

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60      Depr. Cost =      6,464  
ECF (416 RURAL METES & BOUNDS)      0.930 => TCV of Bldg: 1 =      6,012

Ag. Bld 2 2009, 4 Wall Utility Building      Class:D,Pole      Quality:Low Cost  
Height: 12 ft

Description	Rate	Size	Cost New
Base Cost	3.97	2400	9,528
Default Walls	5.10	2400	12,240

Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80      Depr. Cost =      17,414  
ECF (416 RURAL METES & BOUNDS)      0.930 => TCV of Bldg: 2 =      16,195

Total Estimated True Cash Value of Agricultural Buildings      =      22,207

2024 Est. T.C.V. 009-014-009-00      =      304,833

Est. TCV/Total Floor Area = 173.50, Most recent sale 10/03/2008 for 115,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
144,400	144,400	144,400	95,382	5.00		
2024 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	8,000	0	0	4,769	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
152,400	152,400	152,400	100,151	100,151	100,151	



009-014-009-20  
Property Class: 101  
Map #:

2024 Est. T.C.V.  
LAKE TOWNSHIP

KITCHEN RICHARD & ADELINE FAMILY  
2213 S DICKERSON RD  
LAKE CITY, MI 49651

FORMERLY . SEC 14 T22N R8W (8\*2001) W 1/2 OF NW 1/4 LYING S OF FORMER RR R/W,  
EXC BEG AT INTERSECTION OF FORMER RR R/W & W LINE SEC 14 TH S 200 FT, E PAR WITH  
RR R/W 270 FT, N 200 FT TO S LINE RR R/W W'LY ALONG RR R/W 270 FT TO POB & EXC  
BEG 693.23 FT S OF NW COR OF NW 1/4 TH S 231.43 FT, E 270 FT, N 231.43 FT, W 270  
FT TO POB & EXC W/2 OF SW/4 OF NW/4. & EXC THAT PART OF THE E1/4 OF W1/4 OF NW1/4  
LYING S OF S LINE OF FOMER RR/RW & N OF W LINE BEG 693.23' S OF NW COR OF NW 1/4  
TH E TO E LINE OF W1/2 OF NW 1/4 42.5523 AC. M/L.

SPLIT ON 5/15/2018 PART TO 014-009-75

FORMERLY . SEC 14 T22N R8W (8\*2001) W 1/2 OF NW 1/4 LYING S OF FORMER RR R/W,  
EXC BEG AT INTERSECTION OF FORMER RR R/W & W LINE SEC 14 TH S 200 FT, E PAR WITH  
RR R/W 270 FT, N 200 FT TO S LINE RR R/W W'LY ALONG RR R/W 270 FT TO POB & EXC  
BEG 693.23 FT S OF NW COR OF NW 1/4 TH S 231.43 FT, E 270 FT, N 231.43 FT, W 270  
FT TO POB & EXC W/2 OF SW/4 OF NW/4. 50.5558 AC. M/L.

SPLIT ON 08/20/2008 FROM 009-014-009-00;

SPLIT ON 05/15/2018 COMPLETED 05/15/2018 TIM ;

PARENT PARCEL(S): 009-014-009-20;

CHILD PARCEL(S): 009-014-009-75;

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SPLIT/COMB. ON 08/20/2008 COMPLETED 08/20/2008 RAY ;

PARENT PARCEL(S): 009-014-009-00;

CHILD PARCEL(S): 009-014-009-20,  
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Land Value Estimates for Land Table Ag 1 .A - Agriculture

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
AGRICULTRU 30 - 65 ACRES		25.56 Acres			3900	100		99,684
AGRICULTRU SURPLUS 2800/		16.99 Acres			2800	100		47,578
		42.55 Total Acres					Total Est. Land Value =	147,262

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	7.35	520	0	0
D/W/P: Crushed Rock	2.19	28	0	0
Fencing: Wire Mesh, #9	3.74	472	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				2,500

Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE Cls CD Blt 2007

(11) Heating System: Forced Air w/ Ducts

Ground Area = 2280 SF Floor Area = 2280 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	2,280		
			Total:	239,274	191,419

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,230	984
3 Fixture Bath	1	3,860	3,088
2 Fixture Bath	1	2,596	2,077

Water/Sewer

1000 Gal Septic	1	4,550	3,640
Water Well, 100 Feet	1	5,640	4,512

Porches

WPP	54	1,941	1,553
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Parcel Number: 009-014-009-20

Page: 2

## Deck

Treated Wood	49	1,701	1,361
Treated Wood	120	2,880	2,304

## Garages

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

Base Cost	787	27,695	22,156
Door Opener	2	970	776

Class: CD Exterior: Pole (Unfinished)

Base Cost	768	18,263	14,610
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## Built-Ins

Appliance Allow.	1	1,934	1,547
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## Breezeways

Frame Wall	140	8,393	6,714
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Totals:		320,927	256,741
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## Notes:

ECF (101 AGRICULTURE) 0.930 => TCV: 238,769

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2024 Est. T.C.V. 009-014-009-20 = 388,531

Est. TCV/Total Floor Area = 170.41

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
162,300	162,300	162,300	99,526	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	32,000	0	0	4,976	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
194,300	194,300	194,300	104,502	104,502	104,502	

009-014-009-85	2024 Est. T.C.V.	BRISENO BABETTA R
Property Class: 401		2175 S DICKERSON RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 14 T22N R8W (0\*2001) BEG 693.23 FT S OF NW COR OF NW 1/4 TH S 231.43 FT, E 270 FT, N 231.43 FT, W 270 FT TO POB. 1.4345A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
A 200' @ 90/FF	231.00	270.00	0.9646	0.9064	90 100	18,178
231 Actual Front Feet, 1.43 Total Acres Total Est. Land Value =						18,178

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	3.10	1000	0	0
Fencing: Wire Mesh, #11	3.26	3848	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				2,500

Cost Est. for Res. Bldg: 1 Single Family HUD Cls C Blt 1999

(11) Heating System: Forced Heat & Cool  
Ground Area = 1352 SF Floor Area = 1352 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,352		
Total:				179,541	143,634

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,476	1,181
3 Fixture Bath	1	4,646	3,717

Water/Sewer

1000 Gal Septic	1	4,864	3,891
Water Well, 100 Feet	1	5,808	4,646

Deck

Treated Wood	112	2,794	2,235
Treated Wood	35	1,484	1,187
Treated Wood	10	457	366

Built-Ins

Appliance Allow.	1	2,766	2,213
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Carports

Aluminum	550	8,014	6,411
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Totals: 211,850 169,481

Notes: 1999 SKYLINE #45330269LAB

ECF (416 RURAL METES & BOUNDS) 0.750 => TCV: 127,111

2024 Est. T.C.V. 009-014-009-85 = 147,789

Est. TCV/Total Floor Area = 109.31

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
63,400	63,400	63,400	38,315	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	10,500	0	0	1,915	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
73,900	73,900	73,900	40,230	40,230	40,230	

009-014-009-90	2024 Est. T.C.V.	MOLITOR DANIEL C & PAMELA
Property Class: 401		2065 S DICKERSON RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 14 T22N R8W BEG AT INTERSECTION W SEC LINE AND S LINE FORMER RR R/W TH S  
 200 FT, E PAR WITH RR R/W 270 FT, N 200 FT TO S LINE RR R/W, W'LY ALONG RR R/W  
 270 FT TO POB.1.2397A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 90/FF	242.87	270.00	0.9526	0.9064	90	100		18,873
200 Actual Front Feet, 1.64 Total Acres Total Est. Land Value =								18,873

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.69	1200	50	1,614
Total Estimated Land Improvements True Cash Value =				1,614

Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE Cls D Blt 1994

(11) Heating System: Forced Air w/o Ducts  
 Ground Area = 1680 SF Floor Area = 1680 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,680		
			Total:	164,822	140,100

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,025	871
3 Fixture Bath	1	3,245	2,758

Water/Sewer

1000 Gal Septic	1	4,263	3,624
Water Well, 100 Feet	1	5,506	4,680

Deck

Treated Wood	160	3,422	2,566	*75% Good
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Garages

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

Base Cost	576	19,359	16,455
Common Wall: 1 Wall	1	-2,310	-1,963

Class: D Exterior: Pole (Unfinished)

Base Cost	960	19,200	16,320
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Built-Ins

Appliance Allow.	1	1,638	1,392
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Breezeways

Frame Wall	144	7,628	6,484
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Totals: 227,798 193,287

Notes:

ECF (416 RURAL METES & BOUNDS) 0.930 => TCv: 179,757

2024 Est. T.C.V. 009-014-009-90 = 200,244

Est. TCv/Total Floor Area = 119.19, Most recent sale 08/01/2006 for 103,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
88,900	88,900	88,900	41,730	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	11,200	0	0	2,086	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
100,100	100,100	100,100	43,816	43,816	43,816	



009-014-010-00 2024 Est. T.C.V. EUBANK WILLIAM & GINA  
 Property Class: 401 7931 W JENNINGS RD  
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

. SEC 14 T22N R8W NW 1/4 OF NW 1/4 OF NW 1/4 LYING N OF RR. 2.75 A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 90/FF	668.00	179.33	0.7397	0.8183	90	100		36,390
668 Actual Front Feet, 2.75 Total Acres Total Est. Land Value =								36,390

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.97	1016	0	0
D/W/P: Asphalt Paving	3.10	1900	0	0
D/W/P: Patio Blocks	15.61	96	0	0
Wood Frame	22.57	480	50	5,417
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 5000	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				10,417

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

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1532 SF Floor Area = 1532 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,040		
1 Story	Siding	Mich Bsmnt.	492		
			Total:	204,438	125,085

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade	1	2,560	1,536
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Plumbing

Average Fixture(s)	1	1,476	886
2 Fixture Bath	1	3,108	1,865

Water/Sewer

1000 Gal Septic	1	4,864	2,918
Water Well, 50 Feet	1	2,686	1,612

Porches

WCP (1 Story)	144	6,372	3,823
WCP (1 Story)	164	7,016	4,210

Deck

Treated Wood	152	3,455	2,073
w/Roof (Roof portion)	180	3,082	1,849

Garages

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

Base Cost	780	30,615	18,369
Common Wall: 1 Wall	1	-2,686	-1,612
Door Opener	1	547	328

Built-Ins

Appliance Allow.	1	2,766	1,660
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Fireplaces

Interior 1 Story	1	5,338	3,203
Wood Stove	1	2,551	1,531

Breezeways

Parcel Number: 009-014-010-00

Page: 2

Frame Wall	129	6,903	4,142
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Totals:	285,091	171,043
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Notes:

ECF (416 RURAL METES & BOUNDS) 0.930 => TCV: 159,070

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2024 Est. T.C.V. 009-014-010-00 = 205,877

Est. TCV/Total Floor Area = 134.38, Most recent sale 09/15/2017 for 129,842

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
96,200	96,200	96,200	74,937	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	6,700	0	0	3,746	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
102,900	102,900	102,900	78,683	78,683	78,683	

009-014-011-00	2024 Est. T.C.V.	EUBANK WILLIAM & GINA
Property Class: 402		W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 14 T22N R8W FORMER RR R/W LYING ACROSS NW 1/4 OF NW 1/4 OF NW 1/4 EXC BEG  
237.84 FT S OF NW COR SEC 14, TH N 84 DEG 10' E 83.43 FT, TH S 50.26 FT TO POB.  
1.4188A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A					10000	100		10,000
83 Actual Front Feet, 1.53 Total Acres							Total Est. Land Value =	10,000

2024 Est. T.C.V. 009-014-011-00	=	10,000			
Est. TCV/Total Floor Area = 6.53, Most recent sale 09/15/2017 for 129,842					
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
3,500	3,500	3,500	2,711	5.00	
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,500	0	135	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
5,000	5,000	5,000	2,846	2,846	2,846







Parcel Number: 009-014-012-00

Page: 2

Phy/Ab.Phy/Func/Econ/Comb. % Good=50/100/100/100/50	Depr. Cost =	6,599
ECF (101 AGRICULTURE)	0.660 => TCV of Bldg: 1 =	4,355

Total Estimated True Cash Value of Agricultural Buildings	=	4,355
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2024 Est. T.C.V. 009-014-012-00	=	243,008
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Est. TCV/Total Floor Area = 250.01, Most recent sale 10/15/2019 for 150,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
112,000	112,000	112,000	34,062	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	9,500	0	0	1,703	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
121,500	121,500	121,500	35,765	35,765	35,765	





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0	3,100	0	0	6,426	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
179,400	179,400	179,400	134,965	134,965	134,965

009-014-012-65	2024 Est. T.C.V.	KITCHEN THOMAS A
Property Class: 102		W KELLY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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Land Value Estimates for Land Table Ag 1 .A - Agriculture

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
AGRICULTRU 30 - 65 ACRES		30.00	Acres		3900	100		117,000
		30.00	Total Acres				Total Est. Land Value =	117,000

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2024 Est. T.C.V. 009-014-012-65 = 117,000

Est. TCV/Total Floor Area = 66.70

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
52,500	52,500	52,500	18,355	5.00		
2024 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	6,000	0	0	917	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
58,500	58,500	58,500	19,272	19,272	19,272	

009-014-012-85	2024 Est. T.C.V.	KITCHEN THOMAS
Property Class: 402		W KELLY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 14 T22N R8W W 1/2 OF W 1/2 OF SE 1/4 OF SW 1/4. 10A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia PARTOF>20@\$3000		10.00	Acres		3000	100		30,000
		10.00	Total Acres				Total Est. Land Value =	30,000

2024 Est. T.C.V. 009-014-012-85 = 30,000

Est. TCV/Total Floor Area = 17.10

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
13,000	13,000	13,000	7,195	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	2,000	0	0	359	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
15,000	15,000	15,000	7,554	7,554	7,554	



009-014-012-90	2024 Est. T.C.V.	KITCHEN THOMAS
Property Class: 401		7770 W KELLY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 14 T22N R8W E 1/2 OF E 1/2 OF SW 1/4 OF SW 1/4. 10A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS  
\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$3000		10.00	Acres		3000	100		30,000
		10.00	Total Acres				Total Est. Land Value =	30,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	28.72	80	50	1,149
				Total Estimated Land Improvements True Cash Value = 1,149

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

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 1364 SF Floor Area = 1364 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,364		
			Total:	154,190	107,934

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,230	861
2 Fixture Bath	1	2,596	1,817

Water/Sewer

1000 Gal Septic	1	4,550	3,185
Water Well, 100 Feet	1	5,640	3,948

Deck

Treated Wood	310	5,397	3,778
Treated Wood	96	2,443	1,710

Garages

Class: CD Exterior: Pole (Unfinished)

Base Cost	384	11,244	7,871
No Concrete Floor	384	-2,346	-1,642

Class: D Exterior: Pole (Unfinished)

Base Cost	3200	61,088	42,762
No Concrete Floor	3200	-17,824	-12,477

Class: CD Exterior: Pole (Unfinished)

Base Cost	2112	45,619	31,933
No Concrete Floor	2112	-12,904	-9,033

Built-Ins

Appliance Allow.	1	1,934	1,354
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Totals: 262,857 184,001

Notes:

ECF (416 RURAL METES & BOUNDS) 0.930 => TCV: 171,121

2024 Est. T.C.V. 009-014-012-90 = 202,270

Est. TCV/Total Floor Area = 148.29

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
97,500	97,500	97,500	70,179	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	3,600	0	3,508	0		
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
101,100	101,100	101,100	73,687	73,687	73,687	



009-014-013-00	2024 Est. T.C.V.	DUTCHMAN PROPERTIES LLC
Property Class: 102		S GREEN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 14 T22N R8W N 1/2 OF SE 1/4. 80 A.

Land Value Estimates for Land Table Ag 1 .A - Agriculture

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
AGRICULTRU 66 - 120 Acres		48.00 Acres			3900	100		187,200
AGRICULTRU SURPLUS 2800/		31.00 Acres			2800	100		86,800
AGRICULTRU ROW		1.00 Acres			0	100		0
		80.00 Total Acres			Total Est.	Land Value =		274,000

2024 Est. T.C.V. 009-014-013-00 = 274,000

Est. TCV/Total Floor Area = 200.88, Most recent sale 04/16/2012 for 0

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
113,500	113,500	113,500	35,617	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	23,500	0	0	1,780	0	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
137,000	137,000	137,000	37,397	37,397	37,397	37,397

009-014-014-00	2024 Est. T.C.V.	PEARSON JOHN L & MARIA J
Property Class: 102		W KELLY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 14 T22N R8W SW 1/4 OF SE 1/4. 40 A.

Land Value Estimates for Land Table Ag 1 .A - Agriculture

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
AGRICULTRU 30 - 65 ACRES		28.00 Acres			3900	100		109,200
AGRICULTRU SURPLUS 2800/		12.00 Acres			2800	100		33,600
		40.00 Total Acres					Total Est. Land Value =	142,800

2024 Est. T.C.V. 009-014-014-00 = 142,800

Est. TCV/Total Floor Area = 104.69

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
38,000	38,000	38,000	30,437	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	33,400	0	0	1,521	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
71,400	71,400	71,400	31,958	31,958	31,958	

009-014-015-00	2024 Est. T.C.V.	DUTCHMAN PROPERTIES LLC
Property Class: 102		W KELLY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 14 T22N R8W W 1/2 OF SE 1/4 OF SE 1/4. 20 A.

Land Value Estimates for Land Table Ag 1 .A - Agriculture

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
AGRICULTRU 8 - 17 Acres		8.00 Acres	3900	100				31,200
AGRICULTRU SURPLUS 2800/		12.00 Acres	2800	100				33,600
		20.00 Total Acres					Total Est. Land Value =	64,800

2024 Est. T.C.V. 009-014-015-00 = 64,800

Est. TCV/Total Floor Area = 47.51, Most recent sale 01/20/2006 for 62,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
25,400	25,400	25,400	11,182	5.00			
2024	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
	0	7,000	0	559	0		
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
32,400	32,400	32,400	11,741	11,741	11,741		

009-014-017-00 2024 Est. T.C.V. ARLENE PROPERTIES LLC  
 Property Class: 102 S GREEN RD  
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

S 1/2 OF SE 1/4 OF SE 1/4 OF SE 1/4 EXC E 250FT OF S170FT THEREOF SEC 14 T22N  
 R8W 4.0243  
 SPLIT ON 12/23/2010 INTO 009-014-017-90;  
 SEC 14 T22N R8W S 1/2 OF SE 1/4 OF SE 1/4 OF SE 1/4. 5A.

HISOTRY-SEC 14 T22N R8W S 1/2 OF SE 1/4 OF SE 1/4 OF SE 1/4 EXC E 250 FT OF S  
 170 FT THOF. 4.0243A. 2010 PARCEL 009-014-017-00 SPLIT ON 12/23/2010

Split/Comb. on 12/23/2010 completed 12/23/2010 Polly TAXPAYER REQUEST;  
 Parent Parcel(s): 009-014-017-00;  
 Child Parcel(s): 009-014-017-90;

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PARCEL # 2: 57-009-033-006-79  
 RANCH HOUSE ON CRAWL SPACE.  
 THE EAST 300 FT. OF THE WEST 690 FT. EXCEPT THE EAST 170 FT. THEREOF, OF THE SW  
 X OF THE NE X LYING SOUTH OF HWY. M-55 AND EXCEPT THE SOUTH 250 FT. THEREOF. SEC  
 33 T22N R8W, .67 ACRES + OR -.  
 PARCEL # 3: 57-009-033-006-70  
 BACK PARCEL WITH 2 DUPLEXES.  
 THE SOUTH 250 FT. OF THE EAST 300 FT. OF THE WEST 690 FT. OF THE SW X OF THE NE  
 X LYING SOUTH OF HWY M-55 SEC 33 T22N R8W. 1.72 ACRES +OR-.  
 PARCELS #1 AND #2 ARE OWNED BY JIM AND PAT SPRAGG.  
 PARCEL # 3 IS OWNED BY THE HICKS.

Land Value Estimates for Land Table Ag 1 .A - Agriculture

						* Factors *	
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
AGRICULTRU 3	-7 Acres		3.59 Acres		3900 100		14,005
AGRICULTRU ROW			0.43 Acres		0 100		0
			4.02 Total Acres		Total Est. Land Value =		14,005

2024 Est. T.C.V. 009-014-017-00							=	14,005
Est. TCV/Total Floor Area = 10.27, Most recent sale 12/19/2009 for 50,778								
2023 Assessed	MBOR	S.E.V.	Base for Cap		C.P.I.			
6,300	6,300	6,300	4,028		5.00			
2024 New Eq. Adjustment		Loss	Additions		Tax Adjustment		Losses	
0	700	0	0		201		0	
2024 Assessed	MBOR	S.E.V.	Capped		->Taxable<-		PRE/MBT	
7,000	7,000	7,000	4,229		4,229		0	

009-014-017-90 2024 Est. T.C.V. PIOTROWSKI MARK  
 Property Class: 401 2980 S GREEN RD  
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

E 250FT OF S 170FT OF SE /14 OF SE 1/4 SEC 14 T22N R8W

SPLIT ON 12/23/2010 FROM 009-014-017-00;  
 FROM SEC 14 T22N R8W S 1/2 OF SE 1/4 OF SE 1/4 OF SE 1/4. 5A.

HISTORY-SEC 14 T22N R8W E 250 FT OF S 170 FT OF SE 1/4 OF SE 1/4. .9757A. 2010  
 Split of 009-014-017-00 on 12/23/2010

MLS 1820817 REMODELED 2 BEDROOM AND 1 BATH HOME. ROOF, WINDOWS, FURNACE, DRYWALL  
 SUB FLOORS AND FLOORING, OAK KITCHEN CABINETS, CEDAR WOOD CEILINGS IN THE  
 KITCHEN, COUNTER TOPS, STAINLESS STEEL APPLIANCES, LED LIGHT FIXTURES, OAK TRIM,  
 OAK RAISED PANEL DOORS, STRUCTURAL SUPPORT IN BASEMENT, CHAIN LINK FENCE, AND  
 THE WATER TANK WAS UPDATED IN 2009.

Split/Comb. on 12/23/2010 completed 12/23/2010 Polly TAXPAYER REQUEST;  
 Parent Parcel(s): 009-014-017-00;  
 Child Parcel(s): 009-014-017-90;

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 PARCEL # 2: 57-009-033-006-79  
 RANCH HOUSE ON CRAWL SPACE.  
 THE EAST 300 FT. OF THE WEST 690 FT. EXCEPT THE EAST 170 FT. THEREOF, OF THE SW  
 X OF THE NE X LYING SOUTH OF HWY. M-55 AND EXCEPT THE SOUTH 250 FT. THEREOF. SEC  
 33 T22N R8W, .67 ACRES + OR -.  
 PARCEL # 3: 57-009-033-006-70  
 BACK PARCEL WITH 2 DUPLEXES.  
 THE SOUTH 250 FT. OF THE EAST 300 FT. OF THE WEST 690 FT. OF THE SW X OF THE NE  
 X LYING SOUTH OF HWY M-55 SEC 33 T22N R8W. 1.72 ACRES +OR-.  
 PARCELS #1 AND #2 ARE OWNED BY JIM AND PAT SPRAGG.  
 PARCEL # 3 IS OWNED BY THE HICKS.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 90/FF	250.00	170.00	0.9457	0.8074	90	100		17,181
250 Actual Front Feet, 0.98 Total Acres Total Est. Land Value =								17,181

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1921

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 863 SF Floor Area = 863 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Mich Bsmnt.	735		
1 Story	Siding	Crawl Space	128		
			Total:	111,024	76,727

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,230	799
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Water/Sewer

1000 Gal Septic	1	4,550	2,957
Water Well, 50 Feet	1	2,585	1,680

Parcel Number: 009-014-017-90

Page: 2

## Porches

WGEP (1 Story)	90	8,248	5,361
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## Garages

Class: CD Exterior: Pole (Unfinished)

Base Cost	600	15,276	3,819	*25% Good
No Concrete Floor	600	-3,666	-917	

## Built-Ins

Appliance Allow.	1	1,934	1,257
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Totals:		141,181	87,121
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## Notes:

ECF (416 RURAL METES & BOUNDS) 0.930 => TCV:	81,023
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Ag. Bld 1 0, 4 Wall Barn, General Purpose Class:D,Pole Quality:Average  
Height: 10 ft

Description	Rate	Size	Cost New
Base Cost	22.93	1200	27,516
Default Walls	8.17	1200	9,804

Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/50/100/17.5	Depr. Cost =	6,531
ECF (416 RURAL METES & BOUNDS) 0.930 => TCV of Bldg: 1 =		6,074

Total Estimated True Cash Value of Agricultural Buildings	=	6,074
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2024 Est. T.C.V. 009-014-017-90	=	105,228
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Est. TCV/Total Floor Area = 121.93, Most recent sale 11/05/2019 for 106,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
49,300	49,300	49,300	42,893	5.00		
2024 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	3,300	0	0	2,144	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
52,600	52,600	52,600	45,037	45,037	45,037	



009-014-018-00	2024 Est. T.C.V.	HILL STACEY R
Property Class: 401		2830 S GREEN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 14 T22N R8W S 1/2 OF NE 1/4 OF SE 1/4 OF SE 1/4. 5 A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS  
\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 90/FF	330.00	660.00	0.8823	1.1334	90	100		29,700
330 Actual Front Feet, 5.00 Total Acres Total Est. Land Value =								29,700

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.89	1800	0	0
Fencing: Wire Mesh, #11	3.21	400	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	100	1,000
Total Estimated Land Improvements True Cash Value =				1,000

Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE Cls CD Blt 1992

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 1440 SF Floor Area = 1440 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,440		
			Total:	161,560	121,169

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,230	922
2 Fixture Bath	1	2,596	1,947

Water/Sewer

1000 Gal Septic	1	4,550	3,412
Water Well, 50 Feet	1	2,585	1,939

Built-Ins

Appliance Allow.	1	1,934	1,450
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Garages

Class: CD Exterior: Pole (Unfinished)			
Base Cost	1144	24,710	18,532

Totals: 199,165 149,371

Notes:

ECF (416 RURAL METES & BOUNDS) 0.930 => TCY: 138,915

2024 Est. T.C.V. 009-014-018-00 = 169,615

Est. TCY/Total Floor Area = 117.79

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
74,500	74,500	74,500	31,676	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	10,300	0	0	1,583	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
84,800	84,800	84,800	33,259	33,259	33,259	

009-014-019-00	2024 Est. T.C.V.	PEDLAR JACK W
Property Class: 401		2800 S GREEN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 14 T22N R8W N 1/2 OF NE 1/4 OF SE 1/4 OF SE 1/4. 5 A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS  
\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 90/FF	330.00	662.00	0.8823	1.1342	90	100		29,722
330 Actual Front Feet, 5.01 Total Acres Total Est. Land Value =								29,722

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	1122	0	0
Wood Frame	24.89	120	94	2,808

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	2	95	1,900
Total Estimated Land Improvements True Cash Value =				4,708

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

(11) Heating System: Electric Baseboard  
Ground Area = 1120 SF Floor Area = 1680 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	1,120		
Total:				184,590	119,983

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,230	799
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Water/Sewer

1000 Gal Septic	1	4,550	2,957
Water Well, 50 Feet	1	2,585	1,680

Porches

WCP (1 Story)	192	7,023	4,565
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Garages

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

Base Cost	576	22,239	14,455
Common Wall: 1 Wall	1	-2,512	-1,633

Built-Ins

Appliance Allow.	1	1,934	1,257
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Breezeways

Frame Wall	240	14,388	9,352
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Totals: 236,027 153,415

Notes:

ECF (416 RURAL METES & BOUNDS) 0.930 => TCv: 142,676

2024 Est. T.C.V. 009-014-019-00 = 177,106

Est. TCv/Total Floor Area = 105.42

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
82,900	82,900	82,900	56,739	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	5,700	0	0	2,836	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
88,600	88,600	88,600	59,575	59,575	59,575	

009-014-020-00	2024 Est. T.C.V.	HILL STACEY R
Property Class: 401		2870 S GREEN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 14 T22N R8W N 1/2 OF N 1/2 OF S 1/2 OF E 1/2 OF SE 1/4 OF SE 1/4. 2.5A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS  
\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 90/FF	165.00	660.00	1.0493	1.1334	90	100		17,660
165 Actual Front Feet, 2.50 Total Acres							Total Est. Land Value =	17,660

Cost Est. for Res. Bldg: 1 Single Family GRG Cls C Blt 1981

(11) Heating System: No Heating/Cooling  
Ground Area = 0 SF Floor Area = 0 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					

Plumbing

3 Fixture Bath	1	-4,646	-3,252
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Garages

Class: C Exterior: Block Foundation: 42 Inch (Unfinished)			
Base Cost	1920	71,789	50,252
Class: C Exterior: Pole (Unfinished)			
Base Cost	176	6,632	4,642
Class: C Exterior: Pole (Unfinished)			
Base Cost	216	8,139	5,697
Totals:		81,914	57,339

Notes:

ECF (416 RURAL METES & BOUNDS) 0.930 => TCV: 53,325

2024 Est. T.C.V. 009-014-020-00	=	70,985			
Est. TCV/Total Floor Area = 0.00, Most recent sale 02/26/2016 for 0					
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
32,700	32,700	32,700	26,284	5.00	
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,800	0	1,314	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
35,500	35,500	35,500	27,598	27,598	0

009-014-020-50	2024 Est. T.C.V.	MCVICAR MATTHEW
Property Class: 401		2882 S GREEN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 14 T22N R8W S 1/2 OF N 1/2 OF S 1/2 OF E 1/2 OF SE 1/4 OF SE 1/4. 2.5A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS  
\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 90/FF	165.00	660.00	1.0493	1.1334	90	100		17,660
165 Actual Front Feet, 2.50 Total Acres							Total Est. Land Value =	17,660

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

(11) Heating System: No Heating/Cooling  
Ground Area = 0 SF Floor Area = 0 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

#### Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Plumbing					
	3 Fixture Bath		1	-4,646	-3,484
Garages					
Class: C Exterior: Pole (Unfinished)					
	Base Cost		2090	50,432	37,824
			Totals:	45,786	34,340

Notes:

ECF (416 RURAL METES & BOUNDS) 0.930 => TCV: 31,936

2024 Est. T.C.V. 009-014-020-50				=	49,596
Est. TCv/Total Floor Area =	0.00				
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
22,300	22,300	22,300	16,878	5.00	
2024 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses
0	2,500	0	0	843	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
24,800	24,800	24,800	17,721	17,721	0



009-015-002-25	2024 Est. T.C.V.	BORSUM DEBRA
Property Class: 401		2540 S DICKERSON RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 15 T22N R8W (9\*TRACT\*2020) NE 1/4 OF SE 1/4 & N 1/2 OF SE 1/4 OF SE 1/4.  
60A.

ADD OLD BARN FOR 2009.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS  
\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 30 - 65	\$3000	60.00	Acres	3000	100			180,000
60.00 Total Acres Total Est. Land Value =								180,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	6.61	144	94	895
Total Estimated Land Improvements True Cash Value =				895

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 1930

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 800 SF Floor Area = 800 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	800		
Total:				103,105	61,863

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,025	615
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Water/Sewer

1000 Gal Septic	1	4,263	2,558
Water Well, 50 Feet	1	2,498	1,499

Porches

WCP (1 Story)	147	5,246	3,148
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Deck

Treated Wood	128	2,956	1,774
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Garages

Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)				
Base Cost	336	11,904	7,142	
Class: D Exterior: Block Foundation: 18 Inch (Unfinished)				
Base Cost	720	22,349	13,409	
Class: D Exterior: Pole (Unfinished)				
Base Cost	768	16,036	9,622	

Built-Ins

Appliance Allow.	1	1,638	983
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Breezeways

Frame Wall	189	10,011	6,007
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Unit-in-Place Cost Items

BARN	500	705	317	*45% Good
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Totals: 181,736 108,937

Notes:

ECF (416 RURAL METES & BOUNDS) 0.930 => TCV: 101,311

2024 Est. T.C.V. 009-015-002-25 = 282,206

Parcel Number: 009-015-002-25

Page: 2

Est. TCV/Total Floor Area = 352.76

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
121,500	121,500	121,500	63,866	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	19,600	0	0	3,193	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
141,100	141,100	141,100	67,059	67,059	67,059	





Est. TC/Total Floor Area = 157.91

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
188,000	188,000	188,000	175,158	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	9,800	8,900	0	8,343	8,292	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
188,900	188,900	188,900	175,209	175,209	175,209	



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2024	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	7,600	0	0	4,063	0
2024	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	125,100	125,100	125,100	85,335	85,335	85,335

009-015-006-00	2024 Est. T.C.V.	MISSAUKEE COUNTY ROAD COMMISSION
Property Class: 402		
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 15 T22N R8W N 20 FT OF FORMER RR R/W LYING ACROSS NE 1/4 OF NW 1/4 & RIGHT OF WAY FOR JENNINGS RD.

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

2024 Est. T.C.V. 009-015-006-00						=	0
Est. TCV/Total Floor Area =	0.00						
2023 Assessed	MBOR	S.E.V.		Base for Cap	C.P.I.		
0	0	0		0	5.00		
2024 New Eq. Adjustment		Loss		Additions	Tax Adjustment	Losses	
0	0	0		0	0	0	
2024 Assessed	MBOR	S.E.V.		Capped	->Taxable<-	PRE/MBT	
0	0	0		0	0	0	



Parcel Number: 009-015-007-00

Page: 2

## Built-Ins

Appliance Allow.	1	2,766	2,047
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Totals:		77,416	57,287
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Notes: 2155 S BLODGETT

ECF (416 RURAL METES & BOUNDS) 0.800 => TCV:	45,830
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2024 Est. T.C.V. 009-015-007-00	=	110,394
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Est. TCV/Total Floor Area = 52.57, Most recent sale 04/01/2003 for 65,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
59,400	59,400	59,400	42,116	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-4,200	0	0	2,105	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
55,200	55,200	55,200	44,221	44,221	0	



Parcel Number: 009-015-007-10

Page: 2

## Deck

Treated Wood	96	2,505	2,129
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## Balcony

Wood Balcony	96	3,911	3,324
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## Garages

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

Base Cost	696	34,257	29,118
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Common Wall: 1 Wall	1	-2,686	-2,283
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Door Opener	1	547	465
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Class: C Exterior: Pole (Unfinished)

Base Cost	768	20,513	17,436
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Door Opener	1	547	465
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## Built-Ins

Appliance Allow.	1	2,766	2,351
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Totals:		294,091	242,716
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Notes:

ECF (416 RURAL METES & BOUNDS) 0.930 => TCV: 225,726

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2024 Est. T.C.V. 009-015-007-10 = 262,686

Est. TCV/Total Floor Area = 237.94, Most recent sale 06/05/2014 for 148,500

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
126,800	126,800	126,800	89,287	5.00		
2024 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	4,500	0	0	4,464	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
131,300	131,300	131,300	93,751	93,751	93,751	



009-015-007-20                                2024 Est. T.C.V.                                ALLPRO RENT LLC  
Property Class: 401                                                               2235 S BLODGETT RD  
Map #:                                LAKE TOWNSHIP                                LAKE CITY, MI 49651

SEC 15 T22N R8W BEG 1371.5 FT N OF W 1/4 COR TH N210 FT, E 505 FT, S 210 FT, W  
505 FT TO POB. 2.4346 A  
ON 1/27/21 SPLIT PART TO 009-014-007-22  
FORMERLY SEC 15 T22N R8W (0\*1998) BEG 1371.5 FT N OF W 1/4 COR TH N 210 FT, E  
1325.12 FT, S 0 DEG 01'45"W 630 FTW 819.8 FT, N 420 FT, W 505 FT TO POB. 14.29A.

Split/Comb. on 01/27/2021 completed 01/27/2021 TIM ;  
Parent Parcel(s): 009-015-007-20;  
Child Parcel(s): 009-015-007-22;

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS  
\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 90/FF	210.00	505.00	0.9879	1.0600	90	100		19,791
210 Actual Front Feet, 2.44 Total Acres							Total Est. Land Value =	19,791

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.18	624	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1 Duplex 1S                                Cls C -5 Blt 2002  
Exterior Units: 2    Interior Units: 0    Roof: Asph.Shingle

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 1132 SF    Floor Area = 1132 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,132		
Total:				257,842	109,576

Other Additions/Adjustments

Plumbing

Average Fixture(s)	2	2,951	2,508
3 Fixture Bath	1	4,646	3,949

Water/Sewer

1000 Gal Septic	1	4,864	4,134
Water Well, 100 Feet	1	5,808	4,937

Porches

WCP (1 Story)	80	4,077	3,465
WCP (1 Story)	80	4,077	3,465

Deck

Treated Wood	257	4,880	4,148
Treated Wood	65	2,042	1,736

Garages

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

Base Cost	364	21,789	18,521
Common Wall: 2 Wall	1	-5,371	-4,565
Door Opener	1	547	465

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

Base Cost	364	21,789	18,521
Common Wall: 2 Wall	1	-5,371	-4,565
Door Opener	1	547	465

Parcel Number: 009-015-007-20

Page: 2

## Built-Ins

Appliance Allow.	2	5,533	4,703
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Totals:		403,458	342,926
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Notes: DUPLEX

ECF (416 RURAL METES & BOUNDS) 0.700 => TCV: 240,048

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2024 Est. T.C.V. 009-015-007-20 = 260,789

Est. TCV/Total Floor Area = 115.19, Most recent sale 11/01/2001 for 12,500

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
119,700	119,700	119,700	95,300	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	10,700	0	0	4,765	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
130,400	130,400	130,400	100,065	100,065	0	

009-015-007-22	2024 Est. T.C.V.	BROWNS TREE FARM LLC
Property Class: 102		2235 S BLODGETT RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

BEG 1371.5 FT N & 505 FT E OF W 1/4 COR TH N 210 FT, E 820.12 FT, S 0 DEG  
 01'45"W 630 FT, W819.8FT, N 420 FT TO POB SEC 15 T22N R8W 11.8554 A  
 SPLIT ON 01/27/2021 FROM 009-015-007-20

Split/Comb. on 01/27/2021 completed 01/27/2021 TIM ;  
 Parent Parcel(s): 009-015-007-20;  
 Child Parcel(s): 009-015-007-22;

Land Value Estimates for Land Table Ag 1 .A - Agriculture

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
AGRICULTRU 18 - 29 Acres			8.86 Acres		3900	100		34,535
AGRICULTRU SURPLUS 2800/			3.00 Acres		2800	100		8,400
			11.86 Total Acres				Total Est. Land Value =	42,935

2024 Est. T.C.V. 009-015-007-22 = 42,935

Est. TCV/Total Floor Area = 18.96

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
18,300	18,300	18,300	11,312	5.00		
2024 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	3,200	0	0	565	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
21,500	21,500	21,500	11,877	11,877	11,877	

009-015-007-30	2024 Est. T.C.V.	WISMER ANN
Property Class: 402		S BLODGETT RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 15 T22N R8W (0\*1998) BEG 1161.5 FT N OF W 1/4 COR TH N 210 FT E 505 FT, S  
210 FT, W 505 FT TO POB. 2.43A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 90/FF	210.00	505.00	0.9879	1.0600	90	100		19,791
210 Actual Front Feet, 2.44 Total Acres							Total Est. Land Value =	19,791

2024 Est. T.C.V. 009-015-007-30 = 19,791

Est. TCV/Total Floor Area = 8.74, Most recent sale 07/01/1998 for 4,750

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.				
7,700	7,700	7,700	5,321	5.00				
2024	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses			
	0	2,200	0	266	0			
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT			
9,900	9,900	9,900	5,587	5,587	0			



009-015-007-40	2024 Est. T.C.V.	LAMONT MARY
Property Class: 402		2337 S BLODGETT RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 15 T22N R8W (0\*1998) PCL E OF THE SURVEY RECORDED IN BOOK OF SURVEYS 5-3 PG  
 489 DESC AS: BEG 741.5 FT N OF W 1/4 COR TH N 210 FT,E 505 FT, S 210 FT, W 505  
 FT TO POB. 2.43A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 90/FF	201.00	505.00	0.9988	1.0600	90	100		19,152
201 Actual Front Feet, 2.33 Total Acres							Total Est. Land Value =	19,152

2024 Est. T.C.V. 009-015-007-40 = 19,152

Est. TCV/Total Floor Area = 14.17, Most recent sale 08/01/2022 for 27,500

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.				
7,400	7,400	7,400	7,400	5.00				
2024 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses			
0	2,200	0	0	370	0			
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT			
9,600	9,600	9,600	7,770	7,770	0			

009-015-007-45	2024 Est. T.C.V.	LAMONT MARY
Property Class: 402		S BLODGETT RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 15 T22N R8W (0\*1998) BEG 531.5 FT N OF W 1/4 COR TH N 210 FT, E 505 FT, S 210 FT, W 505 FT TO POB. 2.43A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 90/FF	210.00	505.00	0.9879	1.0600	90	100		19,791
210 Actual Front Feet, 2.44 Total Acres							Total Est. Land Value =	19,791

2024 Est. T.C.V. 009-015-007-45 = 19,791

Est. TCV/Total Floor Area = 14.64, Most recent sale 08/01/2022 for 27,500

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
7,700	7,700	7,700	7,700	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	2,200	0	0	385	0	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
9,900	9,900	9,900	8,085	8,085	0	

009-015-007-50  
Property Class: 102  
Map #:

2024 Est. T.C.V.  
LAKE TOWNSHIP

BROWN WESLEY D  
S BLODGETT RD  
LAKE CITY, MI 49651

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SEC 15 T22N R8W (0\*1998) BEG 321.5 FT N OF W 1/4 COR TH N 210 FT, E 505 FT, N 420 FT, E 411.20 FT, S 630 FT, W 916.20 FT TO POB. 8.3817A.  
Split on 05/16/2007 into 009-015-007-65;

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Split/Comb. on 05/16/2007 completed 05/16/2007 RAY ;  
Parent Parcel(s): 009-015-007-50;  
Child Parcel(s): 009-015-007-65;

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Land Value Estimates for Land Table Ag 1 .A - Agriculture

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
AGRICULTRU 8 - 17 Acres			8.38 Acres		3900	100		32,682
			8.38 Total Acres				Total Est. Land Value =	32,682

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2024 Est. T.C.V. 009-015-007-50 = 32,682

Est. TCW/Total Floor Area = 24.17

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
14,700	14,700	14,700	14,490	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	1,600	0	0	724	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
16,300	16,300	16,300	15,214	15,214	15,214	



009-015-007-65	2024 Est. T.C.V.	BROWN WESLEY D
Property Class: 401		2425 S BLODGETT RD
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

SEC 15 T22N R8W BEG 321.65 FT N & 916.2 FT E OF W/4 COR, TH N 630 FT, E 408.60 FT, W 408.28 FT TO POB.  
 SPLIT ON 05/16/2007 FROM 009-015-007-50;

ALLPRO TECHNOLOGY BUSINESS OCCUPIES SPACE IN THE HOUSE.

Split/Comb. on 05/16/2007 completed 05/16/2007 RAY ;  
 Parent Parcel(s): 009-015-007-50;  
 Child Parcel(s): 009-015-007-65;

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 90/FF	408.00	630.00	0.8367	1.1203	90	100		34,420
408 Actual Front Feet, 5.90 Total Acres							Total Est. Land Value =	34,420

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Vnyl,Picket,36-48	30.22	48	50	725
D/W/P: Crushed Rock	2.48	500	50	620
D/W/P: Patio Blocks	18.87	400	50	3,774
D/W/P: 4in Ren. Conc.	10.26	35	50	179
D/W/P: 4in Ren. Conc.	10.26	1352	50	6,936
Pool: Concrete	112.46	555	100	62,415
Metal Prefab	21.50	300	50	3,225
Metal Prefab	22.43	200	50	2,243

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
OUTDOOR FURNACE	2,500.00	1	95	2,375
Total Estimated Land Improvements True Cash Value =				82,492

Cost Est. for Res. Bldg: 1 Single Family 1.75S Cls BC Blt 2007

(11) Heating System: Radiant (in-floor), Air Conditioning  
 Ground Area = 2490 SF Floor Area = 4034 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=83/100/100/100/83

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.75 Story	Siding	Basement	1,466		
1 Story	Siding	Basement	160		
1 Story	Siding	Basement	864		
1 Story	Siding	Overhang	444		
			Total:	640,063	531,251

Other Additions/Adjustments

Recreation Room	1200	32,796	27,221
Exterior			
Brick Veneer	1076	22,047	18,299
Basement, Outside Entrance, Below Grade	1	3,593	2,982
Plumbing			
Average Fixture(s)	1	2,172	1,803
3 Fixture Bath	2	13,663	11,340
2 Fixture Bath	1	4,577	3,799
Water/Sewer			
1000 Gal Septic	1	5,636	4,678
Water Well, 200 Feet	1	11,716	9,724

Porches

Parcel Number: 009-015-007-65

Page: 2

CCP (1 Story)	72	2,674	2,219
WCP (1 Story)	160	8,893	7,381
WGEP (1 Story)	72	9,332	7,746
WPP	60	2,897	2,405
CCP (1 Story)	72	2,674	2,219

## Garages

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

Base Cost	888	51,886	43,065
Common Wall: 1.5 Wall	1	-4,675	-3,880
Door Opener	2	1,366	1,134

Class: BC Exterior: Pole (Finished)

Door Opener	2	1,366	1,134
Base Cost	2968	120,620	100,115

## Built-Ins

Appliance Allow.	1	3,975	3,299
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## Fireplaces

Exterior 2 Story	1	10,340	8,582
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## Deck

w/Roof (Roof portion)	800	16,704	13,864
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Totals: 964,315 800,380

Notes:

ECF (416 RURAL METES &amp; BOUNDS) 0.930 =&gt; TCV: 744,353

2024 Est. T.C.V. 009-015-007-65 = 861,265

Est. TCV/Total Floor Area = 213.50

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
390,900	390,900	390,900	223,126	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
37,200	2,500	0	37,200	11,156	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
430,600	430,600	430,600	271,482	271,482	271,482	

009-015-007-70  
 Property Class: 401  
 Map #:

2024 Est. T.C.V.  
 LAKE TOWNSHIP

SWANSON GORDON J & JUDY L  
 8909 W JENNINGS RD  
 LAKE CITY, MI 49651

. SEC 15 T22N R8W THAT PART OF W 1/2 OF NW 1/4 LYING S OF JENNINGS RD & N OF N  
 LINE FORMER RR R/W EXC W 250 FT THOF & EXC BEG AT NE COR LYING S OF JENNINGS RD  
 W'LY ALONG HWY 535 FT S TO RR R/W E TO E LINE OF W 1/2 OF NW 1/4 N TO POB EXC  
 JENNINGS RD LIBER 261 PG 854. APP 5A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 90/FF	279.60	778.97	0.9197	1.1813	90	100		27,338
280 Actual Front Feet, 5.00 Total Acres						Total Est. Land Value =		27,338

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	100	2,500
Total Estimated Land Improvements	True Cash Value =			2,500

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

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 945 SF Floor Area = 945 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	945		
			Total:	128,825	77,294

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,230	738
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Water/Sewer

1000 Gal Septic	1	4,550	2,730
Water Well, 50 Feet	1	2,585	1,551

Porches

CCP (1 Story)	120	3,042	2,008	*66% Good
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Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)				
Base Cost	960	29,011	17,407	

Built-Ins

Appliance Allow.	1	1,934	1,160
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Fireplaces

Exterior 1 Story	1	5,707	3,424
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Deck

Treated Wood	850	10,778	9,916	*92% Good
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Lump Sum Items

1170 SQ FT BARN		4,680	2,808
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Totals: 192,342 119,036

Notes:

ECF (416 RURAL METES & BOUNDS) 0.930 => TCYV: 110,703

Ag. Bld 1 1950, 4 Wall Barn, General Purpose Class:D,Pole Quality:Low Cost  
 Height: 10 ft

Parcel Number: 009-015-007-70

Page: 2

Description	Rate	Size	Cost New
Base Cost	15.15	2400	36,360
Default Walls	5.07	2400	12,168

Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/25/100/8.75	Depr. Cost =	4,246
ECF (416 RURAL METES & BOUNDS)	0.930 => TCV of Bldg: 1 =	3,949

Total Estimated True Cash Value of Agricultural Buildings	=	3,949
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2024 Est. T.C.V. 009-015-007-70	=	144,490
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Est. TCV/Total Floor Area = 152.90, Most recent sale 04/06/2010 for 55,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
67,500	67,500	67,500	42,767	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	4,700	0	0	2,138	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
72,200	72,200	72,200	44,905	44,905	44,905	



Costs are taken from the Sheds - Material Storage, 3 Wall cost schedules.

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

Class: D,Pole Quality: Low Cost  
 Stories: 1 Story Height: 10 Perimeter: 0

Base Rate for Upper Floors = 20.27

Adjusted Square Foot Cost for Upper Floors = 20.27

Total Floor Area: 1,440 Base Cost New of Upper Floors = 29,189

Reproduction/Replacement Cost = 29,189  
 Eff.Age:25 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 60 /100/100/100/60.0  
 Total Depreciated Cost = 17,513

ECF (416 RURAL METES & BOUNDS) 0.930 => TCV of Bldg: 2 = 16,287  
 Replacement Cost/Floor Area= 20.27 Est. TCV/Floor Area= 11.31

Total Estimated True Cash Value of Commercial/Industrial Buildings = 40,794

2024 Est. T.C.V. 009-015-007-80 = 81,685

Est. TCV/Total Floor Area = 17.77

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
40,100	40,100	40,100	33,323	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	700	0	0	1,666	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
40,800	40,800	40,800	34,989	34,989	34,989	

009-015-007-90 2024 Est. T.C.V. ATEN EDWARD  
 Property Class: 401 2111 S BLODGETT RD  
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

. SEC 15 T22N R8W FORMER C & LC RR R/W LYING ACROSS NW 1/40F NW 1/4 EXC E  
 1079.17 FT THOF. .5521A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A		\$10000			10000	100		10,000
100 Actual Front Feet, 0.55 Total Acres Total Est. Land Value =								10,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	20.87	160	35	1,169
Total Estimated Land Improvements True Cash Value =				1,169

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Average Blt 1988

(11) Heating System: Forced Warm Air  
 Ground Area = 1036 SF Floor Area = 1036 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Siding	Comp.Shingle	1036		
Total:				63,470	22,214

Other Additions/Adjustments

Skirting, Metal or Vinyl, Vertical	180	2,045	716
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Plumbing

Average Fixture(s)	1	964	337
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Water/Sewer

1000 Gal Septic	1	4,864	1,702
Water Well, 50 Feet	1	2,686	940

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)  
 Base Cost 320 15,011 5,254

Built-Ins

Appliance Allow.	1	2,766	968
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Deck

w/Roof (Roof portion)	144	2,543	890
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Totals: 94,349 33,021

Notes: 1988 REDMAN

ECF (416 RURAL METES & BOUNDS) 0.800 => TCv: 26,417

2024 Est. T.C.V. 009-015-007-90			=	37,586
Est. TCv/Total Floor Area = 36.28				
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
18,500	18,500	18,500	10,308	5.00
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	300	0	515	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-
18,800	18,800	18,800	10,823	10,823
				PRE/MBT
				0

009-015-008-00	2024 Est. T.C.V.	PLAMP TERRY ALLEN
Property Class: 401		8821 W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 15 T22N R8W BEG ON S R/W LINE OF JENNINGS RD 375 FT W OF E LINE OF W 1/2 OF NW 1/4 TH S TO S LINE OF FORMER RR R/W W 160 FT ON SAID S LINE N TO RD R/W E TO POB. .5576A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C>	.50	-1.0	AC	M/L	12000	100		12,000
160 Actual Front Feet, 0.50 Total Acres								Total Est. Land Value = 12,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.18	533	0	0
Wood Frame	35.08	64	50	1,122
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				3,622

Cost Est. for Res. Bldg: 1 Single Family HUD Cls C Blt 1986

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 1104 SF Floor Area = 1104 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Piers	1,104		
Total:				134,800	94,360

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,476	1,033
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Water/Sewer

1000 Gal Septic	1	4,864	3,405
Water Well, 50 Feet	1	2,686	1,880

Deck

Treated Wood	140	3,279	2,295
Treated Wood	30	1,346	942
Treated Wood	20	913	639

Garages

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

Base Cost	672	27,660	19,362
Door Opener	1	547	383

Built-Ins

Appliance Allow.	1	2,766	1,936
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Fireplaces

Wood Stove	1	2,551	1,786
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Totals:		182,888	128,021
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Notes:

ECF (416 RURAL METES & BOUNDS) 0.750 => TCV: 96,015

2024 Est. T.C.V. 009-015-008-00	=	111,637			
Est. TCV/Total Floor Area = 101.12, Most recent sale 08/30/2019 for 77,500					
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
48,900	48,900	48,900	40,252	5.00	
2024	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses



Parcel Number: 009-015-008-00

Page: 2

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	0	6,900	0	0	2,012	0
2024 Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	55,800	55,800	55,800	42,264	42,264	42,264

009-015-009-00	2024 Est. T.C.V.	BARKLEY DUSTYN
Property Class: 401		8801 W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 15 T22N R8W E 357.09 FT OF THAT PART OF W 1/2 OF NW 1/4 LYING N OF S LINE OF FORMER RR R/W & S OF JENNINGS RD EXC JENNINGS RD LIBER 261 PG 848 EXC E'/Y 66 FT THOF. .9363A.(4\*1999)

Land Value Estimates for Land Table Res 6. RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 90/FF	93.00	440.28	1.2110	1.0243	90	100		10,382
93 Actual Front Feet, 0.94 Total Acres							Total Est. Land Value =	10,382

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Low Blt 1979

(11) Heating System: Wall Furnace

Ground Area = 938 SF Floor Area = 938 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Metal	840		
Addition	Siding	Crawl	98		
			Total:	46,243	16,186

Other Additions/Adjustments

Skirting, Metal or Vinyl, Vertical 148 1,597 559

Plumbing

Average Fixture(s) 1 748 262

Water/Sewer

1000 Gal Septic 1 4,263 1,492

Water Well, 50 Feet 1 2,498 874

Garages

Class: D Exterior: Pole (Unfinished)

Base Cost 432 10,446 3,656

Built-Ins

Appliance Allow. 1 1,638 573

Totals: 67,433 23,602

Notes: 1979 LIBERTY

ECF (416 RURAL METES & BOUNDS) 0.800 => TCV: 18,882

2024 Est. T.C.V. 009-015-009-00 = 29,264

Est. TCV/Total Floor Area = 31.20, Most recent sale 02/15/2024 for 25,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
14,300	14,300	14,300	13,894	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	300	0	694	0		
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
14,600	14,600	14,600	14,588	14,588	14,588	

009-015-010-00	2024 Est. T.C.V.	RICHARDS JOHN JR
Property Class: 401		8951 W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 15 T22N R8W BEG AT NW COR OF W 1/2 OF NW 1/4 S OF HWY E'LY & PAR WITH HWY  
250 FT S TO RR R/W W'LY ALONG RR TO SEC LINE N TO BEG. 1.6 A.

POVERTY EXEMPTION RENEWED BY 3-05 BOR AND BY 3-06 BOR. NO CHANGES REQUIRED TO  
OUR RECORDS PER DAWN. TWP TREASURER CAN FORGIVE TAXES.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 90/FF	250.00	278.78	0.9457	0.9137	90	100		19,443
250 Actual Front Feet, 1.60 Total Acres Total Est. Land Value =								19,443

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	35.08	64	50	1,122
Total Estimated Land Improvements True Cash Value =				1,122

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Average Blt 1986

(11) Heating System: Wall Furnace  
Ground Area = 938 SF Floor Area = 938 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Siding	Comp.Shingle	938		
			Total:	56,103	19,635

Other Additions/Adjustments

Skirting, Metal or Vinyl, Vertical	162	1,840	644		
Plumbing					
Average Fixture(s)	1	964	337		
Water/Sewer					
1000 Gal Septic	1	4,864	1,702		
Water Well, 50 Feet	1	2,686	940		
Deck					
Treated Wood	36	1,509	830	*55% Good	
Built-Ins					
Appliance Allow.	1	2,766	968		
			Totals:	70,732	25,056

Notes: 1986 REDMAN

ECF (416 RURAL METES & BOUNDS) 0.800 => TCV: 20,045

2024 Est. T.C.V. 009-015-010-00 = 40,610

Est. TCV/Total Floor Area = 43.29

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
19,000	19,000	19,000	11,429	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,300	0	0	571	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
20,300	20,300	20,300	12,000	12,000	12,000	

009-015-012-00 2024 Est. T.C.V. BARRON MITCHELL R  
 Property Class: 401 8910 W JENNINGS RD  
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

. SEC 15 T22N R8W THAT PART OF W 930 FT OF W 1/2 OF NW 1/4 LYING N OF JENNINGS RD  
 EXC W 250 FT THEREOF. 4.88 A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front Acres	Depth	Rate	%Adj.	Reason	Value
Residentia 3 - 7 @\$3000			4.88		3000	100		14,640
			4.88 Total Acres		Total Est.		Land Value =	14,640

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	340	0	0
D/W/P: Asphalt Paving	3.10	2600	0	0
Wood Frame	26.58	154	35	1,433
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 5000	5,000.00	1	95	4,750
	Total Estimated Land Improvements		True Cash Value =	6,183

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

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1340 SF Floor Area = 1340 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,340		
			Total:	164,392	98,635

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,476	886
2 Fixture Bath	1	3,108	1,865

Garages

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

Base Cost	616	25,983	15,590
Common Wall: 1 Wall	1	-2,686	-1,612

Water/Sewer

Public Sewer	1	1,494	896
Water Well, 100 Feet	1	5,808	3,485

Built-Ins

Appliance Allow.	1	2,766	1,660
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Fireplaces

Exterior 1 Story	1	6,513	3,908
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Local Cost Items

SANITARY SEWER	1	0	0	*94% Good
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Totals: 208,854 125,313

Notes:

ECF (416 RURAL METES & BOUNDS) 0.930 => TCV: 116,541

2024 Est. T.C.V. 009-015-012-00 = 137,364

Est. TCV/Total Floor Area = 102.51, Most recent sale 02/22/2019 for 103,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
66,800	66,800	66,800	60,709	5.00		
2024	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	1,900	0	0	3,035	0

Parcel Number: 009-015-012-00

Page: 2

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2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
68,700	68,700	68,700	63,744	63,744	63,744

009-015-013-00 2024 Est. T.C.V. BARTIN CHRISTOPHER & LEEANN  
 Property Class: 401 8992 W JENNINGS RD  
 Map #: LAKE TOWNSHIP Lake City, MI 49651

2013-04382 ALL THAT PART OF THE WEST 250 FEET OF THE W 1/2 OF NW 1/4 OF SECTION  
 15, T22N, R8W., LYING NORTHERLY OF THE COUNTY ROAD.

FORMERLY ABBREVIATED AS SEC 15 T22N R8W W 250 FT OF THAT PART OF W 1/2 OF NW  
 1/4 LYING N OF JENNINGS RD. 1.7992 A.

2013MLS" WITH AN OFFER ACCEPTABLE TO THE SELLER THEY WILL REPLACE THE ROOF PRIOR  
 TO CLOSE."

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A		\$10000			10000	100		10,000
186 Actual Front Feet, 1.79 Total Acres							Total Est. Land Value =	10,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.18	2072	0	0
Wood Frame	39.24	25	50	490

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	100	2,500
Total Estimated Land Improvements				True Cash Value = 2,990

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C 5 Blt 1979

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1107 SF Floor Area = 1107 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,107		
			Total:	174,493	113,409

Other Additions/Adjustments

Recreation Room	500	9,665	6,282
Basement, Outside Entrance, Below Grade	1	2,560	1,664

Plumbing

Average Fixture(s)	1	1,476	959
3 Fixture Bath	1	4,646	3,020

Deck

Treated Wood	591	8,428	5,478
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Garages

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

Base Cost	504	20,316	13,205
Door Opener	2	1,093	710

Water/Sewer

Public Sewer	1	1,494	971
Water Well, 50 Feet	1	2,686	1,746

Built-Ins

Appliance Allow.	1	2,766	1,798
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Local Cost Items

SANITARY SEWER	1	0	0	*90% Good
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Totals:		229,623	149,242
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Notes:

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ECF (416 RURAL METES & BOUNDS) 0.930 => TCV: 138,795

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2024 Est. T.C.V. 009-015-013-00						=	151,785
Est. TCV/Total Floor Area = 137.11, Most recent sale 03/15/2017 for 101,000							
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
72,200	72,200	72,200	57,263	5.00			
2024	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
	0	3,700	0	2,863	0		
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
75,900	75,900	75,900	60,126	60,126	60,126		

009-015-015-00	2024 Est. T.C.V.	WILLIS CHARLOTTE M TRUST
Property Class: 401		8518 W KELLY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 15 T22N R8W E 1/2 OF SE 1/4 OF SW 1/4. 20 A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS  
\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residential 18	-29 @ \$3000	20.00	Acres	3000	100			60,000
		20.00	Total Acres				Total Est. Land Value =	60,000

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1995

(11) Heating System: Space Heater  
Ground Area = 1040 SF Floor Area = 1040 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,040		
			Total:	119,043	95,235

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,230	984
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Water/Sewer

1000 Gal Septic	1	4,550	3,640
Water Well, 50 Feet	1	2,585	2,068

Porches

WGEP (1 Story)	192	13,427	11,681	*87% Good
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Garages

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

Base Cost	576	22,239	17,791
Common Wall: 1 Wall	1	-2,512	-2,010

Built-Ins

Appliance Allow.	1	1,934	1,547
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Unit-in-Place Cost Items

BARN	3000	4,230	3,595	*85% Good
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Totals:		166,726	134,531
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Notes: ARROW HOME

ECF (416 RURAL METES & BOUNDS) 0.930 => TCV:	125,114
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Cost Est. for Res. Bldg: 2 Single Family 1S Cls CD Blt 1962

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 799 SF Floor Area = 799 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	799		
			Total:	97,015	53,358

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,230	676
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Water/Sewer

1000 Gal Septic	1	4,550	2,502
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Water Well, 50 Feet	1	2,585	1,422	
Porches				
CPP	64	1,354	961	*71% Good
Garages				
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)				
Base Cost	768	24,361	13,399	
Built-Ins				
Appliance Allow.	1	1,934	1,064	
	Totals:	133,029	73,382	

Notes:

ECF (416 RURAL METES & BOUNDS) 0.930 => TCV: 68,245

Cost Est. for Res. Bldg: 3 Single Family 1S Cls D Blt 0

(11) Heating System: Space Heater  
 Ground Area = 374 SF Floor Area = 374 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	374		
			Total:	45,841	25,213

Other Additions/Adjustments

Plumbing					
Average Fixture(s)	1	1,025	564		
Built-Ins					
Appliance Allow.	1	1,638	901		
	Totals:	48,504	26,678		

Notes:

ECF (416 RURAL METES & BOUNDS) 0.930 => TCV: 24,810

2024 Est. T.C.V. 009-015-015-00						=	278,169
Est. TCV/Total Floor Area = 125.70, Most recent sale 08/03/1995 for 0							
2023 Assessed		MBOR	S.E.V.	Base for Cap	C.P.I.		
131,700		131,700	131,700	83,997	5.00		
2024	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	7,400	0	0	4,199	0	
2024 Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
139,100		139,100	139,100	88,196	88,196	57,327	

009-015-016-00                      2024 Est. T.C.V.                      BARNES RONALD L  
 Property Class: 401                                           8908 W KELLY RD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

. SEC 15 T22N R8W SW 1/4 OF SW 1/4 EXC NW 1/4 THEREOF & EXC E 495 FT THOF. 15A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$3000		15.00	Acres		3000	100		45,000
		15.00	Total Acres				Total Est. Land Value =	45,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.78	170	0	0
Wood Frame	19.49	206	50	2,007

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	0.00	0	95	950
			Total Estimated Land Improvements True Cash Value =	2,957

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

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1008 SF    Floor Area = 1008 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,008		
			Total:	123,699	74,221

Other Additions/Adjustments

Plumbing					
Average Fixture(s)			1	1,025	615
Water/Sewer					
1000 Gal Septic			1	4,263	2,558
Water Well, 50 Feet			1	2,498	1,498
Porches					
CCP (1 Story)			112	2,614	1,568
CCP (1 Story)			170	3,808	2,285
Garages					
Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			660	18,988	11,393
Built-Ins					
Appliance Allow.			1	1,638	983
Deck					
w/Roof (Roof portion)			181	2,554	1,532
			Totals:	161,087	96,654

Notes:

ECF (416 RURAL METES & BOUNDS) 0.930 => TCV: 89,888

2024 Est. T.C.V. 009-015-016-00                      =                      137,845

Est. TCV/Total Floor Area = 136.75

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
66,000	66,000	66,000	38,344	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,900	0	0	1,917	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
68,900	68,900	68,900	40,261	40,261	40,261	



009-015-018-00 2024 Est. T.C.V. SHERMAN DAVID P JR  
 Property Class: 401 2835 S BLODGET RD  
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

. SEC 15 T22N R8W NW 1/4 OF SW 1/4 OF SW 1/4. 10 A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$3000		10.00	Acres		3000	100		30,000
		10.00	Total Acres				Total Est. Land Value =	30,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	7.35	800	0	0
Wood Frame	23.11	168	95	3,688
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				4,638

Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE Cls CD Blt 1985

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1120 SF Floor Area = 1120 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Piers	1,120		
			Total:	120,026	84,019

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,230	861
3 Fixture Bath	1	3,860	2,702

Water/Sewer

1000 Gal Septic	1	4,550	3,185
Water Well, 50 Feet	1	2,585	1,809

Garages

Class: CD Exterior: Pole (Unfinished)

Base Cost	768	18,263	12,784
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Built-Ins

Appliance Allow.	1	1,934	1,354
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Totals:	152,448	106,714
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Notes:

ECF (416 RURAL METES & BOUNDS) 0.930 => TCV: 99,244

Ag. Bld 1 2015, No-Wall Utility Shed, 3 Wall Class:D,Pole Quality:Low Cost  
 Height: 10 ft

Description	Rate	Size	Cost New
Base Cost	3.99	312	1,245

Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90 Depr. Cost = 1,121  
 ECF (416 RURAL METES & BOUNDS) 0.930 => TCV of Bldg: 1 = 1,042

Total Estimated True Cash Value of Agricultural Buildings = 1,042

2024 Est. T.C.V. 009-015-018-00 = 134,924

Est. TCV/Total Floor Area = 120.47

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
61,300	61,300	61,300	26,190	5.00

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2024	New	Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0		6,200	0	0	1,309	0
2024 Assessed			MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	67,500		67,500	67,500	27,499	27,499	27,499

009-015-019-00	2024 Est. T.C.V.	RICHARDS BRIAN
Property Class: 401		2611 S BLODGETT RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 15 T22N R8W (0\*1998) BEG S 0 DEG 0'09"W 228.5 FT FROM W 1/4 COR TH E 505 FT, S 442.15 FT, N 88 DEG 56'20"W 505.12 FT, N 432.79 FT TO POB. 5.07A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A		\$10000			10000	100		10,000
442 Actual Front Feet, 5.12 Total Acres Total Est. Land Value =								10,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	22.19	120	50	1,331
Wood Frame	22.19	120	50	1,331
Total Estimated Land Improvements True Cash Value =				2,662

Cost Est. for Res. Bldg: 1 Single Family HUD Cls D Blt 1992

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1088 SF Floor Area = 1088 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Piers	1,088		
Total:				108,674	70,639

Other Additions/Adjustments

Plumbing

3 Fixture Bath	1	3,245	2,109
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Water/Sewer

1000 Gal Septic	1	4,263	2,771
Water Well, 50 Feet	1	2,498	1,624

Porches

WCP (1 Story)	56	2,722	1,769
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Deck

Treated Wood	80	2,164	1,407
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Built-Ins

Appliance Allow.	1	1,638	1,065
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Fireplaces

Wood Stove	1	1,779	1,156
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Totals: 126,983 82,540

Notes: 1992 MANOR - HUD

ECF (416 RURAL METES & BOUNDS) 0.750 => TCV: 61,905

2024 Est. T.C.V. 009-015-019-00 = 74,567

Est. TCV/Total Floor Area = 68.54, Most recent sale 04/20/2016 for 28,500

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
31,600	31,600	31,600	18,245	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	5,700	0	0	912	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
37,300	37,300	37,300	19,157	19,157	0	

009-015-019-30                                      2024 Est. T.C.V.                                      LEWIS MARK  
 Property Class: 401                                      2621 S BLODGET RD  
 Map #:                                      LAKE TOWNSHIP                                      Lake City, MI 49651

SEC 15 T22N R8W (3\*1998) BEG S 0 DEG 0'09"W 661.29 FT & S 88 DEG 56'20"E 505.12  
 FT FROM W 1/4 COR, TH N 992.15 FT, E 819.48 FT, S 0 DEG 01'45"W 345.77 FT, S 0  
 DEG 02'11"W 661.55 FT, N 88 DEG 56'20"W 819.02 FT TO POB. 18.8A.

98 SPLIT FROM 019-00 FOR 99

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 18 -29 @\$3000		18.00	Acres		3000	100		54,000
		18.00	Total Acres				Total Est. Land Value =	54,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	22.74	384	50	4,366
			Total Estimated Land Improvements True Cash Value =	4,366

Cost Est. for Res. Bldg: 1 Mobile Home HUD                                      Cls Average                                      Blt 1991

(11) Heating System: Wall Furnace  
 Ground Area = 1216 SF      Floor Area = 1216 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Comp.Shingle	1216		
			Total:	63,279	34,804

Other Additions/Adjustments

Skirting, Metal or Vinyl, Vertical                                      184                                      2,090                                      1,149

Plumbing

3 Fixture Bath                                      1                                      3,054                                      1,680

Water/Sewer

1000 Gal Septic                                      1                                      4,864                                      2,675

Water Well, 100 Feet                                      1                                      5,808                                      3,194

Porches

WGEP (1 Story)                                      96                                      7,115                                      3,913

Foundation: Shallow                                      96                                      -899                                      -494

Totals:                                      85,311                                      46,921

Notes: 1991 16X76 FAIRMONT

ECF (416 RURAL METES & BOUNDS) 0.800 => TCV:                                      37,537

2024 Est. T.C.V. 009-015-019-30                                      =                                      95,903

Est. TCV/Total Floor Area = 78.87, Most recent sale 01/31/2006 for 33,288

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
45,900	45,900	45,900	29,285	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,100	0	0	1,464	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
48,000	48,000	48,000	30,749	30,749	30,749	

009-015-020-00 2024 Est. T.C.V. ALDRICH ARNOLD  
Property Class: 401 2675 S BLODGETT RD  
Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

. SEC 15 T22N R8W S 1/2 OF NW 1/4 OF SW 1/4. 20 A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS  
\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residential 18	-29 @\$3000	20.00	Acres	3000	100			60,000
20.00 Total Acres Total Est. Land Value =								60,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	28.72	80	71	1,632
Total Estimated Land Improvements True Cash Value =				1,632

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

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 1492 SF Floor Area = 1492 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	992		
1 Story	Siding	Crawl Space	500		
			Total:	166,551	133,242

Other Additions/Adjustments

Plumbing

Average Fixture(s) 1 1,230 984

Water/Sewer

1000 Gal Septic 1 4,550 3,640  
Water Well, 50 Feet 1 2,585 2,068

Garages

Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)  
Base Cost 576 17,073 13,658

Built-Ins

Appliance Allow. 1 1,934 1,547

Totals: 193,923 155,139

Notes:

ECF (416 RURAL METES & BOUNDS) 0.930 => TCV: 144,279

2024 Est. T.C.V. 009-015-020-00 = 205,911

Est. TCV/Total Floor Area = 138.01, Most recent sale 10/01/1999 for 40,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
96,700	96,700	96,700	67,554	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	6,300	0	0	3,377	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
103,000	103,000	103,000	70,931	70,931	70,931	



009-015-022-00	2024 Est. T.C.V.	BAUGHAN GERALD J & ADA M TRUST
Property Class: 401		8206 W KELLY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 15 T22N R8W W 1/2 OF W 1/2 OF S 1/2 OF SE 1/4 OF SE 1/4. 5 A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 90/FF	330.00	660.00	0.8823	1.1334	90	100		29,700
330 Actual Front Feet, 5.00 Total Acres Total Est. Land Value =								29,700

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	22.57	540	50	6,094
Wood Frame	32.13	81	50	1,301
Total Estimated Land Improvements True Cash Value =				7,395

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Average Blt 1970

(11) Heating System: Wall Furnace  
 Ground Area = 1236 SF Floor Area = 1236 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Metal	720		
Addition	Siding	Crawl	516		
Total:				83,867	29,354

Other Additions/Adjustments

Skirting, Metal or Vinyl, Vertical	84	954	334		
Plumbing					
Average Fixture(s)	1	964	337		
Water/Sewer					
1000 Gal Septic	1	4,864	1,702		
Water Well, 50 Feet	1	2,686	940		
Porches					
WCP (1 Story)	144	5,712	1,999		
WCP (1 Story)	60	3,227	1,129		
Built-Ins					
Appliance Allow.	1	2,766	968		
Deck					
w/Roof (Roof portion)	896	13,592	4,757		
w/Roof (Roof portion)	312	4,811	1,684		
Totals:				123,443	43,204

Notes:

ECF (416 RURAL METES & BOUNDS) 0.800 => TCV: 34,563

2024 Est. T.C.V. 009-015-022-00					=	71,658
Est. TCV/Total Floor Area = 57.98						
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
33,900	33,900	33,900	15,766	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,900	0	0	788	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
35,800	35,800	35,800	16,554	16,554	16,554	

009-015-023-00 2024 Est. T.C.V. DULL LARRY M & MELANIE S  
 Property Class: 401 8150 W KELLY RD  
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

. SEC 15 T22N R8W E 1/2 OF W 1/2 OF S 1/2 OF SE 1/4 OF SE 1/4. 5 A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 90/FF	330.73	663.81	0.8818	1.1350	90	100		29,792
331 Actual Front Feet, 5.04 Total Acres Total Est. Land Value =								29,792

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	25.61	80	50	1,024
Total Estimated Land Improvements True Cash Value =				1,024

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D-10 Blt 2010

(11) Heating System: Forced Air w/o Ducts  
 Ground Area = 728 SF Floor Area = 728 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	448		
1 Story	Siding	Piers	280		
Total:				73,955	66,540

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,025	922
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Water/Sewer

1000 Gal Septic	1	4,263	3,837
Water Well, 50 Feet	1	2,498	2,248

Built-Ins

Appliance Allow.	1	1,638	1,474
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Carports

Aluminum	624	7,750	6,975
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Totals: 91,129 81,996

Notes: SHED CONVERTED TO DWELLING & 2016 POST & BEAM ADDITION

ECF (416 RURAL METES & BOUNDS) 0.930 => TCV: 76,256

2024 Est. T.C.V. 009-015-023-00 = 107,072

Est. TCV/Total Floor Area = 147.08, Most recent sale 04/23/2010 for 27,800

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
49,000	49,000	49,000	33,446	5.00	
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	4,500	0	1,672	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
53,500	53,500	53,500	35,118	35,118	35,118

009-015-024-00 2024 Est. T.C.V. CRANCE CHARLES F & DONNAJEAN TRUST  
 Property Class: 401 8126 W KELLY RD  
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

. SEC 15 T22N R8W W 1/2 OF E 1/2 OF S 1/2 OF SE 1/4 OF SE 1/4. 5 A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 90/FF	330.00	660.00	0.8823	1.1334	90	100		29,700
330 Actual Front Feet, 5.00 Total Acres Total Est. Land Value =								29,700

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	3.61	500	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	94	940
Total Estimated Land Improvements True Cash Value =				940

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Good Blt 1982

(11) Heating System: Forced Warm Air  
 Ground Area = 1354 SF Floor Area = 1354 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Metal	980		
Addition	Siding	Crawl	374		
			Total:	108,639	38,024

Other Additions/Adjustments

Skirting, Metal or Vinyl, Vertical	146	1,743	610
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Plumbing

Average Fixture(s)	1	1,237	433
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Water/Sewer

1000 Gal Septic	1	5,636	1,973
Water Well, 50 Feet	1	2,921	1,022

Deck

Pine w/Roof (Deck Portion)	80	1,918	671
Pine w/Roof (Roof portion)	80	1,990	696
Treated Wood	67	2,194	768
w/Roof (Roof portion)	1293	26,998	9,449

Built-Ins

Appliance Allow.	1	3,975	1,391
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Garages

Class: D Exterior: Pole (Unfinished)			
Base Cost	1152	21,992	7,697

Totals:	179,243	62,734
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Notes: 1982 MARLETTE

ECF (416 RURAL METES & BOUNDS) 0.800 => TCV: 50,187

2024 Est. T.C.V. 009-015-024-00 = 80,827

Est. TCV/Total Floor Area = 59.69

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
39,400	39,400	39,400	20,629	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,000	0	0	1,031	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
40,400	40,400	40,400	21,660	21,660	21,660	



009-015-025-00                              2024 Est. T.C.V.                              RADEN JUDITH D  
 Property Class: 401    2960 S DICKERSON RD  
 Map #:    LAKE TOWNSHIP                                      LAKE CITY, MI 49651

. SEC 15 T22N R8W E 1/2 OF E 1/2 OF S 1/2 OF SE 1/4 OF SE 1/4. 5 A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 90/FF	330.00	662.00	0.8823	1.1342	90	100		29,722
330 Actual Front Feet, 5.01 Total Acres				Total Acres	Total Est. Land Value =			29,722

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	25.61	80	81	1,660
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				2,610

Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE                              Cls D 10 Blt 2001

(11) Heating System: Forced Air w/o Ducts  
 Ground Area = 1560 SF    Floor Area = 1560 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,560		
Total:				170,669	145,075

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,025	871
3 Fixture Bath	1	3,245	2,758

Water/Sewer

1000 Gal Septic	1	4,263	3,624
Water Well, 50 Feet	1	2,498	2,123

Garages

Class: D Exterior: Siding Foundation: 42 Inch (Unfinished)  
 Base Cost    777                      24,305                      20,659

Built-Ins

Appliance Allow.	1	1,638	1,392
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Totals:                              207,643                      176,502

Notes:

ECF (416 RURAL METES & BOUNDS) 0.930 => TCV:                              164,147

2024 Est. T.C.V. 009-015-025-00    =                      196,479

Est. TCV/Total Floor Area = 125.95, Most recent sale 02/01/2001 for 10,900

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
86,600	86,600	86,600	41,849	5.00	
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	11,600	0	0	2,092	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
98,200	98,200	98,200	43,941	43,941	43,941



Totals: 183,362 119,185

Notes:

ECF (101 AGRICULTURE) 0.930 => TCV: 110,842

2024 Est. T.C.V. 009-015-026-00 = 502,603

Est. TCV/Total Floor Area = 486.08

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
201,500	0	0	0	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
251,300	0	172,774	0	0		
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
251,300	251,300	251,300	172,774	172,774	172,774	

009-015-026-50	2024 Est. T.C.V.	HILL SHARON K
Property Class: 101		8366 W KELLY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 15 T22N R8W (16\*2007) W 1/2 OF SE 1/4 ALSO SW 1/4 OF NE 1/4 ALSO PCL A AS SHOWN IN BOOK OF SURVEYS S-1 P 320-321. 130.1A.  
Split on 10/09/2007 from 009-015-026-00;

ADD PC GRG MISSING FROM ROLL, CONCRETE PORCH & SLAB FOR 2010.

Split/Comb. on 10/09/2007 completed 10/09/2007 RAY ;  
Parent Parcel(s): 009-015-026-00;  
Child Parcel(s): 009-015-026-50;

Land Value Estimates for Land Table Ag 1 .A - Agriculture  
\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
AGRICULTRU 121 - 400 Acres		89.10 Acres			3900	100		347,490
AGRICULTRU SURPLUS 2800/		23.00 Acres			2800	100		64,400
AGRICULTRU INFERIOR		18.00 Acres			1500	100	WETLANDS	27,000
		130.10 Total Acres					Total Est. Land Value =	438,890

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	6.99	640	0	0
D/W/P: 4in Concrete	6.41	160	0	0
Wood Frame	20.23	249	50	2,518
Wood Frame	20.49	219	50	2,243
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
		Total Estimated Land Improvements True Cash Value =		5,711

Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE Cls D Blt 1982

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 1537 SF Floor Area = 1537 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,537		
			Total:	173,139	112,541

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,025	666
3 Fixture Bath	1	3,245	2,109

Water/Sewer

1000 Gal Septic	1	4,263	2,771
Water Well, 50 Feet	1	2,498	1,624

Porches

CPP	127	2,013	1,308
CPP	110	1,778	1,156

Built-Ins

Appliance Allow.	1	1,638	1,065
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Garages

Class: D Exterior: Pole (Unfinished)

Base Cost	1554	29,666	19,283
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Totals: 219,265 142,523

Notes:



Parcel Number: 009-015-026-50

Page: 2

ECF (101 AGRICULTURE) 0.930 => TCV: 132,546

Ag. Bld 1 0, 4 Wall Utility Building Class:D,Pole Quality:Average  
 Height: 10 ft

Description	Rate	Size	Cost New
Base Cost	9.01	2048	18,452
Default Walls	6.33	2048	12,964

Phy/Ab.Phy/Func/Econ/Comb. % Good=45/100/100/100/45 Depr. Cost = 14,137  
 ECF (101 AGRICULTURE) 0.660 => TCV of Bldg: 1 = 9,331

Total Estimated True Cash Value of Agricultural Buildings = 9,331

2024 Est. T.C.V. 009-015-026-50 = 586,478

Est. TCV/Total Floor Area = 381.57

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
256,400	256,400	256,400	153,609	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	36,800	0	0	7,680	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
293,200	293,200	293,200	161,289	161,289	161,289	

009-015-027-00	2024 Est. T.C.V.	ADAMS ALAN O & HILLS SANDRA NICCOLE
Property Class: 402		S JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 15 T22N R8W THAT PART OF NW 1/4 OF NE 1/4 LYING N OF JENNINGS RD & W OF A  
 LINE COMM AT 1/4 COR COM TO SEC 10 & 15 TH S 0 DEG 11' 36" W 454.02 FT TO N R/W  
 LINE OF JENNINGS RD TH N 84 DEG 23'55" E 422.15 FT TO POB TH N 0 DEG 08'23" W  
 263.2 FT S 83 DEG 35'47" W 148.91 FT N 13 DEG 32'15" W 447.36 FT N 26 DEG 10'46"  
 W 120.22 FT TO POE. APP. 3 A.

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Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 1 -	2.99	@\$7000	3.00	Acres	7000	100		21,000
			3.00	Total Acres			Total Est. Land Value =	21,000

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2024 Est. T.C.V. 009-015-027-00 = 21,000

Est. TC/Total Floor Area = 13.66

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
10,500	10,500	10,500	4,159	5.00		
2024 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	207	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
10,500	10,500	10,500	4,366	4,366	0	

009-015-028-00                                      2024 Est. T.C.V.                                      ADAMS ALAN O  
 Property Class: 401                                      8442 W JENNINGS RD  
 Map #:                                      LAKE TOWNSHIP                                      Lake City, MI 49651

. SEC 15 T22N R8W BEG AT INTERSECTION OF N SEC LINE & MEANDER LINE ON W SIDE OF SAPPHIRE LAKE TH W ON SEC LINE 37.87 FT S 12 DEG 33' 25" E 167.68 FT S 3 DEG 25' 25" W 236.21 FT N 83 DEG 38' 45" E 189.89 FT N 3 DEG 40' 55" W 255.78 FT NW'LY ALONG MEANDER LINE TO POB EXC THAT PART LYING W'LY OF A LINE COMM AT 1/4 COR COM TO SEC 10 & 15 S 0 DEG 11' W 454.02 FT TO N R/W LINE JENNINGS RD TH N 84 DEG 23'55" E 482.07 FT N 0 DEG 08'12" W 264.04 FT N 36 DEG 49'23" W 73.38 FT N 17 DEG 42'28" W 74.35 FT N 10 DEG 44'20" E 121.33 FT TO POE. APP. 1 A.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1200/	150.00	130.00	0.6389	1.0678	1200	100		122,806
BACKLOTS 150/	150.00	130.00	0.6389	1.0678	150	100		15,351
300 Actual Front Feet, 0.90 Total Acres                      Total Est. Land Value =								138,157

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	24.89	120	50	1,493
Wood Frame	24.89	120	50	1,493

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				3,936

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

(11) Heating System: Space Heater  
 Ground Area = 496 SF      Floor Area = 496 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	496		
Total:				60,392	36,236

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,230	738
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Porches

CGEP (1 Story)	160	9,418	5,651
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Garages

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

Base Cost	280	12,326	7,396
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Water/Sewer

Public Sewer	1	1,326	796
Water Well, 100 Feet	1	5,640	3,384

Built-Ins

Appliance Allow.	1	1,934	1,160
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Deck

w/Roof (Roof portion)	64	1,130	678
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Local Cost Items

SANITARY SEWER	1	0	0	*94% Good
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Totals:                                      93,396                                      56,039

Notes:

ECF (4087 SAPPHIRE LAKE) 1.460 => TCV:                                      81,816

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2024 Est. T.C.V. 009-015-028-00				=	223,909	
Est. TCV/Total Floor Area = 451.43						
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
95,700	95,700	95,700	67,702	5.00		
2024	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	16,300	0	0	3,385	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
112,000	112,000	112,000	71,087	71,087	0	

009-015-029-00	2024 Est. T.C.V.	REISNER JOHN A & ELIZABETH A TRUST
Property Class: 401		8371 W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 15 T22N R8W THAT PART OF NE 1/4 OF NE 1/4 LYING N OF RR R/W & S OF  
JENNINGS RD. EXCEPT W 66 FT THEREOF. 6.99 Ac. M/L.  
Exempt Split on 07/01/2008 into 009-015-029-99;

Exempt Split/Comb. on 07/01/2008 completed 07/01/2008 RAY ;  
Parent Parcel(s): 009-015-029-00;  
Child Parcel(s): 009-015-029-99; (Adjacent Owner)  
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Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS  
\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 3 - 7 @\$3000		6.99	Acres	3000	100			20,970
		6.99	Total Acres				Total Est. Land Value =	20,970

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.97	230	50	801
Wood Frame	25.41	182	50	2,312
Wood Frame	35.08	64	50	1,122
				Total Estimated Land Improvements True Cash Value = 4,235

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

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 1296 SF Floor Area = 1296 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,296		
			Total:	159,616	103,744

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,476	959
3 Fixture Bath	1	4,646	3,020

Water/Sewer

1000 Gal Septic	1	4,864	3,162
Water Well, 100 Feet	1	5,808	3,775

Porches

WSEP (1 Story)	200	10,172	6,612
WCP (1 Story)	40	2,720	1,768
WPP	30	1,558	1,013
WPP	64	2,411	1,567

Deck

Treated Wood	400	6,520	4,238
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Garages

Class: C Exterior: Pole (Unfinished)

Base Cost	1020	25,490	16,568
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Built-Ins

Appliance Allow.	1	2,766	1,798
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Carpports

Aluminum	1376	20,048	13,031
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Totals:		248,095	161,255
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Notes:

Parcel Number: 009-015-029-00

Page: 2

ECF (416 RURAL METES &amp; BOUNDS) 0.930 =&gt; TCV: 149,967

2024 Est. T.C.V. 009-015-029-00	=	175,172			
Est. TCV/Total Floor Area = 135.16, Most recent sale 11/03/2005 for 132,000					
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
79,900	79,900	79,900	49,440	5.00	
2024	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	7,700	0	2,472	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
87,600	87,600	87,600	51,912	51,912	0

009-015-029-99                    2024 Est. T.C.V.                    MOLITOR DONALD & BETTY FAMILY TRUST  
 Property Class: 402                    W JENNINGS RD  
 Map #:                                 LAKE TOWNSHIP                    LAKE CITY, MI 49651

. SEC 15 T22N R8W W 66 FT OF THAT PART OF NE 1/4 OF NE 1/4 LYING N OF RR R/W &  
 S OF JENNINGS RD. .10Ac. M/L  
 Exempt Split on 07/01/2008 from 009-015-029-00; (Adjacent Owner)

Exempt Split/Comb. on 07/01/2008 completed 07/01/2008 RAY                    ;  
 Parent Parcel(s): 009-015-029-00;  
 Child Parcel(s): 009-015-029-99; (Adjacent Owner)  
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Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 90/FF	66.00	66.00	1.0000	0.0000	90	100*		0
Residentia 1 - 2.99 @\$7000		0.10 Acres			7000	100		700
* denotes lines that do not contribute to the total acreage calculation.								
	66 Actual Front Feet,	0.10 Total Acres			Total Est. Land Value =			700

2024 Est. T.C.V. 009-015-029-99	=	700			
Est. TCV/Total Floor Area =	0.54				
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
400	400	400	315	5.00	
2024 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses
0	0	0	0	15	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
400	400	400	330	330	330

009-015-030-00	2024 Est. T.C.V.	LUTKE JAYME & EMILEE
Property Class: 401		2002 S SCHNEIDER ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

2021-02298 COMMENCING AT THE NE CORNER OF SECTION 15, T22N, R8W; THENCE N89DEG25'00"W ALONG THE NORTH LINE OF SAID SECTION 15, 735.45 FEET TO THE POINT OF BEGINNING; THENCE FROM SAID POINT OF BEGINNING N89DEG25'00"W TO THE MEANDER CORNER OF SAPPHIRE LAKE; THENCE N89DEG25'00"W 39.31 FEET TO A POINT ON THE SHORE OF SAPPHIRE LAKE; THENCE S66DEG 12'52"W 42.10 FEET; THENCE S47DEG 14'42"E 259.95 FEET TO THE NORTH RIGHT OF WAY LINE OF JENNINGS ROAD; THENCE N58DEG41'55"E 124.86 FEET; THENCE N63DEG46'15"E 154.36 FEET; THENCE N72DEG31'55"E 181.52 FEET TO THE POINT OF BEGINNING  
AND PIN 009-010-010-99  
COMMENCING AT THE MEANDER POST AT THE SW CORNER OF GOVERNMENT LOT I OF SECTION 10, T22N, R8W; THENCE N89DEG25'00"W 39.31 FEET; THENCE N66DEG 10'26"E 29 FEET; THENCE SOUTHEASTERLY TO THE POINT OF BEGINNING.

98 SPLIT 18' FROM 010-010-00 FOR 99..SPLIT TO 010-99 AND ASSESSED WITH THIS PCL

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

* Factors *							
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
GROUP A 1200/	29.00	1810.59	1.1459	2.0628	1200	100	82,258
29 Actual Front Feet, 1.21 Total Acres					Total Est. Land Value =		82,258

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	30.40	288	50	4,377
Total Estimated Land Improvements True Cash Value =				4,377

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Good Blt 2023

(11) Heating System: Warm & Cool Air  
Ground Area = 900 SF Floor Area = 900 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=97/100/100/100/97

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Comp.Shingle	900		
			Total:	71,953	69,793

Other Additions/Adjustments

Skirting, Metal or Vinyl, Vertical	150	1,791	1,737
<b>Plumbing</b>			
Average Fixture(s)	1	1,237	1,200
3 Fixture Bath	1	3,921	3,803
<b>Porches</b>			
WPP	40	2,236	2,169
<b>Deck</b>			
Treated Wood	240	4,956	4,807
<b>Built-Ins</b>			
Appliance Allow.	1	3,975	3,856
		<b>Totals:</b>	<b>90,069</b>
			<b>87,365</b>

Notes:

ECF (4087 SAPPHIRE LAKE) 0.800 => TCv: 69,892

2024 Est. T.C.V. 009-015-030-00 = 156,527

Est. TCv/Total Floor Area = 173.92, Most recent sale 06/30/2021 for 83,500

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
32,600	32,600	32,600	26,250	5.00		
2024	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	



Parcel Number: 009-015-030-00

Page: 2

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36,700	9,000	0	36,700	1,312	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
78,300	78,300	78,300	64,262	64,262	0

009-015-031-00	2024 Est. T.C.V.	THOMAS ROGER L & CHARLENE
Property Class: 401		2210 S DICKERSON RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 15 T22N R8W (1\*2005)  
 BEG S 0 DEG 05'56"W 1080.35 FT FROM NE COR OR NE/4, TH S 0 DEG 05'56"W 203.99 FT  
 N 89 DEG 09'23"W 190.98 FT, N 0 DEG 05'56"E 203.99 FT, S 89 DEG 09'23"E 190.98  
 FT TO POB. .89A

05 Split 1.7 Ac to 031-40 for 06 inc. pc grg.  
 05 Split 1.7 Ac to 031-70 for 06

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C>	.50	-1.0	AC	M/L	12000	100		12,000
204 Actual Front Feet, 0.89 Total Acres Total Est. Land Value =								12,000

Cost Est. for Res. Bldg: 1 Duplex 1S Cls CD Blt 1974  
 Exterior Units: 2 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1020 SF Floor Area = 1020 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,020		
			Total:	212,156	68,951

Other Additions/Adjustments

Plumbing

Average Fixture(s)	2	2,459	1,598
3 Fixture Bath	1	3,860	2,509

Water/Sewer

1000 Gal Septic	1	4,550	2,957
Water Well, 50 Feet	1	2,585	1,680

Porches

CGEP (1 Story)	48	3,969	2,580
CGEP (1 Story)	48	3,969	2,580

Deck

Treated Wood	100	2,490	1,618
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Garages

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

Base Cost	480	19,637	12,764
Common Wall: 2 Wall	1	-5,016	-3,260
Door Opener	2	970	630

Built-Ins

Appliance Allow.	1	1,934	1,257
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Totals: 294,970 191,728

Notes:

ECF (416 RURAL METES & BOUNDS) 0.700 => TCV: 134,210

2024 Est. T.C.V. 009-015-031-00 = 146,210

Est. TCV/Total Floor Area = 71.67

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
67,800	67,800	67,800	31,707	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	5,300	0	0	1,585	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
73,100	73,100	73,100	33,292	33,292	0	



009-015-031-40 2024 Est. T.C.V. THOMAS ROGER L & CHARLENE &  
 Property Class: 401 2184 S DICKERSON RD  
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

SEC 15 T22N R8W (0\*2005)  
 BEG S 0 DEG 05'56" W 920.29 FT FROM NE COR OF NE/4, TH S 0 DEG 05'56"W 160.06 FT  
 N 89 DEG 09'23"W 463.04 FT, S 0 DEG 05'56"E 160.06 FT, S 89 DEG 09'23"E 463.04  
 FT TO POB 1.7 A

MOVED GRG VALUES TO 031-70 FOR 06.

05 Split 1.7 Ac from 031-00 for 06

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A		\$10000			10000	100		10,000
160 Actual Front Feet, 1.70 Total Acres	Total Est. Land Value =							10,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

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

(11) Heating System: Forced Heat & Cool  
 Ground Area = 936 SF Floor Area = 936 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	936		
			Total:	129,425	84,128

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,476	959
3 Fixture Bath	1	4,646	3,020

Water/Sewer

1000 Gal Septic	1	4,864	3,162
Water Well, 100 Feet	1	5,808	3,775

Porches

WGEP (1 Story)	144	12,210	7,936
WGEP (1 Story)	120	10,957	7,122

Garages

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

Base Cost	624	26,220	17,043
Common Wall: 1/2 Wall	1	-1,343	-873

Built-Ins

Appliance Allow.	1	2,766	1,798
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Totals: 197,029 128,070

Notes:

ECF (416 RURAL METES & BOUNDS) 0.930 => TCv: 119,105

2024 Est. T.C.V. 009-015-031-40	=	130,055
Est. TCv/Total Floor Area = 138.95, Most recent sale 03/22/2007 for 1		
2023 Assessed	MBOR	S.E.V.
61,700	61,700	61,700
	Base for Cap	C.P.I.
	40,054	5.00
2024 New Eq. Adjustment	Loss	Additions
		Tax Adjustment
		Losses

Parcel Number: 009-015-031-40

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0	3,300	0	0	2,002	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
65,000	65,000	65,000	42,056	42,056	0

009-015-031-70                      2024 Est. T.C.V.                      THOMAS LLOYD J  
 Property Class: 401                                           2220 S DICKERSON RD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

SEC 15 T22 R8W (0\*2005)  
 BEG S 0 DEG 05'56"W 1284.34 FT FROM NE COR OF NE/4, TH S 0 DEG 05'56"W 40 FT. N  
 89 DEG 09'23"W 463.04 FT, N 0 DEG 05'56"E 243.99 FT, S 89 DEG 09'23"E 272.06 FT,  
 S 0 DEG 05'56"W 203.99 FT, S 89 DEG 09'23"E 190.98 FT TO POB.      1.7A

MOVE EXISTING GRG VALUE FROM 031-00 TO THIS PCL FOR 06.

05 Split 1.7 Ac from 031-00 for 06

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 90/FF	204.00	363.00	0.9951	0.9760	90	100		17,831
204 Actual Front Feet, 1.70 Total Acres      Total Est. Land Value =								17,831

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wire Mesh, #9	3.74	460	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

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

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1800 SF      Floor Area = 1800 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Brick	Crawl Space	1,800		
			Total:	201,478	130,960

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,230	799
3 Fixture Bath	1	3,860	2,509

Water/Sewer

1000 Gal Septic	1	4,550	2,957
Water Well, 100 Feet	1	5,640	3,666

Garages

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

Base Cost	648	28,486	18,516
Common Wall: 1 Wall	1	-3,346	-2,175
Door Opener	2	970	630

Built-Ins

Appliance Allow.	1	1,934	1,257
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Totals:                      244,802                      159,119

Notes: POST WW2 HOME

ECF (416 RURAL METES & BOUNDS) 0.930 => TCV:                      147,981

2024 Est. T.C.V. 009-015-031-70                      =                      166,762

Est. TCV/Total Floor Area = 92.65

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
79,100	79,100	79,100	44,675	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	4,300	0	0	2,233	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	

83,400

83,400

83,400

46,908

46,908

46,908

009-015-033-00  
 Property Class: 401  
 Map #:

2024 Est. T.C.V.  
 LAKE TOWNSHIP

ATKINS SHAWN & TAMARA  
 8399 W JENNINGS RD  
 LAKE CITY, MI 49651

. SEC 15 T22N R8W PCL B AS SHOWN IN BOOK OF SURVEY'S S-1 PGS 320-321 MISS CO REC  
 BEING A PART OF NW 1/4 OF NE 1/4 EXC JENNINGS RD LIBER 261 PG 846. 8.2A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 90/FF	405.00	881.96	0.8383	1.2186	90	100		37,234
405 Actual Front Feet, 8.20 Total Acres							Total Est. Land Value =	37,234

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.18	2340	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	97	2,425
Total Estimated Land Improvements True Cash Value =				2,425

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C 10 Blt 2003

(11) Heating System: Forced Heat & Cool  
 Ground Area = 1260 SF Floor Area = 2198 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	1,260		
1 Story	Siding	Overhang	308		
			Total:	290,966	261,870

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,476	1,328
3 Fixture Bath	1	4,646	4,181

Water/Sewer

1000 Gal Septic	1	4,864	4,378
Water Well, 100 Feet	1	5,808	5,227

Porches

CCP (1 Story)	288	7,128	6,415
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Deck

Treated Wood	56	1,882	1,694
Treated Wood	100	2,554	2,299

Garages

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

Base Cost	676	33,543	30,189
Common Wall: 1 Wall	1	-2,686	-2,417
Door Opener	2	1,093	984

Class: C Exterior: Pole (Unfinished)

Base Cost	1536	37,064	33,358
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Class: C Exterior: Pole (Unfinished)

Base Cost	3120	75,286	67,757
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Built-Ins

Appliance Allow.	1	2,766	2,489
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Fireplaces

Prefab 2 Story	1	3,169	2,852
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Totals: 469,559 422,604

Notes:



Parcel Number: 009-015-033-00

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ECF (416 RURAL METES &amp; BOUNDS) 0.930 =&gt; TCV: 393,022

2024 Est. T.C.V. 009-015-033-00					=	432,681
Est. TCV/Total Floor Area = 196.85, Most recent sale 01/29/2007 for 230,000						
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
206,100	206,100	206,100	154,350	5.00		
2024	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	10,200	0	7,717	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
216,300	216,300	216,300	162,067	162,067	162,067	



009-015-034-25 2024 Est. T.C.V. WRIGHT SCOTT D ETAL  
 Property Class: 401 8305 W JENNINGS RD  
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

SEC 15 T22N R8W (0\*1998) S 1/2 OF E 1/2 OF PCL C RECORDED IN LIBER S-1 PP  
 320-321. 2.05A.

98 SPLIT FROM 034-00 FOR 99

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 1 -	2.99	@\$7000	2.05	Acres	7000	100		14,350
2.05 Total Acres Total Est. Land Value =								14,350

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
TRAVEL TRAILER	1.00	10000	95	9,500
Total Estimated Land Improvements True Cash Value =				9,500

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

(11) Heating System: No Heating/Cooling  
 Ground Area = 0 SF Floor Area = 0 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,230	1,107
Water/Sewer					
1000 Gal Septic			1	4,550	4,095
Water Well, 100 Feet			1	5,640	5,076
Garages					
Class: CD Exterior: Pole (Unfinished)					
Base Cost			576	14,849	13,364
Built-Ins					
Appliance Allow.			1	1,934	1,741
Unit-in-Place Cost Items					
ROOF STRUCTURE			350	494	445
Totals:				28,697	25,828

Notes:

ECF (416 RURAL METES & BOUNDS) 0.930 => TCY: 24,020

2024 Est. T.C.V. 009-015-034-25 = 47,870

Est. TCY/Total Floor Area = 0.00, Most recent sale 08/01/1998 for 4,795

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
23,600	23,600	23,600	16,290	5.00		
2024 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	300	0	0	814	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
23,900	23,900	23,900	17,104	17,104	0	

009-015-034-50 2024 Est. T.C.V. ROSS VICTOR D
Property Class: 401 W JENNINGS RD
Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

2011 ROLL SPLIT - OFF 2.10 AC MOL 10/22/2010 2010-4668 - 2011 ROLL SPLIT - 2.10
ACRES OFF 009-015-034-50 - CHILD PARCEL 009-015-035-60

SEC 15 T22N R8W W 1/2 OF PCL C RECORDED IN LIBER S-1 PP 320-321 EXC BEG N 89 DEG
09'23"W 1514.05 FT FROM SE COR OF NE 1/4 OF NE 1/4, TH N89 DEG 09'23"W 194.72 FT
N 0 DEG 03'30"E 469.89 FT, S 89 DEG 09'47"E 194.72 FT, S 0 DEG 03'30"W 469.91
FT TO POB. 2A.2011 PARCEL 009-015-034-50 SPLIT ON 02/23/2011

FORMERLY

SEC 15 T22N R8W W 1/2 OF PCL C RECORDED IN LIBER S-1 PP 320-321. 4.1A.
SPLIT ON 02/19/2011 INTO 009-015-034-60;

Split/Comb. on 02/19/2011 completed 02/19/2011 Polly TAXPAYER REQUEST;
Parent Parcel(s): 009-015-034-50;
Child Parcel(s): 009-015-034-60;

PARCEL # 2: 57-009-033-006-79
RANCH HOUSE ON CRAWL SPACE.
THE EAST 300 FT. OF THE WEST 690 FT. EXCEPT THE EAST 170 FT. THEREOF, OF THE SW
X OF THE NE X LYING SOUTH OF HWY. M-55 AND EXCEPT THE SOUTH 250 FT. THEREOF. SEC
33 T22N R8W, .67 ACRES + OR -.
PARCEL # 3: 57-009-033-006-70
BACK PARCEL WITH 2 DUPLEXES.
THE SOUTH 250 FT. OF THE EAST 300 FT. OF THE WEST 690 FT. OF THE SW X OF THE NE
X LYING SOUTH OF HWY M-55 SEC 33 T22N R8W. 1.72 ACRES +OR-.
PARCELS #1 AND #2 ARE OWNED BY JIM AND PAT SPRAGG.
PARCEL # 3 IS OWNED BY THE HICKS.
2011 ROLL SPLIT - 2.10 ACRES OFF 009-015-034-50 - CHILD PARCEL 009-015-035-60

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS
\* Factors \*
Description Frontage Depth Front Depth Rate %Adj. Reason Value
A 200' @ 90/FF 195.80 444.94 1.0053 1.0270 90 100 18,194
196 Actual Front Feet, 2.00 Total Acres Total Est. Land Value = 18,194

Cost Est. for Res. Bldg: 1 Single Family GRG Cls C Blt 2011

(11) Heating System: No Heating/Cooling
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas

Stories Exterior Foundation Size Cost New Depr. Cost
Other Additions/Adjustments

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)
Base Cost 728 29,244 26,320
Totals: 29,244 26,320

Notes:

ECF (416 RURAL METES & BOUNDS) 0.930 => TCV: 24,478

2024 Est. T.C.V. 009-015-034-50 = 42,672

Est. TCV/Total Floor Area = 0.00

Table with columns: 2023 Assessed, MBOR, S.E.V., Base for Cap, C.P.I., 2024 New Eq. Adjustment, Loss, Additions, Tax Adjustment, Losses, 2024 Assessed, MBOR, S.E.V., Capped, ->Taxable<-, PRE/MBT

009-015-034-60 2024 Est. T.C.V. WRIGHT DENNIS J & JUDY A &  
 Property Class: 401 W JENNINGS RD  
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

2011 ROLL SPLIT - OFF 2.10 AC MOL 10/22/2010 2010-4668 - 2011 ROLL SPLIT - 2.10  
 ACRES OFF 009-015-034-50 - CHILD PARCEL 009-015-035-60

SEC 15 T22N R8W BEG N 89 DEG 09'23"W 1514.05 FT FROM SE COR OF NE 1/4 OF NE 1/4,  
 TH N89 DEG 09'23"W 194.72 FT, N 0 DEG 03'30"E 469.89 FT, S 89 DEG 09'47"E 194.72  
 FT, S 0 DEG 03'30"W 469.91 FT TO POB. SUBJ TO EASEMENT. 2.10A. 2011 SPLIT OF  
 009-015-034-50 ON 02/23/2011

FORMERLY

SEC 15 T22N R8W W 1/2 OF PCL C RECORDED IN LIBER S-1 PP 320-321. 4.1A.  
 SPLIT ON 02/19/2011 FROM 009-015-034-50;

Split/Comb. on 02/19/2011 completed 02/19/2011 Polly TAXPAYER REQUEST;  
 Parent Parcel(s): 009-015-034-50;  
 Child Parcel(s): 009-015-034-60;

-----  
 PARCEL # 2: 57-009-033-006-79  
 RANCH HOUSE ON CRAWL SPACE.  
 THE EAST 300 FT. OF THE WEST 690 FT. EXCEPT THE EAST 170 FT. THEREOF, OF THE SW  
 X OF THE NE X LYING SOUTH OF HWY. M-55 AND EXCEPT THE SOUTH 250 FT. THEREOF. SEC  
 33 T22N R8W, .67 ACRES + OR -.  
 PARCEL # 3: 57-009-033-006-70  
 BACK PARCEL WITH 2 DUPLEXES.  
 THE SOUTH 250 FT. OF THE EAST 300 FT. OF THE WEST 690 FT. OF THE SW X OF THE NE  
 X LYING SOUTH OF HWY M-55 SEC 33 T22N R8W. 1.72 ACRES +OR-.  
 PARCELS #1 AND #2 ARE OWNED BY JIM AND PAT SPRAGG.  
 PARCEL # 3 IS OWNED BY THE HICKS.  
 2011 ROLL SPLIT - 2.10 ACRES OFF 009-015-034-50 - CHILD PARCEL 009-015-035-60

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 90/FF	194.72	469.91	1.0067	1.0411	90	100		18,367
195 Actual Front Feet, 2.10 Total Acres					Total Est. Land Value =			18,367

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	32.30	80	95	2,455
Total Estimated Land Improvements True Cash Value =				2,455

Cost Est. for Res. Bldg: 1 Single Family GRG Cls C Blt 2012

(11) Heating System: No Heating/Cooling  
 Ground Area = 0 SF Floor Area = 0 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					

Garages

Class: C Exterior: Pole (Unfinished)					
Base Cost		1200		28,956	26,060
Totals:				28,956	26,060

Notes:

ECF (416 RURAL METES & BOUNDS) 0.930 => TCV: 24,236

2024 Est. T.C.V. 009-015-034-60 = 45,058  
 Est. TCV/Total Floor Area = 0.00, Most recent sale 10/22/2010 for 5,000  
 2023 Assessed MBOR S.E.V. Base for Cap C.P.I.

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	22,100	22,100	22,100	11,012	5.00	
2024	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	400	0	0	550	0
2024	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	22,500	22,500	22,500	11,562	11,562	0

009-015-035-00	2024 Est. T.C.V.	MOLITOR DON & BETTY FAMILY TRUST
Property Class: 402		S DICKERSON RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 15 T22N R8W (3\*2003) PCL D AS SHOWN IN BOOK OF SURVEYS S-1 PP 355 & 356 EXC  
 BEG AT NE COR, TH S 0 DEG 05'56"E 328.56 FT, N 89 DEG 09'23" W 463.04 FT, N 0  
 DEG 05'56"E TO N LINE PCL D, E'LY ALONG N LINE TO POB. 20.3A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 18	-29	@\$3000	20.30	Acres	3000	100		60,900
			20.30	Total Acres			Total Est. Land Value =	60,900

2024 Est. T.C.V. 009-015-035-00 = 60,900

Est. TCv/Total Floor Area = 0.00

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
26,400	26,400	26,400	11,569	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	4,100	0	0	578	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
30,500	30,500	30,500	12,147	12,147	12,147	

009-015-035-90 2024 Est. T.C.V. STEPHAN EDWARD D & MARY A  
 Property Class: 401 S DICKERSON RD  
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

SEC 15 T22N R8W (0\*2003) BEG AT NE COR OF PCL D AS SHOWN IN BOOK OF SURVEYS S-1  
 PP 355 & 356, TH S 0 DEG 05'56"W 328.56 FT, N 89 DEG 09'23"W 463.04 FT, N 0 DEG  
 05'56"E TO N LINE PCLD, E'LY ALONG N LINE TO POB. 3.3A.

03 SPLIT FROM 035-00 FOR 04

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 90/FF	328.56	437.51	0.8833	1.0227	90	100		26,711
329 Actual Front Feet, 3.30 Total Acres Total Est. Land Value =								26,711

Cost Est. for Res. Bldg: 1 Single Family GRG Cls CD Blt 2004

(11) Heating System: No Heating/Cooling  
 Ground Area = 0 SF Floor Area = 0 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

#### Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					

#### Garages

Class: D Exterior: Pole (Unfinished)

Base Cost	2400	45,816	38,944
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Totals:	45,816	38,944
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#### Notes:

ECF (416 RURAL METES & BOUNDS) 0.930 => TCV: 36,218

2024 Est. T.C.V. 009-015-035-90	=	62,929
Est. TCV/Total Floor Area = 0.00		
2023 Assessed	MBOR	S.E.V.
29,000	29,000	29,000
	Base for Cap	C.P.I.
	19,456	5.00
2024 New Eq. Adjustment	Loss	Additions
0	2,500	0
		Tax Adjustment
		972
2024 Assessed	MBOR	S.E.V.
31,500	31,500	31,500
	Capped	->Taxable<-
	20,428	20,428
		PRE/MBT
		0



009-015-036-00	2024 Est. T.C.V.	PORTER GARY V
Property Class: 401		2150 S DICKERSON RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 15 T22N R8W N 300 FT OF PCL E AS SHOWN IN BOOK OF SURVEYS S-1 PGS 355-356  
MISS CO REC BEING A PART OF NE 1/4 OF NE 1/4. 3.1887 A.

GAVE XTRA 10% DEP TO PB'S DUE TO RESTRICTIVE UTILIORITY. 839-2776

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS  
\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
A 200' @ 90/FF	300.00	463.19	0.9036	1.0373	90	100		25,308	
300 Actual Front Feet, 3.19 Total Acres								Total Est. Land Value =	25,308

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

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

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 1416 SF Floor Area = 1416 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,416		
Total:				144,755	86,852

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,025	615
3 Fixture Bath	1	3,245	1,947

Water/Sewer

1000 Gal Septic	2	8,526	5,116
Water Well, 100 Feet	1	5,506	3,304

Garages

Class: D Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	528	18,221	10,933
Class: D Exterior: Pole (Unfinished)			
Base Cost	1200	22,908	13,745
Class: D Exterior: Pole (Unfinished)			
Base Cost	1800	34,362	20,617

Built-Ins

Appliance Allow.	1	1,638	983
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Fireplaces

Exterior 1 Story	1	4,969	2,981
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Porches

CCP (1 Story)	20	882	529
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Breezeways

Frame Wall	132	6,992	4,195
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Totals: 253,029 151,817

Notes:

ECF (416 RURAL METES & BOUNDS) 0.930 => TCV: 141,190

Cost Est. for Res. Bldg: 2 Mobile Home BOCA/STATE Cls Low Blt 1998

(11) Heating System: Forced Warm Air  
 Ground Area = 924 SF Floor Area = 924 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=58/100/100/100/58

## Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Metal	924		
			Total:	44,799	25,982
Other Additions/Adjustments					
Plumbing					
3 Fixture Bath			1	2,371	1,375
Water/Sewer					
1000 Gal Septic			1	4,263	2,473
Deck					
Treated Wood			15	658	382
			Totals:	52,091	30,212

Notes: 2172 S DICKERSON RD

ECF (416 RURAL METES &amp; BOUNDS) 0.800 =&gt; TCV: 24,170

2024 Est. T.C.V. 009-015-036-00	=	191,618			
Est. TCV/Total Floor Area = 81.89					
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
91,900	91,900	91,900	48,515	5.00	
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	3,900	0	0	2,425	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
95,800	95,800	95,800	50,940	50,940	50,940

009-015-037-00 2024 Est. T.C.V. HOITENGA DONALD & DIANE  
 Property Class: 401 8300 W JENNINGS RD  
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

. SEC 15 T22N R8W COMM AT INT OF E 1/8 LINE SEC 15 & N R/W LINE OF CO RD IN NE  
 1/4 N 18 DEG 24' W 267.13 FT TO PT ON SH OF LAKE SAPPHIRE & 70 FT W OF SD 1/8  
 LINE TH S 69 DEG 20' W 143.3 FT TH S 3 DEG 12' 30" E 200 FT TO PT ON N R/W LINE  
 OF SD CO RD TH NE'LY ALONG N R/W LINE TO POB. 1.1909 A.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1200/ 143 Actual Front Feet, 1.19 Total Acres	143.30	361.73	0.7686	1.3791	1200	100		182,266
Total Est. Land Value =								182,266

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 5000	5,000.00	1	97	4,850
Total Estimated Land Improvements True Cash Value =				4,850

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C 10 Blt 2003

(11) Heating System: Forced Heat & Cool  
 Ground Area = 1876 SF Floor Area = 1876 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=84/100/100/100/84

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,876		
Total:				295,269	248,032

Other Additions/Adjustments

Recreation Room	1200	23,196	19,485
Basement, Outside Entrance, Below Grade	1	2,560	2,150

Plumbing

Average Fixture(s)	1	1,476	1,240
3 Fixture Bath	1	4,646	3,903

Porches

WGEP (2 Story)	196	23,861	20,043
CCP (1 Story)	96	2,708	2,275

Deck

Treated Wood	601	8,522	7,158
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Garages

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

Base Cost	644	32,361	27,183
Common Wall: 1 Wall	1	-2,686	-2,256
Door Opener	2	1,093	918

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

Door Opener	2	1,093	918
Base Cost	1672	72,297	60,729

Water/Sewer

Public Sewer	1	1,494	1,255
Water Well, 100 Feet	1	5,808	4,879

Built-Ins

Appliance Allow.	1	2,766	2,323
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Unit-in-Place Cost Items

ROOF STRUCT. (SQ FT)	144	806	750	*93% Good
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Parcel Number: 009-015-037-00

Page: 2

## Local Cost Items

SANITARY SEWER	1	0	0	*94% Good
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Totals:	477,270	400,985		
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Notes:

ECF (4087 SAPPHIRE LAKE) 1.460 =&gt; TCV: 585,438

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2024 Est. T.C.V. 009-015-037-00	=	772,554
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Est. TCV/Total Floor Area = 411.81, Most recent sale 06/01/1999 for 120,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
354,000	354,000	354,000	207,475	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	32,300	0	0	10,373	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
386,300	386,300	386,300	217,848	217,848	217,848	

009-015-038-00	2024 Est. T.C.V.	SANDAGE KATHERINE M
Property Class: 401		8370 W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 15 T22N R8W THE E 100 FT OF THE W 200 FT OF THE W 500 FT; OF A PAR OF LAND  
DESC AS FOLLOWS, COM WHERE TH E 1/8 LINE OF SEC 15-22-8 INTER, WITH THE COUNTY  
H/W AS NOW ESTB ON THE NE 1/4 OF SEC 15, TH WzLY ALONG CENTERLINE OF SAID H/W  
694 FT, TH DUE N TO SHORE OF SAPPHIRE LAKE, TH SEzLY ALONG THE SHORE OF LAKE 700  
FT, MORE OR LESS, TO A PT LOCATED 70FT, DUE W OF SAID E 1/8 LINE OF SAID SEC 15,  
TH ON A STRAIGHT LINE TO PT OF BEG, ALL LOCATED IN NW 1/4 OF NE 1/4. .6A.

## Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1200/	100.00	261.36	0.8409	1.2715	1200	100		128,302
100 Actual Front Feet, 0.60 Total Acres							Total Est. Land Value =	128,302

## Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.89	1200	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
Total Estimated Land Improvements True Cash Value =				2,375

Cost Est. for Res. Bldg: 1 Single Family 1S	Cls CD	Blt 1962
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(11) Heating System: Forced Air w/ Ducts  
Ground Area = 1596 SF Floor Area = 1596 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

## Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,596		
			Total:	199,643	129,768
Other Additions/Adjustments					
Recreation Room			792	14,676	9,539
Exterior					
Stone Veneer			72	2,461	1,600
Basement, Outside Entrance, Below Grade			1	2,160	1,404
Plumbing					
Average Fixture(s)			1	1,230	799
2 Fixture Bath			1	2,596	1,687
Porches					
CCP (1 Story)			112	2,854	1,855
Garages					
Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)					
Base Cost			528	20,972	13,632
Common Wall: 1 Wall			1	-2,512	-1,633
Water/Sewer					
Public Sewer			1	1,326	862
Water Well, 100 Feet			1	5,640	3,666
Built-Ins					
Appliance Allow.			1	1,934	1,257
Fireplaces					
Interior 1 Story			1	4,700	3,055
Deck					
Treated Wood			708	8,977	5,835

Parcel Number: 009-015-038-00

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## Local Cost Items

SANITARY SEWER	1	0	0	*94% Good
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Totals:	266,657	173,326		
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## Notes:

ECF (4087 SAPPHIRE LAKE) 1.460 => TCV: 253,056

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2024 Est. T.C.V. 009-015-038-00 = 383,733

Est. TCV/Total Floor Area = 240.43, Most recent sale 09/25/1998 for 0

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
172,800	172,800	172,800	89,374	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	19,100	0	0	4,468	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
191,900	191,900	191,900	93,842	93,842	93,842	



Parcel Number: 009-015-039-00

Page: 2

2024 Est. T.C.V. 009-015-039-00	=	426,625				
Est. TCV/Total Floor Area = 323.20, Most recent sale 04/01/1999 for 121,000						
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
195,200	195,200	195,200	136,354	5.00		
2024	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	18,100	0	0	6,817	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
213,300	213,300	213,300	143,171	143,171	0	



009-015-040-00	2024 Est. T.C.V.	CARTER SCOTT & ALYSON
Property Class: 401		8390 W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 15 T22N R8W THE E 50 FT; OF THE W 100 FT; OF TH W 200 FT; TO TH W 500 FT;  
OF A PARC OF LAND DESCRIBED AS FOLLOWS: COM WHERE THE E 1/8 LINE OF SEC 15-22-8  
INTERSECTS WIITH THE COUNTY ROAD AS NOW ESTAB ON THE NE 1/4 OF SEC 15 TH W'LY  
ALONG CENTER LINE OF SAID H/W 694 FT; TH DUE N TO THE SHORE LINE OF SAPPHIRE  
LAKE; TH E'LY ALONG SHORE OF SAID LAKE 700 FT MORE OR LESS TO A PT LOCATED 70 FT  
DUE W OF SAID1/8 LINE OF SAID SEC 15, TH ON A STRAIGHT LINE TO POB, ALL LOCATED  
IN SEC15, NW1/4 OF NE1/4. .2273A.

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Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1200/ 50 Actual Front Feet, 0.21 Total Acres	50.00	180.00	1.0000	1.1583	1200	100		69,498
					Total Est.		Land Value =	69,498

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Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Dock: Light posts	42.92	113	0	0
D/W/P: 4in Ren. Conc.	8.18	2495	50	10,204
		Total Estimated Land Improvements	True Cash Value =	10,204

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Cost Est. for Res. Bldg: 1 Single Family 1S Cls C 10 Blt 1964

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 1240 SF Floor Area = 1240 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,240		
			Total:	201,474	130,968

Other Additions/Adjustments

Recreation Room	1200	23,196	15,077
Basement, Outside Entrance, Below Grade	1	2,560	1,664

Plumbing

Average Fixture(s)	1	1,476	959
3 Fixture Bath	2	9,291	6,039

Porches

WPP	72	2,568	1,669
Foundation: Basement	72	1,885	1,225
WCP (1 Story)	88	4,473	2,907

Deck

Treated Wood	192	4,028	2,618
Treated Wood	40	1,598	1,039

Balcony

Wood Balcony	96	3,911	2,542
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Garages

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

Base Cost	768	30,305	19,698
Storage Over Garage	192	2,638	1,715
Door Opener	2	1,093	710

Water/Sewer

Public Sewer	1	1,494	971
Water Well, 100 Feet	1	5,808	3,775

Built-Ins

Appliance Allow.	1	2,766	1,798
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Parcel Number: 009-015-040-00

Page: 2

## Fireplaces

Prefab 2 Story	1	3,169	2,060
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## Local Cost Items

SANITARY SEWER	1	0	0	*93% Good
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Totals:		303,733	197,434
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## Notes:

ECF (4087 SAPPHIRE LAKE) 1.460 => TCV: 288,254

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2024 Est. T.C.V. 009-015-040-00 = 367,956

Est. TCV/Total Floor Area = 296.74, Most recent sale 09/02/2020 for 285,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
169,800	169,800	169,800	154,020	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	14,200	0	0	7,701	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
184,000	184,000	184,000	161,721	161,721	0	

009-015-041-00	2024 Est. T.C.V.	LISKE STAHL & LAUREN
Property Class: 401		8400 W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 15 T22N R8W W 50 FT OF COMM WHERE E 1/8 LINE INTER CO HWY ON NE 1/4 SEC 15 TH W'LY ALG CTR LINE OF HWY 694 FT N TO SHORE SAPPHIRE LAKE E'LY ALG SH 700 FT TO PT 70 FT DUE W OF E 1/8 LINE TH ON STRAIGHT LINE TO POB. .2273 A.

## Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1200/	50.00	180.00	1.0000	1.1583	1200	100		69,498
50 Actual Front Feet, 0.21 Total Acres					Total Est. Land Value =			69,498

## Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Brick on Sand	16.54	24	50	198
Total Estimated Land Improvements True Cash Value =				198

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

(11) Heating System: Electric Baseboard

Ground Area = 520 SF Floor Area = 520 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

## Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	520		
Total:				66,090	39,654

## Other Additions/Adjustments

## Plumbing

Average Fixture(s)	1	1,230	738
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## Porches

WPP	96	2,549	1,529
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## Deck

Treated Wood	157	3,454	2,072
Treated Wood	49	1,701	1,021
Treated Wood	120	2,880	1,728

## Garages

Class: CD Exterior: Pole (Unfinished)

Base Cost	768	18,263	10,958
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## Water/Sewer

Public Sewer	1	1,326	796
Water Well, 50 Feet	1	2,585	1,551

## Built-Ins

Appliance Allow.	1	1,934	1,160
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## Local Cost Items

SANITARY SEWER	1	0	0	*88% Good
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Totals:	102,012	61,207
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## Notes:

ECF (4087 SAPPHIRE LAKE) 1.460 =&gt; TCV: 89,363

2024 Est. T.C.V. 009-015-041-00 = 159,059

Est. TCV/Total Floor Area = 305.88, Most recent sale 06/28/2021 for 249,999

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
70,300	70,300	70,300	66,675	5.00	
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	9,200	0	3,333	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT

79,500

79,500

79,500

70,008

70,008

0

009-015-043-00	2024 Est. T.C.V.	DOWN PAUL A & DAO NOI
Property Class: 402		W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 15 T22N R8W (TRACT\*1997) THAT PART OF NE 1/4 OF NW 1/4 LYING N OF JENNINGS  
ROAD EXC W 400 FT THOF & EXC E 200 FT THOF. 9.5477A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residential 8 - 17 @\$3000			9.55 Acres		3000	100		28,650
			9.55 Total Acres				Total Est. Land Value =	28,650

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 5000	5,000.00	1	95	4,750
			Total Estimated Land Improvements True Cash Value =	4,750

2024 Est. T.C.V. 009-015-043-00 = 33,400

Est. TCV/Total Floor Area = 64.23

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
15,700	15,700	15,700	9,955	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	1,000	0	0	497	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
16,700	16,700	16,700	10,452	10,452	0	

009-015-043-60 2024 Est. T.C.V. PARSONS CHARLES R & SUSAN E  
 Property Class: 401 8670 W JENNINGS RD  
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

SEC 15 T22N R8W W 400 FT OF THAT PART OF NE 1/4 OF NW 1/4 LYING N OF JENNINGS  
 ROAD & THAT PART OF W 1/2 OF NW 1/4 LYING N OF JENNINGS ROAD EXC W 930 FT THOF.  
 9.9492A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$3000		9.95 Acres			3000	100		29,850
9.95 Total Acres Total Est. Land Value =								29,850

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	1434	50	4,718
D/W/P: 3.5 Concrete	6.58	540	50	1,776
Wood Frame	24.99	192	50	2,399
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	97	970
Total Estimated Land Improvements True Cash Value =				9,863

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 1981

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1978 SF Floor Area = 1978 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=71/100/100/100/71

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	858		
1 Story	Siding	Basement	1,120		
			Total:	263,218	186,884

Other Additions/Adjustments

Exterior

Brick Veneer	156	2,682	1,904
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Plumbing

Average Fixture(s)	1	1,476	1,048
3 Fixture Bath	1	4,646	3,299
2 Fixture Bath	1	3,108	2,207

Porches

WGEP (1 Story)	240	17,201	12,213
CCP (1 Story)	80	2,306	1,637
CCP (1 Story)	36	1,157	821

Deck

Treated Wood	144	3,338	2,370
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Garages

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

Base Cost	483	22,034	15,644
Common Wall: 1 Wall	1	-2,686	-1,907

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

Base Cost	768	27,249	26,432	*97% Good
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Water/Sewer

Public Sewer	1	1,494	1,061
Water Well, 50 Feet	1	2,686	1,907

Built-Ins

Appliance Allow.	1	2,766	1,964
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Fireplaces

Parcel Number: 009-015-043-60

Page: 2

Interior 1 Story	1	5,338	3,790	
Local Cost Items				
SANITARY SEWER	1	0	0	*94% Good
Totals:		358,013	261,274	

Notes:

ECF (416 RURAL METES &amp; BOUNDS) 0.930 =&gt; TCV: 242,985

2024 Est. T.C.V. 009-015-043-60	=	282,698
Est. TCV/Total Floor Area = 142.92		
2023 Assessed	MBOR	S.E.V.
136,300	136,300	136,300
2024 New Eq. Adjustment	Loss	
0	5,000	0
2024 Assessed	MBOR	S.E.V.
141,300	141,300	141,300
	Base for Cap	C.P.I.
	88,739	5.00
	Additions	Tax Adjustment
	0	4,436
	Capped	->Taxable<-
	93,175	93,175
		PRE/MBT
		93,175

009-015-043-90	2024 Est. T.C.V.	DOWN PAUL A & DAO NOI
Property Class: 402		W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 15 T22N R8W (0\*1997) THE E'LY 200 FT OF NE 1/4 OF NW 1/4 LYING N'LY OF  
JENNINGS ROAD EXC E'LY 100 FT THOF. 1.14A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 90/FF	100.00	475.50	1.1892	1.0442	90	100		11,176
100 Actual Front Feet, 1.09 Total Acres							Total Est. Land Value =	11,176

2024 Est. T.C.V. 009-015-043-90 = 11,176

Est. TCV/Total Floor Area = 5.65

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
4,300	4,300	4,300	2,711	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	1,300	0	0	135	0	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
5,600	5,600	5,600	2,846	2,846	0	0



009-015-043-95 2024 Est. T.C.V. DICKERSON ERIC A & MARIANNE  
Property Class: 401 W JENNINGS RD  
Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

SEC 15 T22N R8W (0\*1997) THE E'LY 100 FT OF THAT PART OF NE 1/4 OF NW 1/4 LYING  
N'LY OF JENNINGS ROAD. 1.06A.

SPLIT FROM 015-043-00 FOR 98 PB HAS HEAT PBG? (HAS SEWER)  
SAME OWNER AS 010-025-95  
For 2009, add 624 sq ft pc not prev on roll.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 90/FF	100.00	461.74	1.1892	1.0365	90	100		11,094
100 Actual Front Feet, 1.06 Total Acres Total Est. Land Value =								11,094

Cost Est. for Res. Bldg: 1 Single Family GRG Cls C Blt 1998

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 0 SF Floor Area = 0 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Water/Sewer					
Public Sewer			1	1,494	1,195
Deck					
w/Roof (Roof portion)			576	8,761	7,009
Garages					
Class: C Exterior: Pole (Finished)					
Base Cost			1632	51,979	41,583
Local Cost Items					
SANITARY SEWER			1	0	0 *92% Good
Totals:				62,234	49,787

Notes:

ECF (416 RURAL METES & BOUNDS) 0.930 => TCY: 46,302

2024 Est. T.C.V. 009-015-043-95 = 57,396

Est. TCY/Total Floor Area = 0.00

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
26,700	26,700	26,700	17,008	5.00	
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,000	0	850	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
28,700	28,700	28,700	17,858	17,858	17,858

009-016-001-00 2024 Est. T.C.V. PITZ AMY  
 Property Class: 401 9231 W JENNINGS RD  
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

. SEC 16 T22N R8W W 200 FT OF NE 1/4 OF NE 1/4 N OF RR R/W. 2.4242 A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 90/FF	200.67	498.10	0.9992	1.0564	90	100		19,062
201 Actual Front Feet, 2.30 Total Acres Total Est. Land Value =								19,062

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	24	50	74
Wood Frame	26.25	96	50	1,260
Total Estimated Land Improvements True Cash Value =				1,334

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

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1008 SF Floor Area = 1028 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,008		
1 Story	Siding	Overhang	20		
Total:				137,441	89,337

Other Additions/Adjustments

Recreation Room	504	9,339	6,070
Basement, Outside Entrance, Below Grade	1	2,160	1,404
Plumbing			
Average Fixture(s)	1	1,230	799
3 Fixture Bath	1	3,860	2,509
Water/Sewer			
1000 Gal Septic	1	4,550	2,957
Water Well, 50 Feet	1	2,585	1,680
Porches			
CPP	34	865	562
CPP	16	422	274
Deck			
Treated Wood	162	3,527	2,293
Built-Ins			
Appliance Allow.	1	1,934	1,257
Totals:		167,913	109,142

Notes:

ECF (416 RURAL METES & BOUNDS) 0.930 => TCV: 101,502

2024 Est. T.C.V. 009-016-001-00 = 121,898

Est. TCV/Total Floor Area = 118.58, Most recent sale 07/23/2009 for 62,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
56,800	56,800	56,800	35,717	5.00	
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
1,000	3,100	0	1,785	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
60,900	60,900	60,900	38,502	38,502	38,502

009-016-002-00	2024 Est. T.C.V.	DAHLQUIST BRENT & AUTUMN
Property Class: 401		9119 W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 16 T22N R8W W 1/2 OF NE 1/4 OF NE 1/4 N OF RR R/W EXC W 469 FT THEREOF EXC  
JENNINGS RD LIBER 261 PG 852. 2.4598A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 90/FF	193.87	519.30	1.0078	1.0674	90	100		18,770
194 Actual Front Feet, 2.31 Total Acres Total Est. Land Value =								18,770

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	162	46	459
Total Estimated Land Improvements True Cash Value =				459

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

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 816 SF Floor Area = 816 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	816		
Total:				114,002	68,401

Other Additions/Adjustments

Recreation Room	754	13,972	6,986
Basement, Outside Entrance, Below Grade	1	2,160	1,296

Plumbing

Average Fixture(s)	1	1,230	738
2 Fixture Bath	1	2,596	1,558

Water/Sewer

1000 Gal Septic	1	4,550	2,730
Water Well, 50 Feet	1	2,585	1,551

Porches

WGEP (1 Story)	48	5,457	3,274
WGEP (2 Story)	78	11,933	7,160

Garages

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

Base Cost	576	19,791	11,875
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Built-Ins

Appliance Allow.	1	1,934	1,160
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Totals: 180,210 106,729

Notes:

ECF (416 RURAL METES & BOUNDS) 0.930 => TCV: 99,258

2024 Est. T.C.V. 009-016-002-00 = 118,487

Est. TCV/Total Floor Area = 145.20, Most recent sale 08/01/2002 for 75,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
55,600	55,600	55,600	38,307	5.00	
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,600	0	1,915	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
59,200	59,200	59,200	40,222	40,222	0



009-016-004-00 2024 Est. T.C.V. TESSLER AUGUST  
Property Class: 401 9051 W JENNINGS RD  
Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

. SEC 16 T22N R8W E 18 RDS OF THAT PART OF NE 1/4 OF NE 1/4 LYING S OF HWY & N  
OF FORMER RR R/W ALSO ENTIRE FORMER RR R/W LYING ON & ACROSS NE 1/4 OF NE 1/4.  
5.1903 A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 90/FF	333.00	678.91	0.8803	1.1414	90	100		30,114
333 Actual Front Feet, 5.19 Total Acres							Total Est. Land Value =	30,114

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

(11) Heating System: Space Heater  
Ground Area = 1415 SF Floor Area = 1415 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=64/100/100/100/64

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,415		
			Total:	136,251	87,200

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,025	656
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Water/Sewer

1000 Gal Septic	1	4,263	2,728
Water Well, 50 Feet	1	2,498	1,599

Porches

CSEP (1 Story)	96	3,817	2,443
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Garages

Class: D Exterior: Pole (Unfinished)			
Base Cost	672	14,448	9,247
Class: D Exterior: Pole (Unfinished)			
Base Cost	384	9,650	8,878 *92% Good

Built-Ins

Appliance Allow.	1	1,638	1,048
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Totals: 173,590 113,799

Notes:

ECF (416 RURAL METES & BOUNDS) 0.930 => TCV: 105,833

2024 Est. T.C.V. 009-016-004-00 = 135,947

Est. TCV/Total Floor Area = 96.08

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
63,000	63,000	63,000	37,083	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	5,000	0	0	1,854	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
68,000	68,000	68,000	38,937	38,937	38,937	

009-016-005-00                                2024 Est. T.C.V.                                TEMPLEMAN ALEXANDER & DOSCH LINDA M  
Property Class: 401                                2150 S BLODGETT RD  
Map #:    LAKE TOWNSHIP                                LAKE CITY, MI 49651

. SEC 16 T22N R8W NE 1/4 OF NE 1/4 LYING S OF RR R/W EXC S 30 RDS THEREOF. 7 A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS  
\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 3 - 7 @\$3000			7.00 Acres		3000	100		21,000
		7.00 Total Acres					Total Est. Land Value =	21,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.06	750	0	0
D/W/P: 4in Concrete	6.06	200	0	0
Wood Frame	23.41	96	50	1,123
Wood Frame	18.53	324	50	3,002

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements				True Cash Value = 5,075

Cost Est. for Res. Bldg: 1 Single Family HUD                                Cls D 10 Blt 1998

(11) Heating System: Forced Heat & Cool  
Ground Area = 1248 SF    Floor Area = 1248 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,248		
			Total:	147,771	118,237

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,025	820
3 Fixture Bath	1	3,245	2,596

Water/Sewer

1000 Gal Septic	1	4,263	3,410
Water Well, 100 Feet	1	5,506	4,405

Deck

Treated Wood	60	1,873	1,498
Treated Wood	160	3,422	2,738

Built-Ins

Appliance Allow.	1	1,638	1,310
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Garages

Class: D Exterior: Pole (Unfinished)

Base Cost	1120	21,381	17,105
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Totals:                                190,124                                152,119

Notes:

ECF (416 RURAL METES & BOUNDS) 0.750 => TCV:                                114,089

2024 Est. T.C.V. 009-016-005-00                                =                                140,164

Est. TCV/Total Floor Area = 112.31, Most recent sale 03/03/2017 for 70,500

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
62,400	62,400	62,400	39,673	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	7,700	0	0	1,983	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
70,100	70,100	70,100	41,656	41,656	41,656	

009-016-006-00	2024 Est. T.C.V.	BROWN PAUL
Property Class: 401		W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 16 T22N R8W THAT PART OF E 1/2 OF NE 1/4 OF NE 1/4 LYING N OF HWY. 2.35 A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS  
\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 90/FF	123.33	830.00	1.1285	1.2002	90	100		15,034
123 Actual Front Feet, 2.35 Total Acres							Total Est. Land Value =	15,034

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 0

Costs are taken from the Sheds - Equipment 4 Wall Building cost schedules.

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

Class: D Quality: Average  
Stories: 0 Story Height: 10 Perimeter: 0

Base Rate for Upper Floors = 35.37

(10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 3.88 100%  
Adjusted Square Foot Cost for Upper Floors = 39.25

Total Floor Area: 768 Base Cost New of Upper Floors = 30,144

Reproduction/Replacement Cost = 30,144  
Eff.Age:25 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 36 /100/100/100/36.0  
Total Depreciated Cost = 10,852

ECF (416 RURAL METES & BOUNDS) 0.930 => TCV of Bldg: 1 = 10,092  
Replacement Cost/Floor Area= 39.25 Est. TCV/Floor Area= 13.14

Total Estimated True Cash Value of Commercial/Industrial Buildings = 10,092

2024 Est. T.C.V. 009-016-006-00 = 25,126

Est. TCV/Total Floor Area = 32.72, Most recent sale 03/29/2018 for 20,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
10,900	10,900	10,900	5,826	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	1,700	0	0	291	0	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
12,600	12,600	12,600	6,117	6,117	0	





Parcel Number: 009-016-007-00

Page: 2

2024 Est. T.C.V. 009-016-007-00	=	221,803				
Est. TCV/Total Floor Area = 143.65, Most recent sale 12/16/2021 for 232,500						
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
105,100	105,100	105,100	94,710	5.00		
2024	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	5,800	0	0	4,735	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
110,900	110,900	110,900	99,445	99,445	99,445	



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	95,000	95,000	95,000	61,657	5.00	
2024	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	3,500	0	0	3,082	0
2024	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	98,500	98,500	98,500	64,739	64,739	64,739

009-016-009-00	2024 Est. T.C.V.	CHASE MIKE & DENISE
Property Class: 401		2210 S BLODGETT RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 16 T22N R8W S 165 FT OF N 3/4 OF NE 1/4 OF NE 1/4. 5 A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS  
\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 3 - 7 @\$3000			5.00 Acres		3000	100		15,000
			5.00 Total Acres				Total Est. Land Value =	15,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	22.19	120	25	666
				Total Estimated Land Improvements True Cash Value = 666

2024 Est. T.C.V. 009-016-009-00 = 15,666

Est. TCV/Total Floor Area = 10.20, Most recent sale 02/02/2015 for 14,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
7,800	7,800	7,800	6,825	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	341	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
7,800	7,800	7,800	7,166	7,166	7,166	



Phy/Ab.Phy/Func/Econ/Comb. % Good=20/100/100/100/20 Depr. Cost = 376  
 ECF (101 AGRICULTURE) 0.660 => TCV of Bldg: 2 = 248

Ag. Bld 3 0, Lean-To Utility Shed, Lean-To Class:D,Pole Quality:Low Cost  
 Height: 10 ft

Description	Rate	Size	Cost New
Base Cost	2.95	400	1,180
Default Walls	5.70	300	1,710

Phy/Ab.Phy/Func/Econ/Comb. % Good=20/100/100/100/20 Depr. Cost = 578  
 ECF (101 AGRICULTURE) 0.660 => TCV of Bldg: 3 = 381

Ag. Bld 4 0, Lean-To Loafing Shed Class:D,Pole Quality:Low Cost  
 Height: 10 ft

Description	Rate	Size	Cost New
Base Cost	3.71	768	2,849
Default Walls	5.87	576	3,381

Phy/Ab.Phy/Func/Econ/Comb. % Good=64/100/100/100/64 Depr. Cost = 3,987  
 ECF (101 AGRICULTURE) 0.660 => TCV of Bldg: 4 = 2,632

Ag. Bld 5 0, Lean-To Loafing Shed Class:D,Pole Quality:Low Cost  
 Height: 10 ft

Description	Rate	Size	Cost New
Base Cost	4.31	288	1,241
Default Walls	6.81	216	1,471

Phy/Ab.Phy/Func/Econ/Comb. % Good=64/100/100/100/64 Depr. Cost = 1,736  
 ECF (101 AGRICULTURE) 0.660 => TCV of Bldg: 5 = 1,146

Ag. Bld 6 2015, Lean-To Loafing Shed Class:D,Pole Quality:Low Cost  
 Height: 10 ft

Description	Rate	Size	Cost New
Base Cost	4.25	336	1,428
Default Walls	6.71	252	1,691

Phy/Ab.Phy/Func/Econ/Comb. % Good=96/100/100/100/96 Depr. Cost = 2,994  
 ECF (101 AGRICULTURE) 0.660 => TCV of Bldg: 6 = 1,976

Ag. Bld 7 0, Lean-To Loafing Shed Class:D,Pole Quality:Low Cost  
 Height: 10 ft

Description	Rate	Size	Cost New
Base Cost	4.07	416	1,693
Default Walls	6.42	312	2,003

Phy/Ab.Phy/Func/Econ/Comb. % Good=64/100/100/100/64 Depr. Cost = 2,365  
 ECF (101 AGRICULTURE) 0.660 => TCV of Bldg: 7 = 1,561

Ag. Bld 8 0, Lean-To Loafing Shed Class:D,Pole Quality:Low Cost  
 Height: 10 ft

Description	Rate	Size	Cost New
Base Cost	3.61	900	3,249
Default Walls	5.70	675	3,848

Phy/Ab.Phy/Func/Econ/Comb. % Good=64/100/100/100/64 Depr. Cost = 4,542  
 ECF (101 AGRICULTURE) 0.660 => TCV of Bldg: 8 = 2,998

Ag. Bld 9 2016, Lean-To Barn, General Purpose Class:D,Pole Quality:Low Cost  
 Height: 10 ft

Parcel Number: 009-016-010-00

Page: 3

Description	Rate	Size	Cost New
Base Cost	20.13	384	7,730
Default Walls	6.74	288	1,941

Phy/Ab.Phy/Func/Econ/Comb. % Good=98/100/100/100/98	Depr. Cost =	9,478
ECF (101 AGRICULTURE)	0.660 => TCV of Bldg: 9 =	6,255

Total Estimated True Cash Value of Agricultural Buildings	=	18,283
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2024 Est. T.C.V. 009-016-010-00	=	358,595
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Est. TCV/Total Floor Area = 377.07

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
152,000	152,000	152,000	50,228	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	27,300	0	0	2,511	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
179,300	179,300	179,300	52,739	52,739	52,739	

009-016-011-00                      2024 Est. T.C.V.                      CHASE MICHAEL P & DENISE K  
 Property Class: 401                                           2266 S BLODGETT RD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

. SEC 16 T22N R8W N 1/2 OF N 1/2 OF SE 1/4 OF NE 1/4 EXC N99 FT OF E 440 FT  
 THEREOF. 9 A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$3000			9.00 Acres		3000	100		27,000
			9.00 Total Acres				Total Est. Land Value =	27,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	3.61	1200	0	0
Metal Prefab/Conc.	31.47	162	50	2,549
Wood Frame	35.99	117	50	2,105

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	100	1,000
				Total Estimated Land Improvements True Cash Value =
				5,654

Cost Est. for Res. Bldg: 1 Mobile Home HUD                      Cls Good                      Blt 1986

(11) Heating System: Forced Warm Air  
 Ground Area = 840 SF    Floor Area = 840 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Metal	840		
			Total:	67,378	43,796

Other Additions/Adjustments

Skirting, Metal or Vinyl, Vertical	148	1,767	1,149
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Plumbing

Average Fixture(s)	1	1,237	804
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Water/Sewer

1000 Gal Septic	2	11,272	7,327
Water Well, 50 Feet	2	5,841	3,797

Garages

Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)  
 Base Cost                      396                      17,262                      11,220

Built-Ins

Appliance Allow.	1	3,975	2,584
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Deck

w/Roof (Roof portion)	1024	21,381	13,898
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Totals:                      130,113                      84,575

Notes: 1986 HOLLY PARK

ECF (416 RURAL METES & BOUNDS) 0.800 => TCV:                      67,660

2024 Est. T.C.V. 009-016-011-00                      =                      100,314

Est. TCV/Total Floor Area = 119.42, Most recent sale 03/01/2004 for 59,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
52,200	52,200	52,200	28,574	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-2,000	0	0	1,428	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
50,200	50,200	50,200	30,002	30,002	30,002	



009-016-012-00                                2024 Est. T.C.V.                                HARRISON JENNIFER  
 Property Class: 401                                                               2246 S BLODGETT RD  
 Map #:    LAKE TOWNSHIP                                LAKE CITY, MI 49651

. SEC 16 T22N R8W COMM AT NE COR OF SE 1/4 OF NE 1/4 W 440FT S 99 FT E 440 FT N  
 99 FT TO BEG. 1 A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 90/FF	99.00	440.00	1.1922	1.0241	90	100		10,879
99 Actual Front Feet, 1.00 Total Acres							Total Est. Land Value =	10,879

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	35.08	64	50	1,122
				Total Estimated Land Improvements True Cash Value =
				1,122

Cost Est. for Res. Bldg: 1 Mobile Home HUD                                Cls Average                                Blt 1984

(11) Heating System: Wall Furnace  
 Ground Area = 1116 SF    Floor Area = 1116 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Metal	924		
Addition	Siding	Crawl	192		
			Total:	69,020	24,157

Other Additions/Adjustments

Skirting, Metal or Vinyl, Vertical	160	1,818	636
Plumbing			
Average Fixture(s)	1	964	337
Water/Sewer			
1000 Gal Septic	1	4,864	1,702
Water Well, 50 Feet	1	2,686	940
Built-Ins			
Appliance Allow.	1	2,766	968
	Totals:	82,118	28,740

Notes: 1984 REDMAN

ECF (416 RURAL METES & BOUNDS) 0.800 => TCV: 22,992

2024 Est. T.C.V. 009-016-012-00                                =                                34,993

Est. TCV/Total Floor Area = 31.36, Most recent sale 05/07/2010 for 9,500

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
17,300	17,300	17,300	8,059	5.00
2024	New Eq.	Adjustment	Loss	Additions
0	200	0	0	402
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-
17,500	17,500	17,500	8,461	8,461
				PRE/MBT
				0

009-016-013-00	2024 Est. T.C.V.	BOROWSKI ILENE
Property Class: 401		2350 S BLODGETT RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 16 T22N R8W S 1/2 OF N 1/2 OF SE 1/4 OF NE 1/4. 10 A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS  
\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$3000		10.00	Acres		3000	100		30,000
		10.00	Total Acres				Total Est. Land Value =	30,000

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D 10 Blt 1979

(11) Heating System: Space Heater  
 Ground Area = 624 SF Floor Area = 624 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=71/100/100/100/71

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	624		
			Total:	77,105	54,751

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,025	728
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Water/Sewer

1000 Gal Septic	1	4,263	3,027
Water Well, 50 Feet	1	2,498	1,774

Porches

WGEP (1 Story)	40	4,699	3,336
CGEP (1 Story)	260	11,846	8,411

Garages

Class: D Exterior: Pole (Unfinished)				
Base Cost	768	16,036	11,546	*72% Good

Built-Ins

Appliance Allow.	1	1,638	1,163
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Totals: 119,110 84,736

Notes:

ECF (416 RURAL METES & BOUNDS) 0.930 => TCV: 78,804

2024 Est. T.C.V. 009-016-013-00 = 108,804

Est. TCV/Total Floor Area = 174.37

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
52,200	52,200	52,200	32,699	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,200	0	0	1,634	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
54,400	54,400	54,400	34,333	34,333	0	

009-016-014-00	2024 Est. T.C.V.	NILES DAVID M
Property Class: 401		2410 S BLODGETT RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 16 T22N R8W N 1/2 OF N 1/2 OF S 1/2 OF SE 1/4 OF NE 1/4. 5 A.

## Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE &amp; LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 90/FF	165.00	1325.50	1.0493	1.3492	90	100		21,023
165 Actual Front Feet, 5.02 Total Acres					Total Est.	Land Value =		21,023

Cost Est. for Res. Bldg: 1	Single Family	1S				Cls D	Blt 1972
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(11) Heating System: Forced Air w/ Ducts

Ground Area = 1232 SF Floor Area = 1232 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

## Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,232		
			Total:	129,203	90,441

## Other Additions/Adjustments

## Exterior

Brick Veneer	56	813	569
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## Plumbing

Average Fixture(s)	1	1,025	717
2 Fixture Bath	1	2,152	1,506

## Water/Sewer

1000 Gal Septic	1	4,263	2,984
Water Well, 50 Feet	1	2,498	1,749

## Porches

CPP	48	1,014	710
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## Garages

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

Base Cost	932	24,978	17,485
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## Built-Ins

Appliance Allow.	1	1,638	1,147
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Totals:		167,584	117,308
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## Notes:

ECF (416 RURAL METES &amp; BOUNDS) 0.930 =&gt; TCV: 109,096

2024 Est. T.C.V. 009-016-014-00	=	130,119
Est. TCV/Total Floor Area = 105.62		
2023 Assessed	MBOR	S.E.V.
61,000	61,000	61,000
	Base for Cap	C.P.I.
	39,270	5.00
2024 New Eq.	Adjustment	Loss
0	4,100	0
	Additions	Tax Adjustment
	0	1,963
2024 Assessed	MBOR	S.E.V.
65,100	65,100	65,100
	Capped	->Taxable<-
	41,233	41,233
		PRE/MBT
		41,233

009-016-015-00	2024 Est. T.C.V.	MCEWEN DOUGLAS K
Property Class: 401		2430 S BLODGETT RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 16 T22N R8W S 1/2 OF N 1/2 OF S 1/2 OF SE 1/4 OF NE 1/4. 5 A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS  
\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 90/FF	165.00	1325.00	1.0493	1.3491	90	100		21,021
165 Actual Front Feet, 5.02 Total Acres Total Est. Land Value =								21,021

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

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

(11) Heating System: Forced Heat & Cool  
Ground Area = 1512 SF Floor Area = 1512 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,512		
Total:				173,443	147,427

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,230	1,045
3 Fixture Bath	1	3,860	3,281

Water/Sewer

1000 Gal Septic	1	4,550	3,867
Water Well, 100 Feet	1	5,640	4,794

Garages

Class: CD Exterior: Pole (Unfinished)			
Base Cost	960	21,754	18,491

Built-Ins

Appliance Allow.	1	1,934	1,644
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Totals: 212,411 180,549

Notes:

ECF (416 RURAL METES & BOUNDS) 0.930 => TCV: 167,911

2024 Est. T.C.V. 009-016-015-00 = 189,882

Est. TCV/Total Floor Area = 125.58

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
90,000	90,000	90,000	59,118	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	4,900	0	2,955	0		
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
94,900	94,900	94,900	62,073	62,073	62,073	



009-016-017-00                                      2024 Est. T.C.V.                                      GUNNERSON MATTHEW & TRAVIS  
 Property Class: 201                                                                           9577 W JENNINGS RD  
 Map #:                                      LAKE TOWNSHIP                                      LAKE CITY, MI 49651

. SEC 16 T22N R8W E 1/2 OF NW 1/4 EXC E 440 FT THEREOF ALSO EXC W 440 FT  
 THEREOF. 26.6667 A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia PARTOF>40@	\$3000	26.66	Acres		3000	100		79,980
		26.66	Total Acres				Total Est. Land Value =	79,980

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.68	96	50	320
Wood Frame	34.17	72	50	1,230
Wood Frame	24.08	288	50	3,467
Total Estimated Land Improvements True Cash Value =				5,017

Cost Est. for Res. Bldg: 1 Mobile Home HUD                                      Cls Average                                      Blt 1996

(11) Heating System: Wall Furnace

Ground Area = 896 SF      Floor Area = 896 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Siding	Comp.Shingle	896		
			Total:	54,116	18,940

Other Additions/Adjustments

Skirting, Metal or Vinyl, Vertical	156	1,772	620
Plumbing			
Average Fixture(s)	1	964	337
Water/Sewer			
1000 Gal Septic	1	4,864	1,702
Water Well, 100 Feet	1	5,808	2,033
Deck			
Treated Wood	48	1,730	605
Built-Ins			
Appliance Allow.	1	2,766	968
Totals:			72,020      25,205

Notes: '96 REDMAN

ECF (201B COMMERCIAL GROUP B) 0.800 => TCV:                                      20,164

Cost Est. for Res. Bldg: 2 Mobile Home HUD                                      Cls Average                                      Blt 1994

(11) Heating System: Wall Furnace

Ground Area = 980 SF      Floor Area = 980 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Metal	980		
			Total:	56,328	19,714

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	964	337
3 Fixture Bath	1	3,054	1,069

Parcel Number: 009-016-017-00

Page: 2

## Water/Sewer

1000 Gal Septic	1	4,864	1,702
Water Well, 100 Feet	1	5,808	2,033

## Porches

CCP (1 Story)	96	2,241	784
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## Deck

Treated Wood	96	2,505	877
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## Built-Ins

Appliance Allow.	1	2,766	968
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Totals:		78,530	27,484
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Notes: 1994 HUD MOBILE USED, RELOCATED TO SITE IN 2018

ECF (201B COMMERCIAL GROUP B) 0.800 => TCV:			21,987
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Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1970

Costs are taken from the Sheds - Equipment 4 Wall Building cost schedules.

&lt;&lt;&lt;&lt;&lt;&lt; Calculator Cost Computations &gt;&gt;&gt;&gt;&gt;&gt;

Class: D,Pole Quality: Average

Stories: 1 Story Height: 14 Perimeter: 0

Base Rate for Upper Floors = 25.29

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

Adjusted Square Foot Cost for Upper Floors = 25.29

Total Floor Area: 6,000 Base Cost New of Upper Floors = 151,740

Reproduction/Replacement Cost = 151,740

Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 60 /100/100/100/60.0

Total Depreciated Cost = 91,044

ECF (201B COMMERCIAL GROUP B) 0.850 =&gt; TCV of Bldg: 1 = 77,387

Replacement Cost/Floor Area= 25.29 Est. TCV/Floor Area= 12.90

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Cost Estimates for Commercial/Industrial Building/Section: 2 Built 1970

Costs are taken from the Sheds - Equipment 4 Wall Building cost schedules.

&lt;&lt;&lt;&lt;&lt;&lt; Calculator Cost Computations &gt;&gt;&gt;&gt;&gt;&gt;

Class: S Quality: Average

Stories: 1 Story Height: 14 Perimeter: 0

Base Rate for Upper Floors = 30.81

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

Adjusted Square Foot Cost for Upper Floors = 30.81

Total Floor Area: 4,000 Base Cost New of Upper Floors = 123,240

Reproduction/Replacement Cost = 123,240

Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 60 /100/100/100/60.0

Total Depreciated Cost = 73,944

ECF (201B COMMERCIAL GROUP B) 0.850 =&gt; TCV of Bldg: 2 = 62,852

Replacement Cost/Floor Area= 30.81 Est. TCV/Floor Area= 15.71

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Cost Estimates for Commercial/Industrial Building/Section: 3 Built 0

Description of Occupancy: WOOD STORAGE BETWEEN BLDGS

Costs are taken from the Sheds - Material Storage, 3 Wall cost schedules.

&lt;&lt;&lt;&lt;&lt;&lt; Calculator Cost Computations &gt;&gt;&gt;&gt;&gt;&gt;

Class: D,Pole Quality: Average

Parcel Number: 009-016-017-00

Page: 3

Stories: 1 Story Height: 14 Perimeter: 0

Base Rate for Upper Floors = 33.12

Adjusted Square Foot Cost for Upper Floors = 33.12

Total Floor Area: 960 Base Cost New of Upper Floors = 31,795

Reproduction/Replacement Cost = 31,795

Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 67 /100/100/100/67.0

Total Depreciated Cost = 21,303

ECF (201B COMMERCIAL GROUP B) 0.850 =&gt; TCV of Bldg: 3 = 18,107

Replacement Cost/Floor Area= 33.12 Est. TCV/Floor Area= 18.86

Cost Estimates for Commercial/Industrial Building/Section: 4 Built 0

Description of Occupancy: WEST SIDE OF BLDGS

Costs are taken from the Sheds - Equipment 3 Wall Shed cost schedules.

&lt;&lt;&lt;&lt; Calculator Cost Computations &gt;&gt;&gt;&gt;

Class: D,Pole Quality: Average

Stories: 1 Story Height: 16 Perimeter: 0

Base Rate for Upper Floors = 27.84

Adjusted Square Foot Cost for Upper Floors = 27.84

Total Floor Area: 840 Base Cost New of Upper Floors = 23,385

Reproduction/Replacement Cost = 23,385

Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 44 /100/100/100/44.0

Total Depreciated Cost = 10,289

ECF (201B COMMERCIAL GROUP B) 0.850 =&gt; TCV of Bldg: 4 = 8,746

Replacement Cost/Floor Area= 27.84 Est. TCV/Floor Area= 10.41

Total Estimated True Cash Value of Commercial/Industrial Buildings = 167,092

2024 Est. T.C.V. 009-016-017-00 = 294,240

Est. TCV/Total Floor Area = 21.52, Most recent sale 02/01/1999 for 18,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
144,600	144,600	144,600	73,577	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	2,500	0	0	3,678	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
147,100	147,100	147,100	77,255	77,255	0	



009-016-018-00	2024 Est. T.C.V.	GUNNERSON MATHEW &
Property Class: 201		W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 16 T22N R8W E 440 FT OF E 1/2 OF NW 1/4. 26.6667 A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS  
\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia PARTOF>40@\$3000	26.66	Acres	3000	100				79,980
	26.66	Total Acres	Total Est.	Land Value =				79,980

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 0  
Description of Occupancy: NORTH BLDG

Costs are taken from the Shed - Utility Light Commercial Building cost schedules.  
<<<<< Calculator Cost Computations >>>>>

Class: D,Pole Quality: Low Cost  
Stories: 0 Story Height: 10 Perimeter: 0

Base Rate for Upper Floors = 15.03

Adjusted Square Foot Cost for Upper Floors = 15.03

Total Floor Area: 4,400	Base Cost New of Upper Floors =	66,132
	Reproduction/Replacement Cost =	66,132
Eff.Age:40	Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 35 /100/100/100/35.0	
	Total Depreciated Cost =	23,146

ECF (201B COMMERCIAL GROUP B)	0.850 => TCV of Bldg: 1 =	19,674
Replacement Cost/Floor Area= 15.03	Est. TCV/Floor Area= 4.47	

Cost Estimates for Commercial/Industrial Building/Section: 2 Built 0  
Description of Occupancy: SOUTH BLDG

Costs are taken from the Shed - Utility Light Commercial Building cost schedules.  
<<<<< Calculator Cost Computations >>>>>

Class: D,Pole Quality: Low Cost  
Stories: 0 Story Height: 10 Perimeter: 0

Base Rate for Upper Floors = 15.66

Adjusted Square Foot Cost for Upper Floors = 15.66

Total Floor Area: 2,800	Base Cost New of Upper Floors =	43,848
	Reproduction/Replacement Cost =	43,848
Eff.Age:40	Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 35 /100/100/100/35.0	
	Total Depreciated Cost =	15,347

ECF (201B COMMERCIAL GROUP B)	0.850 => TCV of Bldg: 2 =	13,045
Replacement Cost/Floor Area= 15.66	Est. TCV/Floor Area= 4.66	

Total Estimated True Cash Value of Commercial/Industrial Buildings = 32,719

2024 Est. T.C.V. 009-016-018-00	=	112,699			
Est. TCV/Total Floor Area = 15.65, Most recent sale 02/19/2014 for 13,500					
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
50,100	50,100	50,100	38,712	5.00	
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	6,200	0	0	1,935	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
56,300	56,300	56,300	40,647	40,647	0

009-016-019-00 2024 Est. T.C.V. LEWIS CAROLYN & SIMPSON CHASE
Property Class: 401 9697 W JENNINGS RD
Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

. SEC 16 T22N R8W N 500 FT OF W 440 FT OF E/2 OF NW/4 EXC W 110 FT THEREOF.
3.7879 Ac. M/L.
Split on 07/01/2008 into 009-016-019-30;
Split on 10/02/2008 into 009-016-019-25;

Split/Comb. on 10/02/2008 completed 10/02/2008 RAY ;
Parent Parcel(s): 009-016-019-00;
Child Parcel(s): 009-016-019-25;

Split/Comb. on 07/01/2008 completed 07/01/2008 RAY ;
Parent Parcel(s): 009-016-019-00;
Child Parcel(s): 009-016-019-30;

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

Table with 7 columns: Description, Frontage, Depth, Front, Depth, Rate %Adj, Reason, Value. Row 1: A 200' @ 90/FF 330.00 500.00 0.8823 1.0574 90 100 27,709. Row 2: 330 Actual Front Feet, 3.79 Total Acres Total Est. Land Value = 27,709

Land Improvement Cost Estimates

Table with 4 columns: Description, Rate, Size % Good, Cash Value. Row 1: Metal Prefab 18.44 100 58 1,070. Row 2: Total Estimated Land Improvements True Cash Value = 1,070

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Average Blt 1989

(11) Heating System: Forced Warm Air
Ground Area = 980 SF Floor Area = 980 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Table with 6 columns: Type, Ext. Walls, Roof/Fnd., Size, Cost New, Depr. Cost. Row 1: Main Home Ribbed Comp.Shingle 980 Total: 58,758 32,317

Other Additions/Adjustments

Table with 4 columns: Description, Size, Cost, Depr. Cost. Rows include: Skirting, Metal or Vinyl, Vertical (168, 1,908, 1,049); Plumbing (Average Fixture(s) 1, 964, 530); Water/Sewer (1000 Gal Septic 1, 4,864, 2,675; Water Well, 50 Feet 1, 2,686, 1,477); Deck (Treated Wood 36, 1,509, 830); Garages (Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 576, 22,285, 12,257); Built-Ins (Appliance Allow. 1, 2,766, 1,521). Totals: 95,740 52,656

Notes: SINGLEWIDE

ECF (416 RURAL METES & BOUNDS) 0.800 => TCY: 42,125

2024 Est. T.C.V. 009-016-019-00 = 70,904
Est. TCY/Total Floor Area = 72.35, Most recent sale 09/16/2008 for 0
2023 Assessed MBOR S.E.V. Base for Cap C.P.I.

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	34,300	34,300	34,300	16,586	5.00	
2024	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	1,200	0	0	829	0
2024	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	35,500	35,500	35,500	17,415	17,415	17,415



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101,800	101,800	101,800	72,584	72,584	72,584
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009-016-019-30	2024 Est. T.C.V.	GUNNERSON MATTHEW & TRAVIS
Property Class: 402		9697 W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 16 T22N R8W W 440 FT OF E/2 OF NW/4 EXC N 500 FT THEREOF. 21.6165 Ac. M/L  
 Split on 07/01/2008 from 009-016-019-00;

Split/Comb. on 07/01/2008 completed 07/01/2008 RAY ;  
 Parent Parcel(s): 009-016-019-00;  
 Child Parcel(s): 009-016-019-30;  
 -----

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia PARTOF>20@\$3000		21.62 Acres	3000	100				64,851
		21.62 Total Acres	Total Est. Land Value =					64,851

2024 Est. T.C.V. 009-016-019-30 = 64,851

Est. TCV/Total Floor Area = 48.25, Most recent sale 06/04/2008 for 10,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
28,100	28,100	28,100	20,475	5.00			
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses			
0	4,300	0	1,023	0			
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
32,400	32,400	32,400	21,498	21,498	0		

009-016-020-00 2024 Est. T.C.V. CPIF MI SH PROPCO LC  
 Property Class: 201 2353 S LACHANCE RD  
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

2015-03247WD & 2015-03250 AFFIDAVIT OF SURVEROR PART OF THE N 1/2 OF THE SW 1/4  
 OF THE NW 1/4 OF SECTION 16, T22N, R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN  
 MORE FULLY DESCRIBED TO-WIT: COMMENCING AT THE WEST 1/4 CORNER OF SECTION, 16,  
 T22N, R8W; THENCE N00°05'46"W 660.69 FEET ALONG THE WEST LINE OF SAID SECTION 16  
 TO THE POINT OF BEGINNING; THENCE N00°05'46"W 333.51 FEET ALONG SAID WEST  
 SECTION LINE; THENCE N89°54'14"E 228.40 FEET; THENCE N00°05'46"W 151.60 FEET  
 PARALLEL TO SAID WEST SECTION LINE; THENCE S89°54'14"W 228.40 FEET TO A POINT ON  
 SAID WEST SECTION LINE; THENCE N00°05'46" W 175.58 FEET ALONG SAID WEST SECTION  
 LINE TO A POINT ON THE NORTH 1/8 LINE OF SAID  
 SECTION 16; THENCE S89°19'16"E 1325.90 FEET ALONG SAID NORTH 1/8 LINE TO A POINT  
 ON THE WEST 1/8 LINE OF SAID SECTION 16; THENCE S00°02'56"E 660.86 FEET ALONG  
 SAID WEST 1/8 LINE; THENCE N89°18'49"W 1325.35 FEET TO THE POINT OF BEGINNING.  
 SUBJECT TO THE RIGHT-OF-WAY FOR LACHANCE ROAD.

FORMERLY DESCRIBED AS 2007-02229 SEC 16 T22N R8W COMM AT W 1/4 CORNER OF SEC  
 16; TH N 00 D 05' 46" W 660.69 FT ALONG THE W LINE OF SEC TO POB: TH N 00 D 05'  
 46" W 333.51 FT ALONG W SEC LINE; TH N 89 D 54' 14" E 261.40 FT; TH N 00 D 05'  
 46" W 151.60 FT PARALLEL TO W SEC LINE; TH S 89 D 54' 14" W 261.40 FT TO A POINT  
 ON W SEC LINE; TH N 00 D 05' 46" W 175.58 FT ALONG W SEC LINE TO A POINT ON THE  
 N 1/8 LINE OF SEC; TH S 89 D 19' 16" E 1325.90 FT ALONG N 1/8 LINE TO A POINT ON  
 THE W 1/8 LINE OF SEC; TH S 00 D 02' 56" E 660.86 FT ALONG W 1/8 LINE; TH N 89 D  
 18' 49" W 1325.35 FT TO POB, SUBJ TO ROW FOR LA CHONCE RD 19.20 A. M/L

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 18	-29	@\$3000	18.93	Acres	3000	100		56,775
Residentia ROW @ ZERO			0.39	Acres	0	100		0
19.31 Total Acres Total Est. Land Value =								56,775

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Commercial Local Cost Land Improvements				
Description	Rate	Size	% Good Arch Mult	Cash Value
PAVING	0.40	38250	86 100	13,158
Ad-Hoc Unit-In-Place Items				
Description	Rate	Size	% Good	Cash Value
4 SINGLE,2 DBL LIGHT	1.00	9750	75	7,312
Total Estimated Land Improvements True Cash Value =				20,470

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 2002

Description of Occupancy: CAL 150

Costs are taken from the Multiple Residences - Senior Citizen cost schedules.  
 <<<<< Calculator Cost Computations >>>>>  
 Class: D,Siding Quality: Average  
 Total Floor Area: 31856 # of Units: 34

Base Rate for Upper Floors = 90.08  
 Finished Basement Basement, Base Rate for Basement = 63.11  
 (Basement Fireproofing Rate = 0.00)

(10) Heating system: Package Heating & Cooling Cost/SqFt: 13.08 100%  
 Bsmt Heating system: Ventilation only, Ducts/Blowers Cost/SqFt: 2.86  
 Adjusted Square Foot Cost for Upper Floors = 103.16  
 Adjusted Square Foot Cost for Basement = 65.97

Total Floor Area: 31,856 Base Cost New of Upper Floors = 3,286,264  
 Basement Area: 5,181 Base Cost New of Basement = 341,791

31,856 Sq.Ft. of Sprinklers @ 3.64, Cost New = 115,956  
 5,181 Sq.Ft. of Bsmt Splr. @ 4.76, Cost New = 24,662

Reproduction/Replacement Cost = 3,768,673  
 Eff.Age:12 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 78 /100/100/100/78.0

---

Total Depreciated Cost = 2,939,565

<<<<< Segregated Cost Computations >>>>>

Costs taken from Segregated Cost Section 2: Multiples & Motels

Item Description	Cost		# or Height		Storys	Cost
	Col.	Rate	SqFt	Adj.		

Total Cost New = 0

Architectural Multiplier: 0.00

Reproduction/Replacement Cost = 0

Eff.Age:12 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 78 /100/100/100/78.0

Total Depreciated Cost = 0

ECF (201A GENERAL COMMERCIAL ) 1.386 => TCV of Bldg: 1 = 4,074,237

Replacement Cost/Floor Area= 118.30 Est. TCV/Floor Area= 127.90

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Cost Estimates for Commercial/Industrial Building/Section: 2 Built 2012

Description of Occupancy: EAST WING 2012

Costs are taken from the Multiple Residences - Senior Citizen cost schedules.

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

Class: D,Siding Quality: Low Cost

Total Floor Area: 8976 # of Units: 0

Base Rate for Upper Floors = 79.80

(10) Heating system: Electric, Cable or Baseboard Cost/SqFt: 7.26 100%

Adjusted Square Foot Cost for Upper Floors = 87.06

Total Floor Area: 8,976 Base Cost New of Upper Floors = 781,451

Reproduction/Replacement Cost = 781,451

Eff.Age:12 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 78 /100/100/100/78.0

Total Depreciated Cost = 609,532

ECF (201A GENERAL COMMERCIAL ) 1.386 => TCV of Bldg: 2 = 844,811

Replacement Cost/Floor Area= 87.06 Est. TCV/Floor Area= 94.12

---

Total Estimated True Cash Value of Commercial/Industrial Buildings = 4,919,048

2024 Est. T.C.V. 009-016-020-00 = 4,996,293

Est. TCV/Total Floor Area = 122.36, Most recent sale 08/02/2018 for 5,409,722

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
2,110,700	2,110,700	2,110,700	1,650,043	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	387,400	0	82,502	0		
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
2,498,100	2,498,100	2,498,100	1,732,545	1,732,545	0	



009-016-020-50	2024 Est. T.C.V.	GUNNERSON PHIL (LE ETAL)
Property Class: 101		S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 16 T22N R8W S 1/2 OF SW 1/4 OF NW 1/4. 20 A.

ABANDONED MH ON BACK OF PARCEL - NO VALUE

Land Value Estimates for Land Table Ag 1 .A - Agriculture

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
AGRICULTRU UNTILLED	2900	20.00	Acres	2900	100			58,000
20.00 Total Acres Total Est. Land Value =								58,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Ad-Hoc Unit-In-Place Items				
Description	Rate	Size	% Good	Cash Value
/CI16/YARI/FARAR/BARWOSPTSL	3.10	9000	50	13,950
Total Estimated Land Improvements True Cash Value =				13,950

Ag. Bld 1 2010, Lean-To Utility Shed, 3 Wall Class:D,Pole Quality:Low Cost  
Height: 10 ft

Description	Rate	Size	Cost New
Base Cost	2.60	2100	5,460
Default Walls	4.51	1575	7,103

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60	Depr. Cost =	7,538
ECF (101 AGRICULTURE)	0.660 => TCV of Bldg: 1 =	4,975

Total Estimated True Cash Value of Agricultural Buildings = 4,975

2024 Est. T.C.V. 009-016-020-50 = 76,925

Est. TCV/Total Floor Area = 1.88, Most recent sale 09/05/2002 for 0

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
29,300	29,300	29,300	11,368	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	9,200	0	568	0		
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
38,500	38,500	38,500	11,936	11,936	0	





009-016-021-00	2024 Est. T.C.V.	ROMIG GERALD III
Property Class: 402		2219 S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 16 T22N R8W NW 1/4 OF NW 1/4 EXC THAT PART LYING N OF A LINE BEG 950.67 FT S OF NW COR OF NW 1/4, TH E'LY PAR WITH FORMER RR R/W. 9.9697A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$3000			9.97 Acres		3000	100		29,910
			9.97 Total Acres				Total Est. Land Value =	29,910

2024 Est. T.C.V. 009-016-021-00 = 29,910

Est. TCV/Total Floor Area = 18.73, Most recent sale 09/10/2020 for 24,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
14,000	14,000	14,000	10,500	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	1,000	0	525	0		
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
15,000	15,000	15,000	11,025	11,025	0	



Parcel Number: 009-016-021-70

Page: 2

WGEP (1 Story)	216	14,556	8,006
Foundation: Shallow	216	-1,382	-760
WPP	12	600	330
Deck			
Treated Wood	180	3,775	2,076
Built-Ins			
Appliance Allow.	1	1,934	1,064
	Totals:	187,874	103,330

Notes:

ECF (416 RURAL METES &amp; BOUNDS) 0.930 =&gt; TCV: 96,097

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1985

Costs are taken from the Sheds - Equipment 4 Wall Building cost schedules.

&lt;&lt;&lt;&lt;&lt; Calculator Cost Computations &gt;&gt;&gt;&gt;&gt;

Class: D,Pole Quality: Average

Stories: 1 Story Height: 10 Perimeter: 380

Overall Building Height: 10

Base Rate for Upper Floors = 24.99

(10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 3.19 100%

Adjusted Square Foot Cost for Upper Floors = 28.18

Total Floor Area: 4,804 Base Cost New of Upper Floors = 135,377

Reproduction/Replacement Cost = 135,377

Eff.Age:25 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 36 /100/100/100/36.0

Total Depreciated Cost = 48,736

ECF (416 RURAL METES &amp; BOUNDS) 0.930 =&gt; TCV of Bldg: 1 = 45,324

Replacement Cost/Floor Area= 28.18 Est. TCV/Floor Area= 9.43

Total Estimated True Cash Value of Commercial/Industrial Buildings = 45,324

2024 Est. T.C.V. 009-016-021-70 = 200,176

Est. TCV/Total Floor Area = 32.31, Most recent sale 04/30/2019 for 83,710

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
94,700	94,700	94,700	80,176	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	5,400	0	0	4,008	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
100,100	100,100	100,100	84,184	84,184	0	



Parcel Number: 009-016-021-90

Page: 2

Eff.Age:2    Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 95 /100/100/100/95.0  
 Total Depreciated Cost = 382,165

ECF (201B COMMERCIAL GROUP B)                    0.850 => TCV of Bldg: 2 = 324,840  
 Replacement Cost/Floor Area= 31.04            Est. TCV/Floor Area= 25.06

Cost Estimates for Commercial/Industrial Building/Section: 3            Built 2022  
 Description of Occupancy: 2022-0539 (1) 20 X 144

Costs are taken from the Warehouses - Mini cost schedules.

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

Class: D,Pole    Quality: Low Cost  
 Stories: 1    Story Height: 10            Perimeter: 328

Base Rate for Upper Floors = 36.79

Adjusted Square Foot Cost for Upper Floors = 36.79

Total Floor Area: 2,880                    Base Cost New of Upper Floors = 105,956

Reproduction/Replacement Cost = 105,956

Eff.Age:1    Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 96 /100/100/100/96.0  
 Total Depreciated Cost = 101,718

ECF (201B COMMERCIAL GROUP B)                    0.850 => TCV of Bldg: 3 = 86,460  
 Replacement Cost/Floor Area= 36.79            Est. TCV/Floor Area= 30.02

Cost Estimates for Commercial/Industrial Building/Section: 4            Built 2022  
 Description of Occupancy: 2022-0538 (1) 24 X 40

Costs are taken from the Warehouses - Mini cost schedules.

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

Class: D,Pole    Quality: Low Cost  
 Stories: 1    Story Height: 10            Perimeter: 128

Base Rate for Upper Floors = 38.82

Adjusted Square Foot Cost for Upper Floors = 38.82

Total Floor Area: 960                    Base Cost New of Upper Floors = 37,268

Reproduction/Replacement Cost = 37,268

Eff.Age:1    Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 96 /100/100/100/96.0  
 Total Depreciated Cost = 35,777

ECF (201B COMMERCIAL GROUP B)                    0.850 => TCV of Bldg: 4 = 30,411  
 Replacement Cost/Floor Area= 38.82            Est. TCV/Floor Area= 31.68

Total Estimated True Cash Value of Commercial/Industrial Buildings = 621,557

2024 Est. T.C.V. 009-016-021-90                    = 658,211

Est. TCV/Total Floor Area = 28.87, Most recent sale 07/28/2021 for 21,500

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
359,400	359,400	359,400	313,085	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-30,300	0	0	15,654	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
329,100	329,100	329,100	328,739	328,739	0	





107,600

107,600

107,600

75,076

75,076

75,076

009-016-022-50	2024 Est. T.C.V.	DORLAND JEFFREY P
Property Class: 401		9849 W JENNINGS RD
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

SEC 16 T22N R8W PCL C OF THE SURVEY RECORDED IN LIBER S-1 P 541 MISSAUKEE COUNTY RECORDS. 2.65A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 90/FF	324.00	354.70	0.8864	0.9704	90	100		25,082
324 Actual Front Feet, 2.64 Total Acres Total Est. Land Value =								25,082

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	32.30	80	94	2,429
Total Estimated Land Improvements True Cash Value =				2,429

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Average Blt 1983

(11) Heating System: Wall Furnace

Ground Area = 924 SF Floor Area = 924 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Metal	924		
Total:				53,783	18,824

Other Additions/Adjustments

Skirting, Metal or Vinyl, Vertical 160 1,818 636

Plumbing

2 Fixture Bath 1 2,036 713

Water/Sewer

1000 Gal Septic 1 4,864 1,702

Water Well, 100 Feet 1 5,808 2,033

Deck

Treated Wood 96 2,505 877

Totals: 70,814 24,785

Notes:

ECF (416 RURAL METES & BOUNDS) 0.800 => TCV: 19,828

2024 Est. T.C.V. 009-016-022-50 = 47,339

Est. TCV/Total Floor Area = 51.23, Most recent sale 12/01/1998 for 20,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
21,700	21,700	21,700	12,447	5.00	
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	2,000	0	0	622	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
23,700	23,700	23,700	13,069	13,069	0



009-016-023-00 2024 Est. T.C.V. GUNNERSON TRAVIS &  
 Property Class: 401 2635 S LACHANCE RD  
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

SEC 16 T22N R8W (6\*2007) N 1/2 OF SW 1/4 EXC N 1/2 OF N 1/2 OF N 1/2 OF SW 1/4 &  
 EXC THAT PART OF BEG 653.47 FT N OF SE COR, TH N 800 FT, W 800 FT, S 800 FT, E  
 800 FT TO POB LYING N'LY OF S 1/8 LINE & EXC E'LY 508.47 FT THOF & EXC S 165 FT  
 OF W 1320 FT THOF. 42.4318A.

SPLIT ON 5/21/2019 PART TO 009-016-023-70;

FORMELRY SEC 16 T22N R8W N 1/2 OF SW 1/4 EXC N 1/2 OF N 1/2 OF N 1/2 OF SW 1/4 &  
 EXC THAT PART OF BEG 653.47 FT N OF SE COR TH N 800 FT, W 800 FT S 800 FT, E 800  
 FT TO POB LYING N'LY OF S 1/8 LINE & EXC EASTR'LY 508.47 FT THEREOF. 47.43AC.

SPLIT ON 11/26/2007 INTO 009-016-023-80;

Split/Comb. on 06/03/2019 completed 06/03/2019 TIM ;  
 Parent Parcel(s): 009-016-023-00;  
 Child Parcel(s): 009-016-023-70;

-----  
 Split/Comb. on 11/26/2007 completed 11/26/2007 RAY ;  
 Parent Parcel(s): 009-016-023-00;  
 Child Parcel(s): 009-016-023-80;

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 66 - 120	\$2800	42.43	Acres		2800	100		118,810
42.43 Total Acres Total Est. Land Value =								118,810

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.78	240	69	957
Fencing: Wire Mesh, #9	3.67	200	0	0
Total Estimated Land Improvements True Cash Value =				957

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Low Blt 1971

(11) Heating System: Forced Warm Air  
 Ground Area = 1440 SF Floor Area = 1440 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Metal	720		
Addition	Siding	Crawl	720		
Total:				78,468	27,464

Other Additions/Adjustments

Skirting, Brick Veneer 144 4,370 1,529

Plumbing

Average Fixture(s) 1 748 262

Water/Sewer

1000 Gal Septic 1 4,263 1,492

Water Well, 50 Feet 1 2,498 874

Built-Ins

Appliance Allow. 1 1,638 573

Deck

w/Roof (Roof portion) 1560 19,375 6,781

w/Roof (Roof portion) 400 4,996 1,749

Garages

Class: D Exterior: Pole (Unfinished)

Base Cost 1200 22,908 8,018

Parcel Number: 009-016-023-00

Page: 2

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 Totals: 139,264 48,742
 

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Notes:

 ECF (416 RURAL METES & BOUNDS) 0.800 => TCV: 38,994
 

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2024 Est. T.C.V. 009-016-023-00 = 158,761

Est. TCV/Total Floor Area = 110.25

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
72,700	72,700	72,700	43,268	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	6,700	0	0	2,163	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
79,400	79,400	79,400	45,431	45,431	45,431	



009-016-023-80    2024 Est. T.C.V.    GUNNERSON MATTHEW & TRAVIS  
 Property Class: 402    X S LACHANCE RD  
 Map #:    LAKE TOWNSHIP    LAKE CITY, MI 49651

SEC. 16 T22N, R8W BEG 1453.47 FT N OF S/4 COR, TH N TO S LINE OF N/2 OF N/2 OF N/2 OF SW/4, TH E 508.47 FT, S TO A PT 508.47 FT W OF POB, TH E TO POB. 9.998 Ac M/L  
 Split on 11/26/2007 from 009-016-023-00;

Split/Comb. on 11/26/2007 completed 11/26/2007 RAY ;  
 Parent Parcel(s): 009-016-023-00;  
 Child Parcel(s): 009-016-023-80;  
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Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$3000		10.00	Acres		3000	100		30,000
		10.00	Total Acres				Total Est. Land Value =	30,000

2024 Est. T.C.V. 009-016-023-80							=	30,000
Est. TCV/Total Floor Area = 20.83								
2023 Assessed		MBOR	S.E.V.		Base for Cap	C.P.I.		
14,000		14,000	14,000		10,500	5.00		
2024	New	Eq. Adjustment	Loss		Additions	Tax Adjustment	Losses	
	0	1,000	0		0	525	0	
2024 Assessed		MBOR	S.E.V.		Capped	->Taxable<-	PRE/MBT	
15,000		15,000	15,000		11,025	11,025	0	





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2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
74,100	74,100	74,100	44,675	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,900	0	0	2,233	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
77,000	77,000	77,000	46,908	46,908	0	



Reproduction/Replacement Cost = 139,400  
 Eff.Age:25 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 60 /100/100/100/60.0  
 Total Depreciated Cost = 83,640

Unit in Place Items	Rate	Quantity	Arch	%Good	Depr.Cost
/CI14/SERS/DEQU/HOI/FRAL/HBUSL	33366.66	1	1.00	100	33,367

ECF (201B COMMERCIAL GROUP B) 0.850 => TCV of Bldg: 1 = 99,456  
 Replacement Cost/Floor Area= 43.19 Est. TCV/Floor Area= 24.86

Cost Estimates for Commercial/Industrial Building/Section: 2 Built 0  
 Description of Occupancy: CAL 210

Costs are taken from the Warehouses - Storage cost schedules.

<<<<< Calculator Cost Computations >>>>>  
 Class: D,Pole Quality: Low Cost  
 Stories: 1 Story Height: 10 Perimeter: 160

Base Rate for Upper Floors = 30.67

(10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 5.07 100%  
 Adjusted Square Foot Cost for Upper Floors = 35.74

Total Floor Area: 2,100 Base Cost New of Upper Floors = 75,054

Reproduction/Replacement Cost = 75,054  
 Eff.Age:25 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 60 /100/100/100/60.0  
 Total Depreciated Cost = 45,032

ECF (201B COMMERCIAL GROUP B) 0.850 => TCV of Bldg: 2 = 38,278  
 Replacement Cost/Floor Area= 35.74 Est. TCV/Floor Area= 18.23

Cost Estimates for Commercial/Industrial Building/Section: 3 Built 1985  
 Description of Occupancy: STORGE W/LIFT

Costs are taken from the Shed - Utility Light Commercial Building cost schedules.

<<<<< Calculator Cost Computations >>>>>  
 Class: D,Pole Quality: Low Cost  
 Stories: 1 Story Height: 14 Perimeter: 208  
 Overall Building Height: 14

Base Rate for Upper Floors = 16.74

Adjusted Square Foot Cost for Upper Floors = 16.74

Total Floor Area: 2,604 Base Cost New of Upper Floors = 43,591

Reproduction/Replacement Cost = 43,591  
 Eff.Age:25 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 60 /100/100/100/60.0  
 Total Depreciated Cost = 26,155

Unit in Place Items	Rate	Quantity	Arch	%Good	Depr.Cost
/CI14/SERS/DEQU/HOI/GDRI/AAUTL	14572.39	1	1.00	100	14,572

ECF (201B COMMERCIAL GROUP B) 0.850 => TCV of Bldg: 3 = 34,618  
 Replacement Cost/Floor Area= 22.34 Est. TCV/Floor Area= 13.29

Cost Estimates for Commercial/Industrial Building/Section: 4 Built 0  
 Description of Occupancy: EAST SIDE OF LOT

Costs are taken from the Shed - Utility Light Commercial Building cost schedules.

<<<<< Calculator Cost Computations >>>>>  
 Class: D,Pole Quality: Low Cost  
 Stories: 1 Story Height: 10 Perimeter: 194

Base Rate for Upper Floors = 16.07

Parcel Number: 009-016-024-30

Page: 3

Adjusted Square Foot Cost for Upper Floors = 16.07

Total Floor Area: 2,090 Base Cost New of Upper Floors = 33,586

Reproduction/Replacement Cost = 33,586

Eff.Age:25 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 60 /100/100/100/60.0

Total Depreciated Cost = 20,152

ECF (201B COMMERCIAL GROUP B) 0.850 =&gt; TCV of Bldg: 4 = 17,129

Replacement Cost/Floor Area= 16.07 Est. TCV/Floor Area= 8.20

Cost Estimates for Commercial/Industrial Building/Section: 5 Built 0

Description of Occupancy: PERMIT 20210590

Costs are taken from the Shed - Utility Light Commercial Building cost schedules.

&lt;&lt;&lt;&lt;&lt; Calculator Cost Computations &gt;&gt;&gt;&gt;&gt;

Class: D,Pole Quality: Low Cost

Stories: 1 Story Height: 16 Perimeter: 280

Base Rate for Upper Floors = 16.76

Adjusted Square Foot Cost for Upper Floors = 16.76

Total Floor Area: 4,200 Base Cost New of Upper Floors = 70,392

Reproduction/Replacement Cost = 70,392

Eff.Age:5 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 82 /100/100/100/82.0

Total Depreciated Cost = 57,721

ECF (201B COMMERCIAL GROUP B) 0.850 =&gt; TCV of Bldg: 5 = 49,063

Replacement Cost/Floor Area= 16.76 Est. TCV/Floor Area= 11.68

Total Estimated True Cash Value of Commercial/Industrial Buildings = 238,544

2024 Est. T.C.V. 009-016-024-30 = 363,079

Est. TCV/Total Floor Area = 20.77

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
185,400	185,400	185,400	61,153	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-3,900	0	0	3,057	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
181,500	181,500	181,500	64,210	64,210	0	



Parcel Number: 009-016-024-60

Page: 2

Notes: 12X50 INVADER

ECF (416 RURAL METES &amp; BOUNDS) 0.800 =&gt; TCV: 15,302

2024 Est. T.C.V. 009-016-024-60					=	78,068
Est. TCV/Total Floor Area = 59.14						
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
39,000	39,000	39,000	25,037	5.00		
2024	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	0	0	1,251	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
39,000	39,000	39,000	26,288	26,288	0	







Parcel Number: 009-016-025-90

Page: 2

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 Total Depreciated Cost = 4,556

Unit in Place Items	Rate	Quantity	Arch	%Good	Depr.Cost
Undergrnd Stg Tank	27238.10	2	0.70	50	19,067

ECF (201A GENERAL COMMERCIAL )	1.386 =>	TCV of Bldg: 1	=	374,793
Replacement Cost/Floor Area= 121.33		Est. TCV/Floor Area= 79.37		

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 Total Estimated True Cash Value of Commercial/Industrial Buildings = 374,793
 

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2024 Est. T.C.V. 009-016-025-90 = 401,634

Est. TCV/Total Floor Area = 85.06, Most recent sale 09/01/2020 for 1

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
169,400	169,400	169,400	155,864	5.00	
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	31,400	0	0	7,793	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
200,800	200,800	200,800	163,657	163,657	0







Parcel Number: 009-016-026-70

Page: 2

ECF (201A GENERAL COMMERCIAL ) 1.386 => TCV of Bldg: 2 = 19,524  
 Replacement Cost/Floor Area= 81.52 Est. TCV/Floor Area= 101.69

Total Estimated True Cash Value of Commercial/Industrial Buildings = 60,646

2024 Est. T.C.V. 009-016-026-70 = 611,053

Est. TCV/Total Floor Area = 1227.01, Most recent sale 05/24/2022 for 176,239

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
248,900	248,900	248,900	248,900	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	56,600	0	0	12,445	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
305,500	305,500	305,500	261,345	261,345	0	



009-016-027-95	2024 Est. T.C.V.	HANNA LESLIE L
Property Class: 402		S BLODGET RD
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

SEC16T22NR8W (0\*2020) S 660 FT OF E 220 FT OF W 1/2 OF NE1/4 OF SE 1/4 3.3333 A  
 SPLIT ON 08/27/2020 FROM 009-016-027-00;

Split/Comb. on 08/27/2020 completed 08/27/2020 TIM ;  
 Parent Parcel(s): 009-016-027-00;  
 Child Parcel(s): 009-016-027-95;  
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Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \* 220' X 660'

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia INFERIOR@\$1400		3.33 Acres	1400	100				4,666
		3.33 Total Acres	Total Est. Land Value =					4,666

2024 Est. T.C.V. 009-016-027-95 = 4,666

Est. TCV/Total Floor Area = 3.93, Most recent sale 09/23/2020 for 1,500

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
2,300	2,300	2,300	2,100	5.00			
2024 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	105	0		
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
2,300	2,300	2,300	2,205	2,205	2,205		









Parcel Number: 009-016-029-00

Page: 2

Wood Stove	1	2,149	1,612
Carports			
Aluminum	800	10,736	8,052
	Totals:	240,781	180,586

Notes: 2018 ADDITION

ECF (416 RURAL METES &amp; BOUNDS) 0.930 =&gt; TCV: 167,945

2024 Est. T.C.V. 009-016-029-00		=	181,607		
Est. TCV/Total Floor Area = 99.57, Most recent sale 01/27/2017 for 55,000					
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
87,100	87,100	87,100	66,771	5.00	
2024	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	3,700	0	3,338	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
90,800	90,800	90,800	70,109	70,109	70,109

009-016-030-00	2024 Est. T.C.V.	TAYLOR BRIAN K & LORI
Property Class: 402		2658 S BLODGETT RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 16 T22N R8W N 1/2 OF N 1/2 OF SE 1/4 OF NE 1/4 OF SE 1/4. 2.50 A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS  
\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> GROUP B 10K					10000	100		10,000
165 Actual Front Feet, 2.51 Total Acres							Total Est. Land Value =	10,000

2024 Est. T.C.V. 009-016-030-00	=	10,000			
Est. TCV/Total Floor Area = 5.48, Most recent sale 07/10/2020 for 9,000					
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
4,000	4,000	4,000	3,253	5.00	
2024	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	1,000	0	0	162	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
5,000	5,000	5,000	3,415	3,415	0

009-016-031-00	2024 Est. T.C.V.	KOLODZIEJ PATRICIA TRUST
Property Class: 402		S BLODGETT RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 16 T22N R8W N 1/2 OF S 1/2 OF NE 1/4 OF NE 1/4 OF SE 1/4. 2.50 A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS  
\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> GROUP B 10K					10000	100		10,000
165 Actual Front Feet, 2.51 Total Acres							Total Est. Land Value =	10,000

2024 Est. T.C.V. 009-016-031-00 = 10,000

Est. TCV/Total Floor Area = 5.48

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
4,000	4,000	4,000	3,253	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	1,000	0	0	162	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
5,000	5,000	5,000	3,415	3,415	0	



Parcel Number: 009-016-032-00

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## Plumbing

3 Fixture Bath	1	-4,646	-4,600
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## Porches

CCP (1 Story)	368	9,016	8,926
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## Garages

Class: C Exterior: Pole (Unfinished)

Base Cost	1800	43,434	43,000
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Totals:		47,804	47,326
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## Notes:

ECF (416 RURAL METES & BOUNDS) 0.930 => TCV: 44,013

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2024 Est. T.C.V. 009-016-032-00 = 107,374

Est. TCV/Total Floor Area = 114.47, Most recent sale 12/01/2010 for 28,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
53,800	53,800	53,800	29,516	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-100	0	0	1,475	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
53,700	53,700	53,700	30,991	30,991	30,991	





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	0	3,200	0	0	2,166	0
2024 Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	76,900	76,900	76,900	45,493	45,493	45,493



Parcel Number: 009-016-034-00

Page: 2

2 Fixture Bath	1	2,596	2,207
Water/Sewer			
1000 Gal Septic	1	4,550	3,867
Water Well, 100 Feet	1	5,640	4,794
Porches			
WCP (1 Story)	160	6,200	5,270
Garages			
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	576	19,791	16,822
Class: CD Exterior: Pole (Unfinished)			
Base Cost	768	18,263	15,524
Class: CD Exterior: Pole (Unfinished)			
Base Cost	1024	22,118	18,800
Built-Ins			
Appliance Allow.	1	1,934	1,644
Breezeways			
Frame Wall	96	5,755	4,892
		Totals:	213,549
			181,515

Notes:

ECF (416 RURAL METES &amp; BOUNDS) 0.930 =&gt; TCV: 168,809

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 Cost Est. for Res. Bldg: 2 Single Family LOG Cls CD Blt 1846

(11) Heating System: Space Heater  
 Ground Area = 576 SF Floor Area = 576 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

## Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Pine Logs	Crawl Space	576		
			Total:	74,646	41,054

## Other Additions/Adjustments

## Plumbing

Average Fixture(s) 1 1,230 676

## Water/Sewer

1000 Gal Septic 1 4,550 2,502

Water Well, 50 Feet 1 2,585 1,422

Totals: 83,011 45,654

Notes:

ECF (416 RURAL METES &amp; BOUNDS) 0.930 =&gt; TCV: 42,458

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 Cost Estimates for Commercial/Industrial Building/Section: 1 Built 2007

Description of Occupancy: BARBER SHOP (JERRY'S BARBER)

Costs are taken from the Barber/Beauty Salons cost schedules.

&lt;&lt;&lt;&lt;&lt; Calculator Cost Computations &gt;&gt;&gt;&gt;&gt;

Class: D Quality: Average

Stories: 1 Story Height: 8 Perimeter: 0

Overall Building Height: 8

Base Rate for Upper Floors = 146.38

(10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 6.75 100%

Adjusted Square Foot Cost for Upper Floors = 153.13

Parcel Number: 009-016-034-00

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Total Floor Area: 288	Base Cost New of Upper Floors =	44,102
	Reproduction/Replacement Cost =	44,102
Eff.Age:10    Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 86 /100/100/100/86.0	Total Depreciated Cost =	37,928
ECF (416 RURAL METES & BOUNDS)	0.930 => TCV of Bldg: 1 =	35,273
Replacement Cost/Floor Area= 153.13	Est. TCV/Floor Area= 122.47	

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Total Estimated True Cash Value of Commercial/Industrial Buildings = 35,273

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2024 Est. T.C.V. 009-016-034-00 = 348,201

Est. TCV/Total Floor Area = 179.12

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
155,200	155,200	155,200	65,600	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	18,900	0	0	3,280	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
174,100	174,100	174,100	68,880	68,880	37,884	





009-016-034-80	2024 Est. T.C.V.	SUMMERS JAMES E
Property Class: 402		S BLODGETT RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 16 T22N R8W N 665 FT OF E 1324.22 FT OF S 1/2 OF SE 1/4 EXC E 662.11 FT THOF. 10.108A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 90/FF	660.00	660.00	1.0000	0.0000	90	100*		0
Residentia 8 - 17 @\$3000			10.11	Acres	3000	100		30,330
* denotes lines that do not contribute to the total acreage calculation.								
660 Actual Front Feet, 10.11 Total Acres								
Total Est. Land Value =								30,330

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Ad-Hoc Unit-In-Place Items				
Description	Rate	Size	% Good	Cash Value
/CI16/YARI/PATR/WOOIBCL	9.21	240	100	2,210
Total Estimated Land Improvements True Cash Value =				2,210

2024 Est. T.C.V. 009-016-034-80 = 32,540

Est. TCW/Total Floor Area = 22.32

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
15,300	15,300	15,300	3,681	5.00	
2024 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses
0	1,000	0	0	184	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
16,300	16,300	16,300	3,865	3,865	0



009-016-034-90	2024 Est. T.C.V.	MOORE TROY & KINA
Property Class: 401		2840 S BLODGETT RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 16 T22N R8W N 665 FT OF E 662.11 FT OF S 1/2 OF SE 1/4. 10.108A.

## Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE &amp; LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$3000		10.11 Acres	3000	100				30,330
		10.11 Total Acres					Total Est. Land Value =	30,330

## Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	21.41	256	50	2,740
Wood Frame	21.41	256	50	2,740
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	97	970
				Total Estimated Land Improvements True Cash Value = 6,450

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls CD Blt 2001

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 884 SF Floor Area = 1105 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=86/100/100/100/86

## Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Basement	884		
			Total:	136,901	117,735

## Other Additions/Adjustments

Recreation Room	884	16,381	8,190
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## Plumbing

Average Fixture(s)	1	1,230	1,058
2 Fixture Bath	1	2,596	2,233

## Water/Sewer

1000 Gal Septic	1	4,550	3,913
Water Well, 100 Feet	1	5,640	4,850

## Deck

Treated Wood	572	8,054	6,926
Treated Wood	33	1,401	1,205
Treated Wood	42	1,600	1,376

## Garages

Class: D Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	352	13,981	12,024
Storage Over Garage	352	3,728	3,206

## Class: CD Exterior: Pole (Unfinished)

Base Cost	1200	25,920	22,291
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## Built-Ins

Appliance Allow.	1	1,934	1,663
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Totals:		223,916	186,670
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## Notes:

ECF (416 RURAL METES &amp; BOUNDS) 0.930 =&gt; TCV: 173,603

2024 Est. T.C.V. 009-016-034-90 = 210,383

Est. TCV/Total Floor Area = 190.39, Most recent sale 07/29/2011 for 75,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
101,300	101,300	101,300	61,663	5.00

2024	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
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0	3,900	0	0	3,083	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
105,200	105,200	105,200	64,746	64,746	64,746

009-017-001-00	2024 Est. T.C.V.	GUNERSON JOE PHIL (LE ETAL)
Property Class: 402		S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 17 T22N R8W (0\*1999) PCL A OF THE SURVEY RECORDED IN LIBER S-4 PP 123-124.  
4.1A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 90/FF	269.38	663.00	0.9283	1.1347	90	100		25,535
269 Actual Front Feet, 4.10 Total Acres							Total Est. Land Value =	25,535

2024 Est. T.C.V. 009-017-001-00 = 25,535

Est. TCV/Total Floor Area = 23.11, Most recent sale 09/05/2002 for 0

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
9,900	9,900	9,900	5,856	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	2,900	0	0	292	0	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
12,800	12,800	12,800	6,148	6,148	0	0

009-017-001-05  
 Property Class: 401  
 Map #:

2024 Est. T.C.V.  
 LAKE TOWNSHIP

GUNNERSON JOE PHIL (LE ETAL)  
 S LACHANCE RD  
 ,

SEC 17 T22N R8W (0\*1999) PCL B OF THE SURVEY RECORDED IN LIBER S-4 PP 123-124.  
 3.33A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 90/FF	220.00	660.00	0.9765	1.1334	90	100		21,912
220 Actual Front Feet, 3.33 Total Acres Total Est. Land Value =								21,912

Cost Est. for Res. Bldg: 1 Mobile Home 1S Cls Low Blt 0

(11) Heating System: Wall Furnace  
 Ground Area = 605 SF Floor Area = 605 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Metal	605		
			Total:	33,711	11,800

Other Additions/Adjustments

Water/Sewer			
1000 Gal Septic	1	4,263	1,492
Totals:		37,974	13,292

Notes:

ECF (416 RURAL METES & BOUNDS) 0.800 => TCV: 10,634

2024 Est. T.C.V.	009-017-001-05	=	32,546
Est. TCV/Total Floor Area = 53.80, Most recent sale 09/05/2002 for 0			
2023 Assessed	MBOR	S.E.V.	Base for Cap C.P.I.
14,300	14,300	14,300	6,968 5.00
2024 New Eq.	Adjustment	Loss	Additions Tax Adjustment Losses
0	2,000	0	0 348 0
2024 Assessed	MBOR	S.E.V.	Capped ->Taxable<- PRE/MBT
16,300	16,300	16,300	7,316 7,316 0

009-017-001-10	2024 Est. T.C.V.	GUNNERSON JOE PHIL (LE ETAL)
Property Class: 401		S LACHANCE RD
Map #:	LAKE TOWNSHIP	,

SEC 17 T22N R8W (0\*1999) PCL C OF THE SURVEY RECORDED IN LIBER S-4 PP 123-124. 5.11A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 90/FF	337.26	660.00	0.8775	1.1334	90	100		30,189
337 Actual Front Feet, 5.11 Total Acres Total Est. Land Value =								30,189

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Solid, 6 ft.	26.88	250	25	1,680
Total Estimated Land Improvements True Cash Value =				1,680

2024 Est. T.C.V. 009-017-001-10 = 31,869

Est. TCV/Total Floor Area = 52.68, Most recent sale 09/05/2002 for 0

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
12,500	12,500	12,500	2,722	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,400	0	0	136	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
15,900	15,900	15,900	2,858	2,858	0	

009-017-001-15	2024 Est. T.C.V.	GUNNERSON JOE PHIL (LE ETAL)
Property Class: 402		S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 17 T22N R8W (0\*1999) PCL D OF THE SURVEY RECORDED IN LIBER S-4 PP 123-124.  
3.76A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 3 - 7 @\$3000			3.76 Acres		3000	100		11,280
			3.76 Total Acres				Total Est. Land Value =	11,280

2024 Est. T.C.V. 009-017-001-15 = 11,280

Est. TCV/Total Floor Area = 18.64, Most recent sale 09/05/2002 for 0

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
5,600	5,600	5,600	4,935	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	246	0	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
5,600	5,600	5,600	5,181	5,181	0	0

009-017-001-20	2024 Est. T.C.V.	WHEELER CASSIE
Property Class: 401		2088 S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 17 T22N R8W BEG S 0 DEG 46'22"E 423.27 FT FROM NE COR OF NE 1/4 TH S 0 DEG  
46'22"E 200 FT, N 87 DEG 29'10"W 656.04 FT, N 0 DEG 23' 42"W 200 FT, S 87 DEG  
29'10"E 654.72 FT TO POB. 3A.

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Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 3 - 7 @\$3000			3.00 Acres		3000	100		9,000
3.00 Total Acres Total Est. Land Value =								9,000

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Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	22.57	455	50	5,134
Wood Frame	27.17	140	50	1,902
Total Estimated Land Improvements True Cash Value =				7,036

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Cost Est. for Res. Bldg: 1 Single Family HUD Cls C Blt 2002

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 1680 SF Floor Area = 1680 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,680		
			Total:	210,887	168,710

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,476	1,181
3 Fixture Bath	1	4,646	3,717

Water/Sewer

1000 Gal Septic	1	4,864	3,891
Water Well, 100 Feet	1	5,808	4,646

Deck

Treated Wood	60	1,958	1,566
Treated Wood	204	4,192	3,354

Built-Ins

Appliance Allow.	1	2,766	2,213
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Fireplaces

Wood Stove	1	2,551	2,041
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Totals: 239,148 191,319

Notes: 2002 SWEETHART MHD

ECF (416 RURAL METES & BOUNDS) 0.750 => TCv: 143,489

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2024 Est. T.C.V. 009-017-001-20 = 159,525

Est. TCv/Total Floor Area = 94.96, Most recent sale 07/01/2001 for 15,500

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
70,000	70,000	70,000	42,676	5.00		
2024 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	9,800	0	0	2,133	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
79,800	79,800	79,800	44,809	44,809	44,809	

009-017-001-30 2024 Est. T.C.V. WILDS TOM & FELICIA  
 Property Class: 401 2040 S LACHANCE RD  
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

SEC 17 T22N R8W (0\*1999) PCL 1 OF THE SURVEY RECORDED IN BOOK OF SURVEYS S-6  
 P-91. 1.01A.

SPLIT ON 10/06/2021 PARTS TO 009-017-001-31, 009-017-011-32, 009-017-011-33,  
 009-017-001-35, 009-017-001-36.

FORMERLY 2018 BEG AT NE COR OF NE14/ TH N89DEG 43'01"W 1311.12', S 0DEG 23'42"E  
 271.94FT, S 87DEG 29'10"E 1314.85' N 0DEG 46' 22" W 323.11' TO POB SEC17 T22N  
 R8W

4/26/2017 COMBINATION REQUESTED BY TAXPAYER - HELEN SUTTON PIN 017-001-30 TO  
 INCLUDE -31, -32, -33, -34, -35, -36, -37FORMERLY SEC 17 T22N R8W (0\*1999) BEG N  
 89 DEG 43'01"W 1147.22 FT FROM NE COR TH S 0 DEG 23'42"E 278.88 FT, N 87 DEG  
 29'10"W 164.1 FT, N 0 DEG 23'42"W 271.94 FT, S 89 DEG 43'01"E 163.9 FT TO POB.  
 1.04A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 90/FF	153.84	285.98	1.0678	0.9195	90	100		13,595
154 Actual Front Feet, 1.01 Total Acres Total Est. Land Value =								13,595

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	7.35	576	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				2,500

Cost Est. for Res. Bldg: 1 Duplex 1S Cls CD Blt 2019  
 Exterior Units: 2 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 960 SF Floor Area = 960 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	960		
			Total:	206,960	98,305

Other Additions/Adjustments

Plumbing

Average Fixture(s)	2	2,459	2,336
3 Fixture Bath	1	3,860	3,667

Water/Sewer

2000 Gal Septic	1	9,120	8,664
Water Well, 100 Feet	1	5,640	5,358

Porches

WCP (1 Story)	84	3,781	3,592
WCP (1 Story)	84	3,781	3,592

Totals: 264,242 251,028

Notes: 2022 DUPLEX - POLE

ECF (416 RURAL METES & BOUNDS) 0.700 => TCV: 175,720

2024 Est. T.C.V. 009-017-001-30 = 191,815

Est. TCV/Total Floor Area = 99.90, Most recent sale 05/25/2018 for 30,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
89,000	89,000	89,000	84,714	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	6,900	0	0	4,235	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	



95,900

95,900

95,900

88,949

88,949

0





009-017-001-33	2024 Est. T.C.V.	HINKAMP LUCAS W
Property Class: 402		2010 S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 17 T22N R8W (0\*2021) PCL 4 OF THE SURVEY RECORDED IN BOOK OF SURVEYS S-6  
P-91. 1.12A.

10/2021 SPLIT FROM 009-017-001-30

4/26/2017 COMBINATION REQUESTED BY TAXPAYER - HELEN SUTTON PIN 017-001-30 TO  
INCLUDE -31, -32, -33, -34, -35, -36, -37

SEC 17 T22N R8W (0\*1999) BEG N 89 DEG 43'01"W 655.52 FT FROM NE COR TH S 0 DEG  
23'42"E 297.44 FT, N 87 DEG 29'10"W 164.1 FT, N 0 DEG 23'42"W 291.05 FT, S 89  
DEG 43'01"E 163.9 FT TO POB. 1.11A.

4/26/2017 COMBINATION REQUESTED BY TAXPAYER - HELEN SUTTON PIN 017-001-30 TO  
INCLUDE -31, -32, -33, -34, -35, -36, -37

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 90/FF	164.00	297.48	1.0509	0.9286	90	100		14,404
164 Actual Front Feet, 1.12 Total Acres							Total Est. Land Value =	14,404

2024 Est. T.C.V. 009-017-001-33 = 14,404

Est. TCV/Total Floor Area = 16.67, Most recent sale 02/21/2024 for 15,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
5,600	5,600	5,600	1,702	5.00			
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses			
0	1,600	0	0	85	0		
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
7,200	7,200	7,200	1,787	1,787	1,787		



009-017-001-35	2024 Est. T.C.V.	RABOCAJA VALENTINA
Property Class: 402		2006 S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 17 T22N R8W (0\*2021) PCL 6 OF THE SURVEY RECORDED IN BOOK OF SURVEYS S-6  
P-91. 1.08A.

10/2021 SPLIT FROM 009-017-001-30

4/26/2017 COMBINATION REQUESTED BY TAXPAYER - HELEN SUTTON PIN 017-001-30 TO  
INCLUDE -31, -32, -33, -34, -35, -36, -37

SEC 17 T22N R8W (0\*1999) BEG N 89 DEG 43'01"W 327.72 FT FROM NE COR TH S 0 DEG  
23'42"E 310.22 FT, N 87 DEG 29'10"W 164.1 FT, N 0 DEG 23'42"W 303.83 FT, S 89  
DEG 43'01"E 163.9 FT TO POB. 1.16A.

4/26/2017 COMBINATION REQUESTED BY TAXPAYER - HELEN SUTTON PIN 017-001-30 TO  
INCLUDE -31, -32, -33, -34, -35, -36, -37

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 90/FF	164.00	286.86	1.0509	0.9202	90	100		14,274
164 Actual Front Feet, 1.08 Total Acres							Total Est. Land Value =	14,274

2024 Est. T.C.V. 009-017-001-35 = 14,274

Est. TCv/Total Floor Area = 12.52, Most recent sale 09/29/2023 for 15,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
5,600	5,600	5,600	1,641	5.00			
2024 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses		
0	1,500	0	0	5,459	0		
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
7,100	7,100	7,100	1,723	7,100	0		



Parcel Number: 009-017-001-36

Page: 2

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Est. TCV/Total Floor Area = 143.56, Most recent sale 12/09/2022 for 265,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
136,800	136,800	136,800	136,800	5.00		
2024	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	6,600	0	0	6,600	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
143,400	143,400	143,400	143,640	143,400	143,400	





Parcel Number: 009-017-001-60

Page: 2

## Built-Ins

Appliance Allow.	1	1,934	1,160
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Totals:	142,015	85,209
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## Notes:

ECF (409 RURAL PLATTED SUBDIVISIONS) 0.930 => TCV: 79,244

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2024 Est. T.C.V. 009-017-001-60 = 153,344

Est. TCV/Total Floor Area = 177.48

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
71,300	71,300	71,300	46,727	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	5,400	0	0	2,336	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
76,700	76,700	76,700	49,063	49,063	0	



Parcel Number: 009-017-001-70

Page: 2

Description of Occupancy: 20220683 #720

Costs are taken from the Warehouses - Mini cost schedules.

&lt;&lt;&lt;&lt;&lt; Calculator Cost Computations &gt;&gt;&gt;&gt;&gt;

Class: D,Pole Quality: Low Cost  
 Stories: 1 Story Height: 11 Perimeter: 140  
 Overall Building Height: 11

Base Rate for Upper Floors = 37.91

Adjusted Square Foot Cost for Upper Floors = 37.91

Total Floor Area: 1,200 Base Cost New of Upper Floors = 45,492

Reproduction/Replacement Cost = 45,492

Eff.Age:1 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 96 /100/100/100/96.0

Total Depreciated Cost = 43,672

ECF (201B COMMERCIAL GROUP B) 0.850 =&gt; TCV of Bldg: 3 = 37,121

Replacement Cost/Floor Area= 37.91 Est. TCV/Floor Area= 30.93

Cost Estimates for Commercial/Industrial Building/Section: 4 Built 2022

Description of Occupancy: 20220684 #730

Costs are taken from the Warehouses - Mini cost schedules.

&lt;&lt;&lt;&lt;&lt; Calculator Cost Computations &gt;&gt;&gt;&gt;&gt;

Class: D,Pole Quality: Low Cost  
 Stories: 1 Story Height: 11 Perimeter: 140  
 Overall Building Height: 11

Base Rate for Upper Floors = 37.91

Adjusted Square Foot Cost for Upper Floors = 37.91

Total Floor Area: 1,200 Base Cost New of Upper Floors = 45,492

Reproduction/Replacement Cost = 45,492

Eff.Age:1 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 96 /100/100/100/96.0

Total Depreciated Cost = 43,672

ECF (201B COMMERCIAL GROUP B) 0.850 =&gt; TCV of Bldg: 4 = 37,121

Replacement Cost/Floor Area= 37.91 Est. TCV/Floor Area= 30.93

Cost Estimates for Commercial/Industrial Building/Section: 5 Built 2022

Description of Occupancy: 20220707 #740

Costs are taken from the Warehouses - Mini cost schedules.

&lt;&lt;&lt;&lt;&lt; Calculator Cost Computations &gt;&gt;&gt;&gt;&gt;

Class: D,Pole Quality: Low Cost  
 Stories: 1 Story Height: 11 Perimeter: 128  
 Overall Building Height: 11

Base Rate for Upper Floors = 39.65

Adjusted Square Foot Cost for Upper Floors = 39.65

Total Floor Area: 960 Base Cost New of Upper Floors = 38,064

Reproduction/Replacement Cost = 38,064

Eff.Age:1 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 96 /100/100/100/96.0

Total Depreciated Cost = 36,541

ECF (201B COMMERCIAL GROUP B) 0.850 =&gt; TCV of Bldg: 5 = 31,060

Replacement Cost/Floor Area= 39.65 Est. TCV/Floor Area= 32.35

Cost Estimates for Commercial/Industrial Building/Section: 6 Built 2022

Description of Occupancy: 20220708 #750

Costs are taken from the Warehouses - Mini cost schedules.

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

Class: D,Pole Quality: Low Cost  
 Stories: 1 Story Height: 11 Perimeter: 128  
 Overall Building Height: 11

Base Rate for Upper Floors = 39.65

Adjusted Square Foot Cost for Upper Floors = 39.65

Total Floor Area: 960 Base Cost New of Upper Floors = 38,064

Reproduction/Replacement Cost = 38,064

Eff.Age:1 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 96 /100/100/100/96.0

Total Depreciated Cost = 36,541

ECF (201B COMMERCIAL GROUP B) 0.850 => TCV of Bldg: 6 = 31,060

Replacement Cost/Floor Area= 39.65 Est. TCV/Floor Area= 32.35

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Cost Estimates for Commercial/Industrial Building/Section: 7 Built 2022

Description of Occupancy: 20220709 #760

Costs are taken from the Warehouses - Mini cost schedules.

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

Class: D,Pole Quality: Low Cost  
 Stories: 1 Story Height: 11 Perimeter: 140  
 Overall Building Height: 11

Base Rate for Upper Floors = 37.91

Adjusted Square Foot Cost for Upper Floors = 37.91

Total Floor Area: 1,200 Base Cost New of Upper Floors = 45,492

Reproduction/Replacement Cost = 45,492

Eff.Age:1 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 96 /100/100/100/96.0

Total Depreciated Cost = 43,672

ECF (201B COMMERCIAL GROUP B) 0.850 => TCV of Bldg: 7 = 37,121

Replacement Cost/Floor Area= 37.91 Est. TCV/Floor Area= 30.93

---

Cost Estimates for Commercial/Industrial Building/Section: 8 Built 2022

Description of Occupancy: 20220710 #770

Costs are taken from the Warehouses - Mini cost schedules.

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

Class: D,Pole Quality: Low Cost  
 Stories: 1 Story Height: 11 Perimeter: 140  
 Overall Building Height: 11

Base Rate for Upper Floors = 37.91

Adjusted Square Foot Cost for Upper Floors = 37.91

Total Floor Area: 1,200 Base Cost New of Upper Floors = 45,492

Reproduction/Replacement Cost = 45,492

Eff.Age:1 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 96 /100/100/100/96.0

Total Depreciated Cost = 43,672

ECF (201B COMMERCIAL GROUP B) 0.850 => TCV of Bldg: 8 = 37,121

Replacement Cost/Floor Area= 37.91 Est. TCV/Floor Area= 30.93

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Cost Estimates for Commercial/Industrial Building/Section: 9 Built 2023

Description of Occupancy: 20230253 #800

Parcel Number: 009-017-001-70

Page: 4

Costs are taken from the Warehouses - Mini cost schedules.

&lt;&lt;&lt;&lt;&lt; Calculator Cost Computations &gt;&gt;&gt;&gt;&gt;

Class: D,Pole Quality: Low Cost  
 Stories: 1 Story Height: 12 Perimeter: 128  
 Overall Building Height: 12

Base Rate for Upper Floors = 40.47

Adjusted Square Foot Cost for Upper Floors = 40.47

Total Floor Area: 960 Base Cost New of Upper Floors = 38,851

Reproduction/Replacement Cost = 38,851

Eff.Age:1 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 96 /100/100/100/96.0

Total Depreciated Cost = 37,297

ECF (201B COMMERCIAL GROUP B) 0.850 =&gt; TCV of Bldg: 9 = 31,702

Replacement Cost/Floor Area= 40.47 Est. TCV/Floor Area= 33.02

Cost Estimates for Commercial/Industrial Building/Section: 10 Built 2023

Description of Occupancy: 20230254 #801

Costs are taken from the Warehouses - Mini cost schedules.

&lt;&lt;&lt;&lt;&lt; Calculator Cost Computations &gt;&gt;&gt;&gt;&gt;

Class: D,Pole Quality: Low Cost  
 Stories: 1 Story Height: 12 Perimeter: 128  
 Overall Building Height: 12

Base Rate for Upper Floors = 40.47

Adjusted Square Foot Cost for Upper Floors = 40.47

Total Floor Area: 960 Base Cost New of Upper Floors = 38,851

Reproduction/Replacement Cost = 38,851

Eff.Age:1 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 96 /100/100/100/96.0

Total Depreciated Cost = 37,297

ECF (201B COMMERCIAL GROUP B) 0.850 =&gt; TCV of Bldg: 10 = 31,702

Replacement Cost/Floor Area= 40.47 Est. TCV/Floor Area= 33.02

Cost Estimates for Commercial/Industrial Building/Section: 11 Built 2023

Description of Occupancy: 20230255 #802

Costs are taken from the Warehouses - Mini cost schedules.

&lt;&lt;&lt;&lt;&lt; Calculator Cost Computations &gt;&gt;&gt;&gt;&gt;

Class: D,Pole Quality: Low Cost  
 Stories: 1 Story Height: 12 Perimeter: 128  
 Overall Building Height: 12

Base Rate for Upper Floors = 40.47

Adjusted Square Foot Cost for Upper Floors = 40.47

Total Floor Area: 960 Base Cost New of Upper Floors = 38,851

Reproduction/Replacement Cost = 38,851

Eff.Age:1 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 96 /100/100/100/96.0

Total Depreciated Cost = 37,297

ECF (201B COMMERCIAL GROUP B) 0.850 =&gt; TCV of Bldg: 11 = 31,702

Replacement Cost/Floor Area= 40.47 Est. TCV/Floor Area= 33.02

Cost Estimates for Commercial/Industrial Building/Section: 12 Built 2023

Description of Occupancy: 20230256 #803

Costs are taken from the Warehouses - Mini cost schedules.

Parcel Number: 009-017-001-70

Page: 5

&lt;&lt;&lt;&lt;&lt; Calculator Cost Computations &gt;&gt;&gt;&gt;&gt;

Class: D,Pole Quality: Low Cost  
 Stories: 1 Story Height: 12 Perimeter: 128  
 Overall Building Height: 12

Base Rate for Upper Floors = 40.47

Adjusted Square Foot Cost for Upper Floors = 40.47

Total Floor Area: 960 Base Cost New of Upper Floors = 38,851

Reproduction/Replacement Cost = 38,851

Eff.Age:1 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 96 /100/100/100/96.0

Total Depreciated Cost = 37,297

ECF (201B COMMERCIAL GROUP B) 0.850 =&gt; TCV of Bldg: 12 = 31,702

Replacement Cost/Floor Area= 40.47 Est. TCV/Floor Area= 33.02

Cost Estimates for Commercial/Industrial Building/Section: 13 Built 2023

Description of Occupancy: 20230297 #804

Costs are taken from the Warehouses - Mini cost schedules.

&lt;&lt;&lt;&lt;&lt; Calculator Cost Computations &gt;&gt;&gt;&gt;&gt;

Class: D,Pole Quality: Low Cost  
 Stories: 1 Story Height: 12 Perimeter: 128  
 Overall Building Height: 12

Base Rate for Upper Floors = 40.47

Adjusted Square Foot Cost for Upper Floors = 40.47

Total Floor Area: 960 Base Cost New of Upper Floors = 38,851

Reproduction/Replacement Cost = 38,851

Eff.Age:1 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 96 /100/100/100/96.0

Total Depreciated Cost = 37,297

ECF (201B COMMERCIAL GROUP B) 0.850 =&gt; TCV of Bldg: 13 = 31,702

Replacement Cost/Floor Area= 40.47 Est. TCV/Floor Area= 33.02

Cost Estimates for Commercial/Industrial Building/Section: 14 Built 2023

Description of Occupancy: 20230298 #805

Costs are taken from the Warehouses - Mini cost schedules.

&lt;&lt;&lt;&lt;&lt; Calculator Cost Computations &gt;&gt;&gt;&gt;&gt;

Class: D,Pole Quality: Low Cost  
 Stories: 1 Story Height: 12 Perimeter: 128  
 Overall Building Height: 12

Base Rate for Upper Floors = 40.47

Adjusted Square Foot Cost for Upper Floors = 40.47

Total Floor Area: 960 Base Cost New of Upper Floors = 38,851

Reproduction/Replacement Cost = 38,851

Eff.Age:1 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 96 /100/100/100/96.0

Total Depreciated Cost = 37,297

ECF (201B COMMERCIAL GROUP B) 0.850 =&gt; TCV of Bldg: 14 = 31,702

Replacement Cost/Floor Area= 40.47 Est. TCV/Floor Area= 33.02

Cost Estimates for Commercial/Industrial Building/Section: 15 Built 2023

Description of Occupancy: 20230299 #806

Costs are taken from the Warehouses - Mini cost schedules.

&lt;&lt;&lt;&lt;&lt; Calculator Cost Computations &gt;&gt;&gt;&gt;&gt;

Parcel Number: 009-017-001-70

Page: 6

Class: D,Pole Quality: Low Cost  
 Stories: 1 Story Height: 12 Perimeter: 128  
 Overall Building Height: 12

Base Rate for Upper Floors = 40.47

Adjusted Square Foot Cost for Upper Floors = 40.47

Total Floor Area: 960 Base Cost New of Upper Floors = 38,851

Reproduction/Replacement Cost = 38,851

Eff.Age:1 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 96 /100/100/100/96.0

Total Depreciated Cost = 37,297

ECF (201B COMMERCIAL GROUP B) 0.850 =&gt; TCV of Bldg: 15 = 31,702

Replacement Cost/Floor Area= 40.47 Est. TCV/Floor Area= 33.02

Cost Estimates for Commercial/Industrial Building/Section: 16 Built 2023

Description of Occupancy: 20230300 #807

Costs are taken from the Warehouses - Mini cost schedules.

&lt;&lt;&lt;&lt;&lt; Calculator Cost Computations &gt;&gt;&gt;&gt;&gt;

Class: D,Pole Quality: Low Cost  
 Stories: 1 Story Height: 12 Perimeter: 128  
 Overall Building Height: 12

Base Rate for Upper Floors = 40.47

Adjusted Square Foot Cost for Upper Floors = 40.47

Total Floor Area: 960 Base Cost New of Upper Floors = 38,851

Reproduction/Replacement Cost = 38,851

Eff.Age:1 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 96 /100/100/100/96.0

Total Depreciated Cost = 37,297

ECF (201B COMMERCIAL GROUP B) 0.850 =&gt; TCV of Bldg: 16 = 31,702

Replacement Cost/Floor Area= 40.47 Est. TCV/Floor Area= 33.02

Total Estimated True Cash Value of Commercial/Industrial Buildings = 526,340

2024 Est. T.C.V. 009-017-001-70 = 566,790

Est. TCV/Total Floor Area = 34.73, Most recent sale 07/27/2022 for 10,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
145,400	145,400	145,400	145,400	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
150,675	-12,675	0	150,675	-12,675	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
283,400	283,400	283,400	303,345	283,400	0	



009-017-001-75	2024 Est. T.C.V.	GUNNERSON JOE PHIL (LE ETAL)
Property Class: 402		OLD RR RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 17 T22N R8W BEG 50 FT S OF C/L OF FORMER RR R/W ON N & S 1/8 LINE TH S  
1278 FT, E 660 FT, N TO S LINE FORMER RR R/W W'LY TO POB. 19.36A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 18	-29	@\$3000	19.36	Acres	3000	100		58,080
			19.36	Total Acres			Total Est. Land Value =	58,080

2024 Est. T.C.V. 009-017-001-75 = 58,080

Est. TCV/Total Floor Area = 3.56, Most recent sale 09/05/2002 for 0

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
25,200	25,200	25,200	17,047	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	3,800	0	0	852	0	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
29,000	29,000	29,000	17,899	17,899	0	0

009-017-002-00  
Property Class: 402  
Map #:

2024 Est. T.C.V.  
LAKE TOWNSHIP

REINHART JAN S & BRENDA  
W ROSTED RD  
LAKE CITY, MI 49651

SEC 17 T22N R8W (8\*2019) (13\*2002) N 3/4 OF W 1/2 OF SEC 17 LYING S OF OLD CUMMER & DIGGINS RR R/W AND THAT PART OF W 1/2 OF NE 1/4 LYING S'LY OF FORMER RR R/W & NW1/4 OF SE 1/4 ALSO ALL THAT PART OF S 1/2 OF SW 1/4 & SW 1/4 OF SE 1/4 LYING N OF ROSTED ROAD EXC BEG S 0 DEG 01'10"E 320.89 FT & S 87 DEG 29'10" E 138.36 FT FROM N 1/4 COR, TH S 87 DEG 29'10"E 1176.49 FT, S 0 DEG 23'39"E 2284.46 FT, S 0 DEG 22'15"E 1420.25 FT, N 88 DEG 24'44"W 85.41 FT, N 16 DEG 31'03"W 738.73 FT, N 16 DEG 35'35"W 1288.02 FT, N 16 DEG 31'30"W 511.43 FT TO POB EXC PCLS B-1, B-2, B-3, B-4 & C-1 OF THE SURVEY RECORDED IN LIBER S-5 P 36 & EXC BEG N 0 DEG 01'10"W 1720.45 FT & N 89 DEG 54'18"E 824.4 FT FROM S 1/4 COR, TH N 89 DEG 54'18"E 176.61 FT, S 16 DEG 31'03"E 513.08 FT, N 88 DEG 20'24"W 322.62 FT N 482.28 FT TO POB & EXC PCLS B THRU G OF SURVEY RECORDED IN BOOK OF SURVEYS S-5 PG 293. 136.24A. SPLIT ON 09/27/2016 INTO 009-017-002-71; SPLIT ON 05/02/2018 INTO 009-017-002-48; SPLIT ON 11/14/2019 INTO 009-017-002-46, 009-017-002-44, 009-017-002-42, 009-017-002-40, 009-017-002-38, 009-017-002-36; SPLIT PARTS 8/28/2019 TO 017-002-36 -38 -40 -42 -44 -46 FORMERLY SEC 17 T22N R8W (13\*2002) N 3/4 OF W 1/2 OF SEC 17 LYING S OF OLD CUMMER & DIGGINS RR R/W AND THAT PART OF W 1/2 OF NE 1/4 LYING S'LY OF FORMER RR R/W & NW1/4 OF SE 1/4 ALSO ALL THAT PART OF S 1/2 OF SW 1/4 & SW 1/4 OF SE 1/4 LYING N OF ROSTED ROAD EXC BEG S 0 DEG 01'10"E 320.89 FT & S 87 DEG 29'10" E 138.36 FT FROM N 1/4 COR, TH S 87 DEG 29'10"E 1176.49 FT, S 0 DEG 23'39"E 2284.46 FT, S 0 DEG 22'15"E 1420.25 FT, N 88 DEG 24'44"W 85.41 FT, N 16 DEG 31'03"W 738.73 FT, N 16 DEG 35'35"W 1288.02 FT, N 16 DEG 31'30"W 511.43 FT TO POB EXC PCLS B-1, B-2, B-3, B-4 & C-1 OF THE SURVEY RECORDED IN LIBER S-5 P 36. & EXC BEG N 0 DEG 01'10"W 1720.45 FT & N89DEG 54'18"E 824.4 FT FROM S1/4 COR TH N89DEG 54'18"E 176.61FT, S16DEG31'03"E513.08FT, N88DEG20'24"W322.62FTN N 48228FT TO POB 154.78 A M/L.

4/2018 SPLIT 2.78 A TO 009-017-002-48 FORMERLY SEC 17 T22N R8W (13\*2002) N 3/4 OF W 1/2 OF SEC 17 LYING S OF OLD CUMMER & DIGGINS RR R/W AND THAT PART OF W 1/2 OF NE 1/4 LYING S'LY OF FORMER RR R/W & NW1/4 OF SE 1/4 ALSO ALL THAT PART OF S 1/2 OF SW 1/4 & SW 1/4 OF SE 1/4 LYING N OF ROSTED ROAD EXC BEG S 0 DEG 01'10"E 320.89 FT & S 87 DEG 29'10" E 138.36 FT FROM N 1/4 COR, TH S 87 DEG 29'10"E 1176.49 FT, S 0 DEG 23'39"E 2284.46 FT, S 0 DEG 22'15"E 1420.25 FT, N 88 DEG 24'44"W 85.41 FT, N 16 DEG 31'03"W 738.73 FT, N 16 DEG 35'35"W 1288.02 FT, N 16 DEG 31'30"W 511.43 FT TO POB EXC PCLS B-1, B-2, B-3, B-4 & C-1 OF THE SURVEY RECORDED IN LIBER S-5 P 36. 157.56A M/L.

2016-01721 4/13/2016 EXEMPT PARCEL BOUNDARY TRANSFER TO 017-002-64 DESCRIBED AS PARCEL B-4 ON BOOK OF SURVEYS S-5P36 2.84A M/L PREVIOUSLY DESCRIBED AS SEC 17 T22N R8W (17\*2002) N 3/4 OF W 1/2 OF SEC 17 LYING S OF OLD CUMMER & DIGGINS RR R/W AND THAT PART OF W 1/2 OF NE 1/4 LYING S'LY OF FORMER RR R/W & NW 1/4 OF SE 1/4. ALSO ALL THAT PART OF S 1/2 OF SW 1/4 & SW 1/4 OF SE 1/3 LYING N OF ROSTED RD EXC BEG S 0 DEG 01' 10" E 320.89 FT & S 87 DEG 29' 10" E 138.36 FT FROM N 1/4 COR, TH S 87 DEG 29' 10" E 1176.49 FT, S 0 DEG 23' 39" E 2284.46 FT, S 0 DEG 22' 15" E 1420.25 FT, N 88DEG 24' 44" W 85.41 FT, N 16 DEG 31' 03" W 738.73 FT, N 16 DEG 35' 35" W 1288.02 FT, N 16 DEG 31' 30" W 511.43 FT TO POB & EXC PCLS B-1, B-2, B-3, & C-1 OF THE SURVEY RECORDED IN LIBER S-5 P 36 . 160.4AC. SPLIT ON 05/16/2007 INTO 009-017-002-50, 009-017-002-60, 009-017-002-64, 009-017-002-68;

02 SPLIT 44.13 AC TO 002-40 FOR 03 03 COMBO 002-40, 04, 05 , 06 & 10 FOR 04 HOUSE/PB U/C FOR 04 COMPLETE FOR 05 ADD 10 AC, FOR 07 PER LEGAL. (+10,400 AV). CHG PART OF GRG TO 1S/SL + WW/SS1(+39,400 AV & TV) (SEE MLS LISTING IN PHOTO #3).

Split/Comb. on 09/16/2019 completed 09/16/2019 TIM ;  
Parent Parcel(s): 009-017-002-00;  
Child Parcel(s): 009-017-002-46, 009-017-002-44, 009-017-002-42, 009-017-002-40, 009-017-002-38, 009-017-002-36;

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Split/Comb. on 04/16/2018 completed 04/16/2018 TIM ;  
Parent Parcel(s): 009-017-002-00;

Parcel Number: 009-017-002-00

Page: 2

Child Parcel(s): 009-017-002-48;

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 SPLIT/COMB. ON 06/14/2016 COMPLETED 06/14/2016 TIM 2016-01721 4/13/2016  
 EXEMPT PARCEL BOUNDARY TRANSFER TO 017-002-64 DESCRIBED AS PARCEL B-4 ON BOOK OF  
 SURVEYS S-5P36 2.84A M/L ;  
 PARENT PARCEL(S): 009-017-002-00;  
 CHILD PARCEL(S): 009-017-002-71 REFERENCE BECOMES PART OF 017-002-64  
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2016-01721 4/13/2016 EXEMPT PARCEL BOUNDARY TRANSFER TO 017-002-64 DESCRIBED AS  
 PARCEL B-4 ON BOOK OF SURVEYS S-5P36 2.84A M/L

SPLIT/COMB. ON 05/16/2007 COMPLETED 05/16/2007 RAY ;  
 PARENT PARCEL(S): 009-017-002-00;  
 CHILD PARCEL(S): 009-017-002-50, 009-017-002-60, 009-017-002-64,  
 009-017-002-68;  
 -----

04 SPLIT 53.60 AC.TO 002-70 FOR 05  
 04 COMBO 2.57 AC. FROM 007-90 FOR 05

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 Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 121 - 300@\$2600		136.24	Acres		2600	100		354,224
		136.24	Total Acres				Total Est. Land Value =	354,224

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 2024 Est. T.C.V. 009-017-002-00 = 354,224

Est. TCV/Total Floor Area = 21.70

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
163,500	163,500	163,500	104,241	5.00			
2024 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses		
0	13,600	0	0	5,212	0		
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
177,100	177,100	177,100	109,453	109,453	109,453		



Parcel Number: 009-017-002-36

Page: 2

## Built-Ins

Appliance Allow.	1	2,766	2,655
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Totals:		260,175	249,778
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## Notes:

ECF (4091 SEELEY & ROOSTED RD AREA) 0.930 => TCV: 232,294

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2024 Est. T.C.V. 009-017-002-36 = 257,985

Est. TCV/Total Floor Area = 167.96, Most recent sale 05/04/2021 for 255,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
128,600	0	0	0	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
129,000	0	126,456	0	0		
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
129,000	129,000	129,000	126,456	126,456	126,456	

009-017-002-38                              2024 Est. T.C.V.                              MCDONALD ALLEN L & KAY M  
 Property Class: 401                              10598 W ROSTED RD  
 Map #:    LAKE TOWNSHIP                                      LAKE CITY, MI 49651

SEC17 T22N R8W PCL F OF THE SURVEY RECORDED 2019-02917 IN LIBER S-5 P 0293 MORE FULLY DESCRIBED AS PARCEL "F"  
 PART OF THE SOUTHWEST¼ OF SECTION 17, T22N, R8W DESCRIBED AS COMMENCING AT THE SOUTH¼ CORNER OF SAID SECTION 17; THENCE N00°01 '1 0"W 1321.45 FEET ALONG THE NORTH & SOUTH¼ LINE TO A POINT ON THE SOUTH YA LINE OF SAID SECTION 17; THENCE CONTINUING ALONG SAID NORTH & SOUTH ¼ LINE N00°01 '1 0"W 399.00 FEET; THENCE S89°54'24"W 375.60 FEET TO THE POINT OF BEGINNING; THENCE S00°00'00"E 437.29 FEET TO A POINT ON THE CENTERLINE OF ROSTED ROAD; THENCE ALONG SAID CENTERLINE N87°50'38"W 300.21 FEET; THENCE N00°00'00"W 425.51 FEET; THENCE N89°54'24"E 300.00 FEET TO THE POINT OF BEGINNING. CONTAINING 2.97 ACRES MORE OR LESS. SUBJECT TO THE RIGHT OF WAY FOR ROSTED ROAD AND ALSO SUBJECT TO EASEMENTS, RESERVATIONS AND RESTRICTIONS OF RECORD.  
 SPLIT/COMBINED ON 09/16/2019 FROM 009-017-002-00;

Split/Comb. on 09/16/2019 completed 09/16/2019 TIM ;  
 Parent Parcel(s): 009-017-002-00;  
 Child Parcel(s): 009-017-002-46, 009-017-002-44, 009-017-002-42, 009-017-002-40, 009-017-002-38, 009-017-002-36;

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS  
 \* Factors \*                              PARCEL F

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 90/FF	300.00	431.24	0.9036	1.0190	90	100		24,860
300 Actual Front Feet, 2.97 Total Acres							Total Est. Land Value =	24,860

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.18	288	95	2,238
Total Estimated Land Improvements True Cash Value =				2,238

Cost Est. for Res. Bldg: 1 Single Family 1S                              Cls C 10 Blt 2023

(11) Heating System: Forced Heat & Cool  
 Ground Area = 1232 SF      Floor Area = 1232 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,232		
Total:				205,513	203,449

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,476	1,461
3 Fixture Bath	1	4,646	4,600

Water/Sewer

1000 Gal Septic	1	4,864	4,815
Water Well, 100 Feet	1	5,808	5,750

Porches

WCP (1 Story)	96	4,666	4,619
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Deck

Treated Wood	100	2,554	2,528
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Garages

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

Base Cost	576	24,808	24,560
Common Wall: 1 Wall	1	-2,686	-2,659
Door Opener	1	547	542

Totals:                              252,196                              249,665

## Notes:

ECF (4091 SEELEY & ROOSTED RD AREA) 0.930 => TCV: 232,188

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2024 Est. T.C.V. 009-017-002-38 = 259,286  
 Est. TCV/Total Floor Area = 210.46, Most recent sale 09/07/2023 for 294,900

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
100,600	100,600	100,600	96,792	5.00		
2024 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
26,800	2,200	0	26,800	6,008	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
129,600	129,600	129,600	128,431	129,600	129,600	

009-017-002-40  
 Property Class: 402  
 Map #:

2024 Est. T.C.V.  
 LAKE TOWNSHIP

GEESEMAN REAL ESTATE DEVELOPMENT IN  
 W ROSTED RD  
 LAKE CITY, MI 49651

SEC17 T22N R8W PCL E OF THE SURVEY RECORDED 2019-02917 IN LIBER S-5 P 0293 MORE FULLY DESCRIBED AS PARCEL "E"  
 PART OF THE SOUTHWEST¼ OF SECTION 17, T22N, R8W DESCRIBED AS COMMENCING AT THE SOUTH ¼ CORNER OF SAID SECTION 17; THENCE N00°01'10"W 1321.45 FEET ALONG THE NORTH & SOUTH¼ LINE TO A POINT ON THE SOUTH YA LINE OF SAID SECTION 17; THENCE CONTINUING ALONG SAID NORTH & SOUTH ¼ LINE N00°01'10"W 399.00 FEET; THENCE S89°54'24"W 75.60 FEET TO THE POINT OF BEGINNING; THENCE S00°00'00"E 449.08 FEET TO A POINT ON THE CENTERLINE OF ROSTED ROAD; THENCE ALONG SAID CENTERLINE N87°50'38"W 300.21 FEET; THENCE N00°00'00"W 437.29 FEET; THENCE N89°54'24"E 300.00 FEET TO THE POINT OF BEGINNING. CONTAINING 3.05 ACRES MORE OR LESS. SUBJECT TO THE RIGHT OF WAY FOR ROSTED ROAD AND ALSO SUBJECT TO EASEMENTS, RESERVATIONS AND RESTRICTIONS OF RECORD.  
 SPLIT/COMBINED ON 09/16/2019 FROM 009-017-002-00;

Split/Comb. on 09/16/2019 completed 09/16/2019 TIM ;  
 Parent Parcel(s): 009-017-002-00;  
 Child Parcel(s): 009-017-002-46, 009-017-002-44, 009-017-002-42, 009-017-002-40, 009-017-002-38, 009-017-002-36;

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

Description	Frontage	Depth	* Factors *		PARCEL E		Value
			Front	Depth	Rate	%Adj.	
A 200' @ 90/FF	300.00	442.86	0.9036	1.0258	90	100	25,026
300 Actual Front Feet, 3.05 Total Acres					Total Est. Land Value =		25,026

2024 Est. T.C.V. 009-017-002-40					=		25,026
Est. TCV/Total Floor Area = 20.31, Most recent sale 02/24/2020 for 50,000							
2023 Assessed	MBOR	S.E.V.			Base for Cap	C.P.I.	
9,700	9,700	9,700			6,507	5.00	
2024 New Eq. Adjustment		Loss			Additions	Tax Adjustment	Losses
0	2,800	0			0	325	0
2024 Assessed	MBOR	S.E.V.			Capped	->Taxable<-	PRE/MBT
12,500	12,500	12,500			6,832	6,832	0



009-017-002-42  
 Property Class: 402  
 Map #:

2024 Est. T.C.V.  
 LAKE TOWNSHIP

GEESEMAN REAL ESTATE DEVELOPMENT IN  
 W ROSTED RD  
 LAKE CITY, MI 49651

SEC17 T22N R8W PCL D OF THE SURVEY RECORDED 2019-02917 IN LIBER S-5 P 0293 MORE FULLY DESCRIBED AS PARCEL "D"  
 PART OF THE SOUTH½ OF SECTION 17, T22N, R8W DESCRIBED AS COMMENCING AT THE SOUTH¼ CORNER OF SAID SECTION 17; THENCE N00°01'10"W 1321.45 FEET ALONG THE NORTH & SOUTH¼ LINE TO A POINT ON THE SOUTH½ LINE OF SAID SECTION 17; THENCE CONTINUING ALONG SAID NORTH & SOUTH ¼ LINE N00°01'10"W 399.00 FEET; TO THE POINT OF BEGINNING; THENCE N89°54'24"E 224.40 FEET; THENCE S00°00'00"E 460.86 FEET TO A POINT ON THE CENTERLINE OF ROSTED ROAD; THENCE ALONG SAID CENTERLINE N87°50'38"W 300.21 FEET; THENCE N00°00'00"W 449.08 FEET; THENCE N89°54'24"E 75.60 FEET TO THE POINT OF BEGINNING. CONTAINING 3.13 ACRES MORE OR LESS. SUBJECT TO THE RIGHT OF WAY FOR ROSTED ROAD AND ALSO SUBJECT TO EASEMENTS, RESERVATIONS AND RESTRICTIONS OF RECORD.  
 SPLIT/COMBINED ON 09/16/2019 FROM 009-017-002-00;

Split/Comb. on 09/16/2019 completed 09/16/2019 TIM ;  
 Parent Parcel(s): 009-017-002-00;  
 Child Parcel(s): 009-017-002-46, 009-017-002-44, 009-017-002-42, 009-017-002-40, 009-017-002-38, 009-017-002-36;

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

Description	Frontage	Depth	* Factors *		PARCEL D		Value
			Front	Depth	Rate	%Adj.	
A 200' @ 90/FF	300.00	454.48	0.9036	1.0324	90	100	25,189
300 Actual Front Feet, 3.13 Total Acres					Total Est.	Land Value =	25,189

2024 Est. T.C.V. 009-017-002-42					=		25,189
Est. TCV/Total Floor Area = 20.45, Most recent sale 02/24/2020 for 50,000							
2023 Assessed	MBOR	S.E.V.			Base for Cap	C.P.I.	
9,800	9,800	9,800			6,507	5.00	
2024 New Eq. Adjustment		Loss			Additions	Tax Adjustment	Losses
0	2,800	0			0	325	0
2024 Assessed	MBOR	S.E.V.			Capped	->Taxable<-	PRE/MBT
12,600	12,600	12,600			6,832	6,832	0

009-017-002-44  
 Property Class: 402  
 Map #:

2024 Est. T.C.V.  
 LAKE TOWNSHIP

GEESEMAN REAL ESTATE DEVELOPMENT IN  
 W ROSTED RD  
 LAKE CITY, MI 49651

SEC17 T22N R8W PCL C OF THE SURVEY RECORDED 2019-02917 IN LIBER S-5 P 0293 MORE FULLY DESCRIBED AS PARCEL "C"  
 PART OF THE SOUTHEAST¼ OF SECTION 17, T22N, R8W DESCRIBED AS COMMENCING AT THE SOUTH¼ CORNER OF SAID SECTION 17; THENCE N00°01'10"W 1321.45 FEET ALONG THE NORTH & SOUTH¼ LINE TO A POINT ON THE SOUTH½ LINE OF SAID SECTION 17; THENCE CONTINUING ALONG SAID NORTH & SOUTH ¼ LINE N00°01'10"W 399.00 FEET; THENCE N89°54'24"E 224.40 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N89°54'24"E 300.00 FEET; THENCE S00°00'00"E 472.50 FEET TO A POINT ON THE CENTERLINE OF ROSTED ROAD; THENCE ALONG SAID CENTERLINE WESTERLY 97.86 FEET ALONG THE ARC OF 34377.48 FOOT RADIUS CURVE TO THE RIGHT (LONG CHORD BEARING N87°55'31"W 97.86 FEET); THENCE CONTINUING ALONG SAID CENTERLINE N87°50'38"W 202.34 FEET; THENCE N00°00'00"W 460.86 FEET TO THE POINT OF BEGINNING. CONTAINING 3.21 ACRES MORE OR LESS. SUBJECT TO THE RIGHT OF WAY FOR ROSTED ROAD AND ALSO SUBJECT TO EASEMENTS, RESERVATIONS AND RESTRICTIONS OF RECORD.  
 SPLIT/COMBINED ON 09/16/2019 FROM 009-017-002-00;

Split/Comb. on 09/16/2019 completed 09/16/2019 TIM ;  
 Parent Parcel(s): 009-017-002-00;  
 Child Parcel(s): 009-017-002-46, 009-017-002-44, 009-017-002-42, 009-017-002-40, 009-017-002-38, 009-017-002-36;

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

Description	Frontage	Depth	* Factors *		PARCEL C		Value
			Front	Depth	Rate	%Adj.	
A 200' @ 90/FF	300.00	466.09	0.9036	1.0390	90	100	25,348
300 Actual Front Feet, 3.21 Total Acres					Total Est.	Land Value =	25,348

2024 Est. T.C.V.	009-017-002-44	=	25,348		
Est. TCV/Total Floor Area = 20.57, Most recent sale 02/24/2020 for 50,000					
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
9,900	9,900	9,900	6,507	5.00	
2024 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses
0	2,800	0	0	325	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
12,700	12,700	12,700	6,832	6,832	0



009-017-002-48	2024 Est. T.C.V.	TAYLOR LAURA J
Property Class: 401		10360 W ROSTED RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SPLIT ON 04/16/2018 FROM 009-017-002-00;  
DESCRIPTION FOR PARCEL "A" BOOK OF SURVEYS S-5 PAGE 264 PART OF THE SOUTHEAST  
114 OF SECTION 17, T22N, R8W, LAKE TOWNSHIP, MISSOUKEE COUNTY, MICHIGAN MORE  
FULLY DESCRIBED TO-WIT: COMMENCING AT THE SOUTH 1/4 CORNER OF SECTION 17, T22N,  
R8W; THENCE N00'01'10"W 1321.45 FEET ALONG THE NORTH-SOUTH 1 I 4 LINE OF SAID  
SECTION 17 TO A POINT ON THE SOUTH 118 LINE OF SAID SECTION 17; THENCE  
CONTINUING ALONG SAID 1 I 4 LINE N00'01'10"W 399.00 FEET; THENCE N89'54'18"E  
824.40 FEET PARALLEL TO SAID SOUTH 118 LINE TO THE POINT OF BEGINNING; THENCE  
CONTINUING N89'54'18"E 176.61 FEET; THENCE S16'31'03"E 513.08 FEET TO A POINT ON  
THE CENTERLINE OF ROSTED ROAD; THENCE N88'20'24"W 322.62 FEET ALONG SAID  
CENTERLINE; THENCE N00'00'E 482.28 FEET TO THE POINT OF BEGINNING. CONTAINING  
2.78 ACRES MORE OR LESS. SUBJECT TO THE RIGHT-OF-WAY FOR ROSTED ROAD AND ALSO  
SUBJECT TO EASEMENTS, RESERVATIONS AND RESTRICTIONS OF RECORD.

Split/Comb. on 04/16/2018 completed 04/16/2018 TIM ;  
Parent Parcel(s): 009-017-002-00;  
Child Parcel(s): 009-017-002-48;

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS  
\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 90/FF	273.95	485.10	0.9244	1.0494	90	100		23,916
323 Actual Front Feet, 2.78 Total Acres				Total Est. Land Value =				23,916

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.97	164	50	571
Wood Frame	25.50	180	50	2,295
Total Estimated Land Improvements True Cash Value =				2,866

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 2018

(11) Heating System: Forced Heat & Cool  
Ground Area = 1344 SF Floor Area = 1344 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=94/100/100/100/94

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,344		
Total:				178,609	167,892

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,476	1,387
3 Fixture Bath	1	4,646	4,367

Water/Sewer

1000 Gal Septic	1	4,864	4,572
Water Well, 100 Feet	1	5,808	5,460

Garages

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

Base Cost	384	22,564	21,210
Door Opener	1	547	514

Built-Ins

Appliance Allow.	1	2,766	2,600
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Porches

WCP (1 Story)	20	1,509	1,418
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Deck

Composite	150	3,474	3,266
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Totals: 226,263 212,686

Notes:

ECF (4091 SEELEY & ROOSTED RD AREA) 0.930 => TCV: 197,798

2024 Est. T.C.V. 009-017-002-48 = 224,580

Est. TCV/Total Floor Area = 167.10, Most recent sale 01/05/2023 for 240,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
110,500	110,500	110,500	101,755	5.00	
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	1,800	0	0	10,545	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
112,300	112,300	112,300	106,842	112,300	112,300





Parcel Number: 009-017-002-60

Page: 2

Wood Stove	1	2,149	1,827
Deck w/Roof (Roof portion)	981	13,430	11,415
	<b>Totals:</b>	<b>395,390</b>	<b>336,080</b>

Notes:

ECF (416 RURAL METES &amp; BOUNDS) 0.930 =&gt; TCV: 312,554

2024 Est. T.C.V. 009-017-002-60			=	372,524	
Est. TCV/Total Floor Area = 153.18					
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
177,800	177,800	177,800	122,740	5.00	
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	8,500	0	0	6,137	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
186,300	186,300	186,300	128,877	128,877	128,877



009-017-002-64	2024 Est. T.C.V.	STATEN JEFFREY & MEGAN
Property Class: 401		10800 W ROSTED RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 17 T22N R8W (0\*2007) PCL B-2 & B-4 OF THE SURVEY RECORDED IN LIBER S-5 P 36  
 16.02 A & 2.84 A. M/L 2016-01721 4/13/2016 EXEMPT PARCEL BOUNDARY TRANSFER TO  
 017-002-64 DESCRIBED AS PARCEL B-4 ON BOOK OF SURVEYS S-5P36 2.84A M/L B-4  
 DESCRIBED IN QD 2016-01721 AS PART OF SECTION 17, T22N, R8W, LAKE TOWNSHIP,  
 MISSAUKEE COUNTY, MICHIGAN MORE FULLY DESCRIBED TO-WIT: COMMENCING AT THE WEST  
 1/4 CORNER OF SECTION 17, T22N, R8W; THENCE S 00 DEGREES, 20 MINUTES, 24 SECONDS  
 W 1321.26 FEET ALONG THE WEST LINE OF SAID SECTION 17 TO A POINT ON THE SOUTH  
 1/8 LINE OF SAID SECTION 17; THENCE N 89 DEGREES, 54 MINUTES, 17 SECONDS E  
 1028.58 FEET ALONG SAID SOUTH 1/8 LINE TO THE POINT OF BEGINNING; THENCE N 06  
 DEGREES, 28 MINUTES 09 SECONDS E 664.14 FEET; THENCE N 30 DEGREES, 08 MINUTES,  
 55 SECONDS W 110.24 FEET; THENCE N 89 DEGREES, 54 MINUTES, 17 SECONDS E 185.02  
 FEET; THENCE S 00 DEGREES, 20 MINUTES, 24 SECONDS W 755.23 FEET TO A POINT ON  
 SAID SOUTH 1/8 LINE; THENCE S 89 DEGREES, 54 MINUTES, 17 SECONDS W 200.00 FEET  
 ALONG SAID SOUTH 1/8 LINE TO THE POINT OF BEGINNING. CONTAINING 2.84 ACRES MORE  
 OR LESS. SUBJECT TO THE RIGHT-OFWAY FOR ROSTED ROAD. SUBJECT TO EASEMENTS,  
 RESERVATIONS AND RESTRICTIONS OF RECORD.  
 FROMERLY SEC 17 T22N R8W (0\*2007) PCL B-2 OF THE SURVEY RECORDED IN LIBER S-5 P  
 36 16.02 AC. M/L  
 SPLIT ON 5-16-2007 FROM 009-017-002-00

2016-01721 4/13/2016 EXEMPT PARCEL BOUNDARY TRANSFER FROM 017-002-00 TO  
 017-002-64 DESCRIBED AS PARCEL B-4 ON BOOK OF SURVEYS S-5P36 2.84A M/L; PARENT  
 PARCEL(S): 009-017-002-00; CHILD PARCEL(S): 009-017-002-71 REFERENCE BECOMES  
 PART OF 017-002-64  
 2007 SPLIT FROM 017-002-00 FOR 2008.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia PARTOF>20@\$3000		18.86 Acres	3000		100			56,580
		18.86 Total Acres			Total Est.		Land Value =	56,580

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	29.53	96	50	1,417
		Total Estimated Land Improvements	True Cash Value =	1,417

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C 5 Blt 2003

(11) Heating System: Forced Air w/ Ducts , Wood Furnace Add-On

Ground Area = 1198 SF Floor Area = 1964 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=82/100/100/100/82

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Crawl Space	576		
2 Story	Siding	Crawl Space	622		
			Total:	238,731	195,778

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,476	1,210
3 Fixture Bath	1	4,646	3,810
2 Fixture Bath	1	3,108	2,549

Water/Sewer

1000 Gal Septic	1	4,864	3,988
Water Well, 100 Feet	1	5,808	4,763

Porches

WPP	28	1,484	1,217
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Deck

Treated Wood	198	4,109	3,369
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Parcel Number: 009-017-002-64

Page: 2

Treated Wood	19	868	712
w/Roof (Roof portion)	320	4,931	4,043

## Garages

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

Base Cost	579	29,963	24,570
Door Opener	1	547	449

Class: D Exterior: Pole (Unfinished)

Base Cost	768	16,036	13,150
No Concrete Floor	768	-4,278	-3,508

## Built-Ins

Appliance Allow.	1	2,766	2,268
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## Fireplaces

Prefab 1 Story	1	2,592	2,125
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Totals:		317,651	260,493
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## Notes:

ECF (4091 SEELEY & ROOSTED RD AREA) 0.930 => TCV: 242,259

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2024 Est. T.C.V. 009-017-002-64 = 300,256

Est. TCV/Total Floor Area = 152.88, Most recent sale 09/12/2022 for 300,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
145,000	145,000	145,000	145,000	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	5,100	0	0	5,100	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
150,100	150,100	150,100	152,250	150,100	150,100	

009-017-002-68	2024 Est. T.C.V.	STATEN JEFFREY & MEGAN
Property Class: 402		W ROSTED RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

2016-02532 AFF & 2016-01721 SEC 17 T22N R8W (0\*2007) PCL B-3 OF THE SURVEY RECORDED IN LIBER S-5 P 36 COMMENCING AT THE WEST 1/4 CORNER OF SECTION 17, T22N, R8W; THENCE S 00 DEGREES, 20 MINUTES, 24 SECONDS W 1321.26 FEET ALONG THE WEST LINE OF SAID SECTION 17 TO A POINT ON THE SOUTH 1/8 LINE OF SAID SECTION 17; THENCE N 89 DEGREES, 54 MINUTES, 17 SECONDS E 504.56 FEET ALONG SAID SOUTH L/8LINE TO THE POINT OF BEGINNING; THENCE N 00 DEGREES, 20 MINUTES, 24 SECONDS E 755.23 FEET PARALLEL TO SAID WEST SECTION LINE; THENCE N 89 DEGREES, 54 MINUTES, 17 SECONDS E 400.36 FEET PARALLEL TO SAID SOUTH 1/8LINE; S30-08'55"E 139.97 FEET; THENCE S 06 DEGREES, 28 MINUTES, 09 SECONDS W 638.25 FEET TO A POINT ON SAID SOUTH 1/8LINE; THENCE S 89 DEGREES, 54 MINUTES, 17 SECONDS W 403.23 FEET ALONG SAID SOUTH 1/8 LINE TO THE POINT OF BEGINNING. CONTAINING 7.58 ACRES MORE OR LESS. SUBJECT TO THE RIGHT OF WAY FOR ROSTED ROAD. SUBJECT TO EASEMENTS, RESERVATIONS AND RESTRICTIONS OF RECORD. 7.58 AC. M/L  
SPLIT ON 05/16/2007 FROM 009-017-002-00;

Split/Comb. on 05/16/2007 completed 05/16/2007 RAY ;  
Parent Parcel(s): 009-017-002-00;  
Child Parcel(s): 009-017-002-50, 009-017-002-60, 009-017-002-64,  
009-017-002-68;

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS  
\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia PARTOF>20@\$3000		7.58 Acres		3000	100			22,740
		7.58 Total Acres					Total Est. Land Value =	22,740

2024 Est. T.C.V.	009-017-002-68	=	22,740		
Est. TCV/Total Floor Area = 11.58, Most recent sale 09/12/2022 for 300,000					
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
9,900	9,900	9,900	9,900	5.00	
2024 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	1,500	0	0	495	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
11,400	11,400	11,400	10,395	10,395	10,395

009-017-002-70 2024 Est. T.C.V. GUNNERSON MATTHEW ALLAN  
 Property Class: 402 ROSTED RD  
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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EC 17 T22N R8W (0\*2004) BEGS 0 DEG 01'10"E 320.89 FT & S 87 DEG 29'10"E 138.36 FT FROM N 1/4 COR, TH S 87 DEG 29'10"E 1176.49 FT, SO DEG 23'39"E 2284.46 FT, SO DEG 22'15"E 1420.25 FT, N 88 DEG 24'44"W 85.41 FT, N 16 DEG 31'03"W 100.22 FT, N 16 DEG 31'03"W 1377.78 FT, N 16 DEG 31'03"W 638.51 FT, N 16 DEG 35' 35"W 1288.02 FT, N 16 DEG 30'30"W 511.43 FT TO POB. 53.6A.

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Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
Residentia 30 - 65	\$3000	38.60 Acres	3000	100			115,800
Residentia INFERIOR@\$1400		15.00 Acres	1400	100	OVERHEAD POWER LINE EASEMENT		21,000
		53.60 Total Acres	Total Est. Land Value =				136,800

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2024 Est. T.C.V. 009-017-002-70 = 136,800

Est. TCV/Total Floor Area = 69.65, Most recent sale 08/20/2004 for 94,500

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
56,800	56,800	56,800	40,266	5.00	
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	11,600	0	0	2,013	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
68,400	68,400	68,400	42,279	42,279	0

009-017-002-90                            2024 Est. T.C.V.                            ODREN RONALD G & KATHLEEN M  
 Property Class: 402                            S LACHANCE RD  
 Map #:                            LAKE TOWNSHIP                            LAKE CITY, MI 49651

SEC 17 T22N R8W (0\*2002) THAT PART OF W 1/2 OF NE 1/4 LYING N OF N LINE OF  
 FORMER RR R/W. 7.38A.

ADJUSTED LAND RATE FOR 05..WAS PREVIOUSLY CALCULATED AT  
 10 AC RATE IN ERROR.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 3 - 7 @\$3000			7.38 Acres		3000	100		22,140
			7.38 Total Acres		Total Est. Land Value =			22,140

2024 Est. T.C.V. 009-017-002-90                            =                            22,140

Est. TCV/Total Floor Area = 11.27, Most recent sale 06/01/2002 for 11,375

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
11,100	11,100	11,100	9,660	5.00	
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	483	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
11,100	11,100	11,100	10,143	10,143	0

009-017-003-00	2024 Est. T.C.V.	BARTZ LOUIS A & CAROLE L
Property Class: 402		S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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SEC 17 T22N R8W (0\*1999) BEG S 0 DEG 20'23"W 76.62 FT FROM NW CORTH S 87 DEG  
29'10"E 5288.52 FT, S 0 DEG 46'22"E 100.16 FT, N 87 DEG 29'10"W 2630.67 FT, S 0  
DEG 01 '38"E 226.14 FT, S 60 DEG 13'22"W 3074.36 FT, N 0 DEG 20'23"E 1969.71 FT  
TO POB. 76.11A.

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Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS  
\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia INFERIOR@\$1400		76.11 Acres			1400	100		106,554
		76.11 Total Acres			Total Est. Land Value =			106,554

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2024 Est. T.C.V. 009-017-003-00 = 106,554

Est. TCV/Total Floor Area = 54.25, Most recent sale 06/01/1999 for 67,500

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
53,300	53,300	53,300	46,445	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	2,322	0		
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
53,300	53,300	53,300	48,767	48,767	48,767	

009-017-007-00 2024 Est. T.C.V. KEBERLY PAUL E & GERALDINE L TRUST  
 Property Class: 401 10955 W ROSTED RD  
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

SEC 17 T22N R8W PCL A OF THE SURVEY RECORDED IN LIBER S-3 PG 331. 10.7A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$3000		10.70 Acres			3000	100		32,100
		10.70 Total Acres					Total Est. Land Value =	32,100

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	7.35	648	0	0
D/W/P: Asphalt Paving	2.89	550	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	97	2,425
			Total Estimated Land Improvements True Cash Value =	2,425

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 2001

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1400 SF Floor Area = 1400 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=82/100/100/100/82

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,400		
			Total:	179,019	146,794

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,230	1,009
3 Fixture Bath	1	3,860	3,165

Water/Sewer

1000 Gal Septic	1	4,550	3,731
Water Well, 100 Feet	1	5,640	4,625

Deck

Treated Wood w/Roof (Deck Portion)	462	7,004	5,743
Treated Wood w/Roof (Roof portion)	462	6,357	5,213
Treated Wood	120	2,880	2,362
Treated Wood	104	2,571	2,108

Garages

Class: CD Exterior: Pole (Unfinished)

Base Cost	864	19,967	16,373
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Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	960	32,294	26,481
Door Opener	1	485	398

Class: CD Exterior: Pole (Unfinished)

Door Opener	2	970	795
Base Cost	2176	47,002	38,542

Built-Ins

Appliance Allow.	1	1,934	1,586
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Breezeways

Frame Wall	390	18,513	15,181
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Unit-in-Place Cost Items

ROOF STRUCT. (SQ FT)	256	1,434	1,319	*92% Good
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Totals: 335,710 275,425

Notes:

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ECF (4091 SEELEY & ROOSTED RD AREA) 0.930 => TCV: 256,145

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2024 Est. T.C.V. 009-017-007-00					=	290,670
Est. TCV/Total Floor Area = 207.62, Most recent sale 08/01/2000 for 22,000						
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
142,900	142,900	142,900	87,760	5.00		
2024	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	2,400	0	4,388	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
145,300	145,300	145,300	92,148	92,148	92,148	



009-017-007-20	2024 Est. T.C.V.	BORCHERS KURT F & LAURA R AND
Property Class: 402		W ROSTED RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 17 T22N R8W PCL B OF THE SURVEY RECORDED IN LIBER S-3 PG 331. 10.26A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS  
\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$3000		10.26	Acres		3000	100		30,780
		10.26	Total Acres				Total Est. Land Value =	30,780

2024 Est. T.C.V. 009-017-007-20 = 30,780

Est. TCV/Total Floor Area = 21.99

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
14,400	14,400	14,400	10,815	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	1,000	0	0	540	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
15,400	15,400	15,400	11,355	11,355	11,355	



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2024	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	3,000	0	0	5,512	0
2024 Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	158,200	158,200	158,200	115,769	115,769	115,769







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2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
102,400	102,400	102,400	77,780	77,780	77,780







009-017-008-15	2024 Est. T.C.V.	ROOT RENTALS LLC
Property Class: 401		10092 W ROSTED RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 17 T22N R8W (2\*1997) BEG 1057 FT S & 390 FT W OF E 1/4 COR THW 150 FT, S 370 FT, E 150 FT, N 370 FT TO POB. 1.2741A.

97 SPLIT 1.27 AC TO 008-18 FOR 98  
96 SPLIT 3.3 AC TO 008-20 FOR 97

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS  
\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 90/FF	150.00	370.00	1.0746	0.9807	90	100		14,227
150 Actual Front Feet, 1.27 Total Acres						Total Est. Land Value =		14,227

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Metal Prefab	20.66	80	95	1,570
Total Estimated Land Improvements True Cash Value =				1,570

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Average Blt 1995

(11) Heating System: Wall Furnace  
Ground Area = 924 SF Floor Area = 924 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=76/100/100/100/76

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Plywood	Comp.Shingle	924		
			Total:	55,446	42,138

Other Additions/Adjustments

Skirting, Metal or Vinyl, Vertical	160	1,818	1,382	
Plumbing				
Average Fixture(s)	1	964	733	
3 Fixture Bath	1	3,054	2,321	
Water/Sewer				
1000 Gal Septic	1	4,864	3,697	
Water Well, 100 Feet	1	5,808	4,414	
Deck				
Treated Wood	48	1,730	1,315	
Built-Ins				
Appliance Allow.	1	2,766	2,102	
		Totals:	76,450	58,102

Notes:

ECF (4091 SEELEY & ROSTED RD AREA) 0.800 => TCY: 46,482

2024 Est. T.C.V. 009-017-008-15	=	62,279			
Est. TCY/Total Floor Area = 67.40, Most recent sale 02/01/2002 for 10,000					
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
31,600	31,600	31,600	20,619	5.00	
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-500	0	1,030	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
31,100	31,100	31,100	21,649	21,649	0



009-017-008-20	2024 Est. T.C.V.	MCLAIN DOUGLAS F & MELISSA A
Property Class: 201		2730 S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 17 T22N R8W BEG 1057 FT S OF E 1/4 COR W'LY 390 FT S 370 FT TO C/L ROSTED ROAD, E'LY 390 FTN 377.19 TO POB. 3.3127A.

GOOD LOC..CORNER LOT

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP C	50/FF	390.00	370.00	1.0000	1.0000	50	100	19,500
390 Actual Front Feet, 3.31 Total Acres								Total Est. Land Value = 19,500

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	20.93	340	94	6,689

Commercial Local Cost Land Improvements

Description	Rate	Size	% Good	Arch	Mult	Cash Value
Outdoor Lighting	590.00	2	86	100		1,015
Total Estimated Land Improvements True Cash Value =						7,704

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 2003  
 Description of Occupancy: CAL 58

Costs are taken from the Garages - Service/Fleet Facilities Repair cost schedules.  
 <<<<<< Calculator Cost Computations >>>>>>

Class: D Quality: Average  
 Stories: 1 Story Height: 16 Perimeter: 256

Base Rate for Upper Floors = 74.53

(10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 5.52 85%  
 (10) Heating system: Package Heating & Cooling Cost/SqFt: 21.30 15%  
 Combined Heating System adjustment: 7.89 100%  
 Adjusted Square Foot Cost for Upper Floors = 82.42

Total Floor Area: 3,840 Base Cost New of Upper Floors = 316,481  
 Reproduction/Replacement Cost = 316,481  
 Eff.Age:15 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 68 /100/100/100/68.0  
 Total Depreciated Cost = 215,207

ECF (201A GENERAL COMMERCIAL ) 1.386 => TCV of Bldg: 1 = 298,277  
 Replacement Cost/Floor Area= 82.42 Est. TCV/Floor Area= 77.68

Total Estimated True Cash Value of Commercial/Industrial Buildings = 298,277

2024 Est. T.C.V. 009-017-008-20 = 325,481

Est. TCV/Total Floor Area = 84.76

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
139,300	139,300	139,300	80,505	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	23,400	0	0	4,025	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
162,700	162,700	162,700	84,530	84,530	0	



009-017-008-30	2024 Est. T.C.V.	GUNNERSON VICKIE
Property Class: 401		2676 S LACHANCE RD
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

. SEC 17 T22N R8W E 990 FT OF N 1057 FT OF NE 1/4 OF SE 1/4 EXC N 528 FT THOF & EXC BEG 32 RDS S OF NE COR TH W 20 RDS, S 16 RDS, E 20 RDS, N 16 RDS TO POB. & EXCEPT 2013-02312 QD Part of the Northeast 1/4 of the Southeast 1/4, Section 17, T22N, R8W, Lake Township, Missaukee County, Michigan more fully described as CoMM at the East 1/4 coRNER of said Section 17, thence S 0 DEG 43'20" E 792.00 feet along the East line of said Section 17 to the Point of Beginning, thence S00"43'20"E 5.60 feet along said East Section line, thence S89"22'44' W 330.00 feet along an existing fence line, thence N00043'20"W 8.60 feet, thence N89DEG 53'58' 'E 330.00 feet to the Point of Beginning. Containing 0.05 acres more or less. Subject to easements, reservations and restrictions of record. 9.9689A M/L

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residential 8 - 17 @\$3000		10.02 Acres			3000	100		30,060
						10.02 Total Acres		Total Est. Land Value = 30,060

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	28.00	120	50	1,680
Wood Frame	24.24	240	50	2,909

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
Total Estimated Land Improvements True Cash Value =				6,964

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Average Blt 1980

(11) Heating System: Forced Warm Air  
 Ground Area = 796 SF Floor Area = 796 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Metal	728		
Addition	Siding	Crawl	68		
			Total:	52,087	18,230

Other Additions/Adjustments

Water/Sewer

1000 Gal Septic	1	4,864	1,702
Water Well, 50 Feet	1	2,686	940

Deck

Treated Wood w/Roof (Deck Portion)	108	2,716	951
Treated Wood w/Roof (Roof portion)	108	1,958	685
Treated Wood w/Roof (Deck Portion)	128	3,089	1,081
Treated Wood w/Roof (Roof portion)	128	2,282	799

Totals: 69,682 24,388

Notes: 1980 RELOCATED

ECF (416 RURAL METES & BOUNDS) 0.800 => TCV: 19,510

Ag. Bld 1 0, Lean-To Loafing Shed Class:D,Pole Quality:Low Cost  
 Height: 10 ft

Description	Rate	Size	Cost New
Base Cost	3.67	624	2,290
Default Walls	5.80	468	2,714

Phy/Ab.Phy/Func/Econ/Comb. % Good=50/100/100/100/50 Depr. Cost = 2,502  
 ECF (416 RURAL METES & BOUNDS) 0.930 => TCV of Bldg: 1 = 2,327

Parcel Number: 009-017-008-30

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 Total Estimated True Cash Value of Agricultural Buildings = 2,327
 

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2024 Est. T.C.V. 009-017-008-30 = 58,861

Est. TCV/Total Floor Area = 73.95, Most recent sale 09/05/1998 for 39,500

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
29,100	29,100	29,100	17,751	5.00		
2024	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	300	0	0	887	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
29,400	29,400	29,400	18,638	18,638	18,638	

009-017-008-40	2024 Est. T.C.V.	ROSE JENNIFER J
Property Class: 401		2520 S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 17 T22N R8W N 260 FT OF E 320 FT OF NE 1/4 OF SE 1/4. 1.91A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS  
\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 90/FF	260.00	320.00	0.9365	0.9457	90	100		20,725
260 Actual Front Feet, 1.91 Total Acres								Total Est. Land Value = 20,725

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	21.70	225	50	2,441
Total Estimated Land Improvements True Cash Value =				2,441

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

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 1144 SF Floor Area = 1144 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,144		
Total:				132,502	99,376

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,230	922
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Water/Sewer

1000 Gal Septic	1	4,550	3,412
Water Well, 50 Feet	1	2,585	1,939

Garages

Class: CD Exterior: Pole (Unfinished)

Base Cost	764	18,198	13,648
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Built-Ins

Appliance Allow.	1	1,934	1,450
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Totals: 160,999 120,747

Notes:

ECF (416 RURAL METES & BOUNDS) 0.930 => TCV: 112,295

2024 Est. T.C.V. 009-017-008-40 = 135,461

Est. TCV/Total Floor Area = 118.41, Most recent sale 02/19/2016 for 0

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
63,600	63,600	63,600	43,126	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	4,100	0	0	2,156	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
67,700	67,700	67,700	45,282	45,282	45,282	







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0	-400	0	0	1,088	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
31,000	31,000	31,000	22,863	22,863	0

009-017-009-00	2024 Est. T.C.V.	LAKE TOWNSHIP
Property Class: 201		S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 17 T22N R8W BEG 32 RDS S OF NE COR OF NE 1/4 OF SE 1/4 TH S 16 RDS, W 20 RDS  
 N 16 RDS, E 20 RDS TO POB. ALSO BEG 792 FT S OF E 1/4 COR, TH S 0 DEG 43'20"E  
 5.6 FT, S 89 DEG 22'44"W 330 FT, N 0 DEG 43'20"W 8.6 FT, N 89 DEG 53'58"E 330 FT  
 TO POB 2.0538A

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 90/FF	264.00	330.00	0.9329	0.9530	90	100		21,126
264 Actual Front Feet, 2.00 Total Acres							Total Est. Land Value =	21,126

2024 Est. T.C.V. 009-017-009-00 = 0

Est. TCv/Total Floor Area = 0.00

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
0	0	0	0	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	0		0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
0	0	0	0	0		0











009-017-012-30	2024 Est. T.C.V.	MURPHY BRUCE SR & BETTY
Property Class: 401		10160 W KELLY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 17 T22N R8W BEG 968 FT W OF SE COR OF SE 1/4 TH N TO C/L ROSTED ROAD, E  
280 FT, S 624 FT E 175 FT S TO S SEC LINE, W 455 FT TO POB. 10.4151A

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Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$3000		10.41	Acres		3000	100		31,230
		10.41	Total Acres				Total Est. Land Value =	31,230

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Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.89	3700	0	0
D/W/P: 4in Ren. Conc.	7.35	226	0	0
D/W/P: 3.5 Concrete	6.16	600	0	0
Wood Frame	24.00	144	50	1,728
Wood Frame	20.53	352	50	3,613

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	100	2,500
			Total Estimated Land Improvements True Cash Value =	7,841

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

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 1456 SF Floor Area = 1456 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,456		
			Total:	163,104	138,639

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,230	1,045
3 Fixture Bath	1	3,860	3,281

Water/Sewer

1000 Gal Septic	1	4,550	3,867
Water Well, 100 Feet	1	5,640	4,794

Porches

CSEP (1 Story)	512	17,480	14,858
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Deck

Treated Wood w/Roof (Deck Portion)	192	3,936	3,346
Treated Wood w/Roof (Roof portion)	192	2,961	2,517
Treated Wood w/Roof (Deck Portion)	420	6,586	5,598
Treated Wood w/Roof (Roof portion)	420	5,796	4,927
w/Roof (Roof portion)	320	4,461	3,792

Garages

Class: CD Exterior: Pole (Unfinished)

Door Opener	1	485	412
Base Cost	1200	25,920	22,032

Class: D Exterior: Pole (Unfinished)

Base Cost	832	17,064	14,504
Door Opener	1	430	365

Built-Ins

Appliance Allow.	1	1,934	1,644
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Totals: 265,437 225,621

Notes:

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ECF (4091 SEELEY & ROOSTED RD AREA) 0.750 => TCV: 169,216

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2024 Est. T.C.V. 009-017-012-30 = 208,287  
 Est. TCV/Total Floor Area = 143.05, Most recent sale 07/01/1999 for 39,500

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
91,700	91,700	91,700	62,450	5.00		
2024 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	12,400	0	0	3,122	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
104,100	104,100	104,100	65,572	65,572	65,572	

009-017-012-60                                    2024 Est. T.C.V.                                    STAATS DONALD J & STAATS SHAWN L  
 Property Class: 401                                    2874 S LACHANCE RD  
 Map #:                                    LAKE TOWNSHIP                                    LAKE CITY, MI 49651

SECL7T22NR8W BEG 472.5' N OF SE CNR OF SE1/4 TH N 449.5', W 688', S 338', E 175'  
 S 269', E 213', N 175.5', E 300' TO POB 7.4218A M/L  
 10/21/2016 2016-03490 SPLIT 1.08A TO 009-017-012-66  
 FORMERLY SEC 17 T22N R8W (2\*2004) BEG 315 FT N OF SE COR OF SE1/4, TH N 607 FT,  
 W 688 FT, S 338 FT, E 175 FT, S 269 FT, E 513 FT TO POB. 8.5065 A.

Split/Comb. on 11/09/2016 completed 11/09/2016 TIM ;  
 Parent Parcel(s): 009-017-012-60;  
 Child Parcel(s): 009-017-012-64;

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 Split/Comb. on 10/21/2016 completed 10/21/2016 TIM 2016-03490 ;  
 Parent Parcel(s): 009-017-012-60;  
 Child Parcel(s): 009-017-012-66;

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 2016-03490 SPLIT 1.08A  
 04 SPLIT 1.54 AC TO 012-68 FOR 05

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residential 8 - 17 @\$3000			6.34 Acres		3000	100		19,011
			6.34 Total Acres				Total Est. Land Value =	19,011

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.49	300	0	0
D/W/P: 4in Concrete	6.49	500	0	0
Wood Frame	21.56	240	50	2,587
Wood Frame	24.89	120	50	1,493

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				5,030

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

(11) Heating System: Forced Heat & Cool  
 Ground Area = 768 SF    Floor Area = 768 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	768		
			Total:	96,247	86,623

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1		1,230	1,107
Water/Sewer					
1000 Gal Septic		1		4,550	4,095
Water Well, 50 Feet		1		2,585	2,326

Garages

Class: CD Exterior: Block Foundation: 42 Inch (Unfinished)					
Base Cost		720		28,397	25,557
Totals:				133,009	119,708

Notes:

ECF (416 RURAL METES & BOUNDS) 0.930 => TCV: 111,328

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2024 Est. T.C.V. 009-017-012-60                                    =                                    135,369  
 Est. TCV/Total Floor Area = 176.26, Most recent sale 11/22/2022 for 140,000

Parcel Number: 009-017-012-60

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2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
65,800	65,800	65,800	65,800	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,900	0	0	1,900	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
67,700	67,700	67,700	69,090	67,700	67,700	

009-017-012-64	2024 Est. T.C.V.	STATTS DONALD J
Property Class: 401		2888 S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

BEG 315 FT N OF SE COR OF SE 1/4, TH N 315 FT, W 300 FT, S 315 FT, E 300 FT TO  
 POB SEC 17 T22N R8W 2.1694 A M/L  
 FORMERLY BEG 630' N OF SE COR OF SE 1/4 TH N 292', W 688', S 338', E 175', S  
 269', E 213', N 315', E 300' TO POB SEC 17 T22N R8W 6.3371A 11/2016 SPLIT FROM  
 009-017-012-60

COMBINE ON 5/2022 WITH 009-017-012-66  
 SPLIT/COMB. ON 11/09/2016 COMPLETED 11/09/2016 TIM ;  
 PARENT PARCEL(S): 009-017-012-60;  
 CHILD PARCEL(S): 009-017-012-64;

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 90/FF	315.00	300.00	0.8926	0.9306	90	100		23,550
315 Actual Front Feet, 2.17 Total Acres							Total Est. Land Value =	23,550

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Fair Blt 1980

(11) Heating System: Forced Warm Air, Wood Furnace Add-On  
 Ground Area = 1280 SF Floor Area = 1280 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Metal	1280		
			Total:	63,174	22,110

Other Additions/Adjustments

Skirting, Plywd/Hrdbd			192	2,319	812
Plumbing					
3 Fixture Bath			1	2,726	954
Water/Sewer					
1000 Gal Septic			1	4,550	1,592
Water Well, 50 Feet			1	2,585	905
Built-Ins					
Appliance Allow.			1	1,934	677
			Totals:	77,288	27,050

Notes:

ECF (416 RURAL METES & BOUNDS) 0.800 => TCV: 21,640

2024 Est. T.C.V. 009-017-012-64 = 45,190

Est. TCV/Total Floor Area = 35.30, Most recent sale 11/28/2016 for 2,500

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
21,000	21,000	21,000	15,075	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	1,600	0	753	0		
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
22,600	22,600	22,600	15,828	15,828	15,828	



Parcel Number: 009-017-012-68

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2024 Est. T.C.V. 009-017-012-68 = 168,587  
 Est. TCV/Total Floor Area = 111.50, Most recent sale 04/16/2021 for 152,500

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
72,500	72,500	72,500	65,520	5.00		
2024	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	11,800	0	0	3,276	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
84,300	84,300	84,300	68,796	68,796	68,796	

009-017-012-69                                    2024 Est. T.C.V.                                    BALDWIN TIM  
 Property Class: 401                                    10060 W KELLY RD  
 Map #:                                    LAKE TOWNSHIP                                    LAKE CITY, MI 49651

SEC 17 T22N R8W (0\*2020) BEG S 89 DEG 54' 37" W 300 FT FROM SE COR OF SE 1/4,  
 TH S 89D 54' 37" W 63 FT, N 0 DEG 43' 20" W 200 FT, N 89D 54' 37" E 63 FT, S 0  
 DEG 43' 20" W 200 FT TO POB.                    .2893 A  
 SPLITON 02/22/2021 FROM 009-017-012-68;

Split/Comb. on 02/22/2021 completed 02/22/2021 TIM                                    ;  
 Parent Parcel(s): 009-017-012-68;  
 Child Parcel(s): 009-017-012-69;  
 -----

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 90/FF	63.00	200.00	1.3348	0.8409	90	100		6,364
63 Actual Front Feet, 0.29 Total Acres                    Total Est. Land Value =								6,364

Cost Est. for Res. Bldg: 1 Mobile Home HUD                                    Cls Average                    Blt 1997

(11) Heating System: Wall Furnace  
 Ground Area = 960 SF      Floor Area = 960 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Siding	Comp.Shingle	960		
			Total:	54,622	30,043

Other Additions/Adjustments

Skirting, Metal or Vinyl, Vertical	152	1,727	950
Plumbing			
Average Fixture(s)	1	964	530
2 Fixture Bath	1	2,036	1,120
Water/Sewer			
1000 Gal Septic	1	4,864	2,675
Water Well, 50 Feet	1	2,686	1,477
Deck			
Treated Wood	72	2,140	1,177
Built-Ins			
Appliance Allow.	1	2,766	1,521
Totals:			71,805                    39,493

Notes:

ECF (416 RURAL METES & BOUNDS) 0.800 => TCv:                    31,594

2024 Est. T.C.V. 009-017-012-69                                    =				37,958		
Est. TCv/Total Floor Area = 39.54						
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
19,700	19,700	19,700	13,456	5.00		
2024	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-700	0	0	0	672	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
19,000	19,000	19,000	14,128	14,128	0	





009-017-012-80                            2024 Est. T.C.V.                            MISHLER MARY E ETAL  
 Property Class: 401                                                       10211 ROSTED RD  
 Map #:    LAKE TOWNSHIP                            Lake City, MI 49651

SEC 17 T22N R8W (4\*2005)  
 S 1239 FT OF W 352 FT OF SE/4 OF SE/4 EXC S 627 FT THEREOF. 4.954 A

REMOVED MH ETC FOR 06 PER DON BLUE. MH BACK ON ROLL FOR 07 PER MARY MISHLER

05 Split 5.06 Ac to 012-85 for 06 1 DIV XFERED TO 017-012-85 PER L--4260  
 (4-25-06)

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A		\$10000			10000	100		10,000
352 Actual Front Feet, 5.07 Total Acres            Total Est. Land Value =								10,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	24.12	252	50	3,039
Total Estimated Land Improvements True Cash Value =				3,039

Cost Est. for Res. Bldg: 1 Mobile Home HUD                            Cls Average                            Blt 1967

(11) Heating System: Wall Furnace  
 Ground Area = 880 SF    Floor Area = 880 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Metal	480		
Addition	Siding	Crawl	400		
			Total:	64,026	22,409

Other Additions/Adjustments

Plumbing					
Average Fixture(s)			1	964	337
Water/Sewer					
1000 Gal Septic			1	4,864	1,702
Water Well, 100 Feet			1	5,808	2,033
Built-Ins					
Appliance Allow.			1	2,766	968
Deck					
Treated Wood			880	11,431	4,001
				Totals:	89,859
					31,450

Notes: Richardson #28914

ECF (4091 SEELEY & ROOSTED RD AREA) 0.800 => TCv: 25,160

2024 Est. T.C.V.	009-017-012-80	=	38,199
Est. TCv/Total Floor Area = 43.41, Most recent sale 07/31/2006 for 40,000			
2023 Assessed	MBOR	S.E.V.	Base for Cap    C.P.I.
18,600	18,600	18,600	10,212    5.00
2024	New Eq. Adjustment	Loss	Additions    Tax Adjustment    Losses
0	500	0	0    510    0
2024 Assessed	MBOR	S.E.V.	Capped    ->Taxable<-    PRE/MBT
19,100	19,100	19,100	10,722    10,722    10,722



009-017-012-90 2024 Est. T.C.V. RICHARDS BRIAN  
 Property Class: 401 2990 S LACHANCE RD  
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

. SEC 17 T22N R8W E 300 FT OF S 315 FT OF SE 1/4 OF SE 1/4. 2.1694A.

2011(1)MH REMOVED

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*  
 Description Frontage Depth Front Depth Rate %Adj. Reason Value  
 A 200' @ 90/FF 300.00 315.00 0.9036 0.9420 90 100 22,983  
 300 Actual Front Feet, 2.17 Total Acres Total Est. Land Value = 22,983

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.78	144	45	374
D/W/P: Asphalt Paving	2.69	440	91	1,077
Total Estimated Land Improvements True Cash Value =				1,451

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Average Blt 1973

(11) Heating System: Wall Furnace  
 Ground Area = 910 SF Floor Area = 910 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Metal	910		
Total:				53,148	18,602

Other Additions/Adjustments

Skirting, Metal or Vinyl, Vertical	158	1,795	628
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Plumbing

Average Fixture(s)	1	964	337
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Water/Sewer

1000 Gal Septic	1	4,864	1,702
Water Well, 50 Feet	1	2,686	940

Deck

Treated Wood w/Roof (Deck Portion)	80	2,264	792
Treated Wood w/Roof (Roof portion)	80	1,509	528
w/Roof (Roof portion)	1386	21,026	7,359

Garages

Class: C Exterior: Pole (Unfinished)			
Base Cost	960	24,317	8,511

Built-Ins

Appliance Allow.	1	2,766	968
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Breezeways

Frame Wall	64	4,404	1,541
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Totals:		119,743	41,908
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Notes:

ECF (416 RURAL METES & BOUNDS) 0.800 => TCV:			33,526
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Cost Est. for Res. Bldg: 2 Single Family BOCA/STATE Cls D Blt 2000

(11) Heating System: Forced Hot Water  
 Ground Area = 1216 SF Floor Area = 1216 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas

Parcel Number: 009-017-012-90

Page: 2

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,216		
			Total:	131,773	118,593

## Other Additions/Adjustments

## Plumbing

Average Fixture(s)		1	1,025	922
3 Fixture Bath		1	3,245	2,920

## Water/Sewer

1000 Gal Septic		1	4,263	3,837
Water Well, 100 Feet		1	5,506	4,955

## Porches

WGEP (1 Story)		128	9,553	8,598
Foundation: Shallow		128	-1,028	-925

## Garages

Class: D Exterior: Pole (Unfinished)

Base Cost		576	12,799	11,519
Door Opener		2	861	775

## Built-Ins

Appliance Allow.		1	1,638	1,474
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## Breezeways

Frame Wall		64	2,698	2,428
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Totals:			172,333	155,096
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Notes: 2000 REDMAN

ECF (416 RURAL METES &amp; BOUNDS) 0.930 =&gt; TCV: 144,239

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Cost Est. for Res. Bldg: 3	Single Family	HUD		Cls D	Blt 1983
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(11) Heating System: Forced Air w/ Ducts

Ground Area = 878 SF Floor Area = 878 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

## Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Piers	878		
			Total:	91,056	63,738

## Other Additions/Adjustments

## Plumbing

Average Fixture(s)		1	1,025	717
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## Deck

Treated Wood		76	2,098	1,469
Treated Wood		239	4,450	3,115

## Built-Ins

Appliance Allow.		1	1,638	1,147
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Totals:			100,267	70,186
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Notes:

ECF (416 RURAL METES &amp; BOUNDS) 0.750 =&gt; TCV: 52,640

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2024 Est. T.C.V. 009-017-012-90		=	254,839
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Est. TCV/Total Floor Area = 84.83, Most recent sale 08/24/2012 for 69,900

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
115,600	115,600	115,600	53,183	5.00

2024	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
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Parcel Number: 009-017-012-90

Page: 3

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0	11,800	0	0	2,659	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
127,400	127,400	127,400	55,842	55,842	0

009-018-001-00	2024 Est. T.C.V.	HERRINGTON ANDREW
Property Class: 402		11651 W ROSTED RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 LYING SOUTH OF THE CENTERLINE OF ROSTED ROAD, SECTION 18, T22N, R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN, MORE FULLY DESCRIBED TO WIT: BEGINNING AT THE SOUTH 1/4 CORNER OF SECTION 18, T22N, R8W; THENCE N89° 33'57"W 1281.88 FEET ALONG THE SOUTH LINE OF SAID SECTION 18 TO A POINT ON THE WEST 1/8; LINE OF SAID SECTION 18; THENCE N00°25'09"W 994.43 FEET ALONG SAID WEST 1/8 LINE TO A POINT ON THE CENTERLINE OF ROSTED ROAD; THENCE N60°07'00"E 407.12 FEET ALONG SAID CENTERLINE; THENCE 393.02 FEET ALONG THE ARC OF A 818.51 FOOT RADIUS CURVE TO THE RIGHT, (LONG CHORD BEARING N73°52'22"E 389.26 FEET), ALONG SAID CENTERLINE; THENCE N87°37'44"E 213.81 FEET ALONG SAID CENTERLINE TO A POINT ON THE SOUTH 1/8 LINE OF SECTION 18; THENCE S89°48'38"E 352.26 FEET ALONG SAID SOUTH 1/8 LINE TO A POINT ON THE NORTH-SOUTH 1/4 LINE OF SAID SECTION 18; THENCE S00°09'34"W 1322.77 FEET ALONG SAID NORTH-SOUTH 1/4 LINE TO THE POINT OF BEGINNING. SUBJECT TO THE RIGHT-OF-WAY FOR ROSTED ROAD.

FORMERLY DESCRIBED AS:

. SEC 18 T22N R8W SE 1/4 OF SW 1/4 LYING S OF C/L ROSTED RD 37.5A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 30 - 65	\$3000	37.50	Acres	3000	100			112,500
		37.50	Total Acres				Total Est. Land Value =	112,500

2024 Est. T.C.V. 009-018-001-00 = 112,500

Est. TCV/Total Floor Area = 37.45, Most recent sale 01/13/2022 for 129,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
45,000	45,000	45,000	45,000	5.00			
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	11,300	0	0	2,250	0		
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
56,300	56,300	56,300	47,250	47,250	0		





ECF (4091 SEELEY & ROOSTED RD AREA) 0.930 => TCV: 242,077

Ag. Bld 1 2008, No-Wall Loafing Shed                      Class:D,Pole      Quality:Low Cost  
Height: 10 ft

Description	Rate	Size	Cost New
Base Cost	3.30	1296	4,277

Phy/Ab.Phy/Func/Econ/Comb. % Good=76/100/100/100/76	Depr. Cost =	3,251
ECF (4091 SEELEY & ROOSTED RD AREA) 1.000 => TCV of Bldg: 1 =		3,251

Total Estimated True Cash Value of Agricultural Buildings = 3,251

2024 Est. T.C.V. 009-018-001-13 = 271,163

Est. TCV/Total Floor Area = 142.12, Most recent sale 12/01/1999 for 17,500

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
133,300	133,300	133,300	96,698	5.00		
2024 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,300	0	0	4,834	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
135,600	135,600	135,600	101,532	101,532	101,532	

009-018-001-14	2024 Est. T.C.V.	PIAR HEIDI M TRUST
Property Class: 402		S SEELEY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 18 T22N R8W (0\*2000) BEG S 0 DEG 54'09"E 832.5 FT FROM W 1/4 COR TH S 0 DEG 54'09"E 172.5 FT, S 89 DEG 56'47"E 600 FT, N 0 DEG 54'09"W 172.51 FT, N 89 DEG 56'50"W 600 FT TO POB. 2.5067A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 1 - 2.99 @\$7000			2.50 Acres		7000	100		17,500
			2.50 Total Acres				Total Est. Land Value =	17,500

2024 Est. T.C.V. 009-018-001-14 = 17,500

Est. TCV/Total Floor Area = 9.17

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
8,800	8,800	8,800	3,364	5.00		
2024 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	168	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
8,800	8,800	8,800	3,532	3,532	0	



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ECF (4091 SEELEY & ROOSTED RD AREA) 0.750 => TCV: 146,656

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2024 Est. T.C.V. 009-018-001-15 = 189,915  
 Est. TCV/Total Floor Area = 143.88, Most recent sale 11/16/2020 for 134,186

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
83,700	83,700	83,700	74,949	5.00		
2024 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	11,300	0	0	3,747	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
95,000	95,000	95,000	78,696	78,696	78,696	





009-018-001-20                      2024 Est. T.C.V.                      MILLER THOMAS P  
 Property Class: 401                                                                2755 S SEELEY RD  
 Map #:                      LAKE TOWNSHIP                      CADILLAC, MI 49601

. SEC 18 T22N R8W (3\*1997) BEG N 0 DEG 54' 09" W 1261.98 FT FROM SW COR SEC 18  
 TH N 0 DEG 54' 09" W 357.22 FT, S 89 DEG 56' 46.6" E 1273.04 FT,S O DEG 14'38" W  
 345 FT, S 89 DEG 30'10.3" W 1266 FT TO POB EXC N 138 FT OF W315.7 FT THOF.  
 9.2298A.

SPLIT FROM 001-10 97 SPLIT 1 AC TO 001-24 FOR 98  
 ADD WD & SKT FOR 08.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$3000		9.23 Acres	3000	100				27,690
		9.23 Total Acres	Total Est. Land Value =					27,690

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Split, 2 Rail	16.48	30	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	94	2,350
Total Estimated Land Improvements True Cash Value =				2,350

Cost Est. for Res. Bldg: 1 Mobile Home HUD                      Cls Average                      Blt 1983

(11) Heating System: Wall Furnace  
 Ground Area = 700 SF    Floor Area = 700 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Metal	700		
Total:				43,260	15,141

Other Additions/Adjustments

Skirting, Metal or Vinyl, Vertical	128	1,454	509
Plumbing			
Average Fixture(s)	1	964	337
Water/Sewer			
1000 Gal Septic	1	4,864	1,702
Water Well, 50 Feet	1	2,686	940
Deck			
Pine	288	4,199	1,470
w/Roof (Roof portion)	312	4,811	1,684
Built-Ins			
Appliance Allow.	1	2,766	968
Totals:		65,004	22,751

Notes:

ECF (4091 SEELEY & ROOSTED RD AREA) 0.800 => TCV: 18,201

2024 Est. T.C.V. 009-018-001-20                      =                      48,241

Est. TCV/Total Floor Area = 68.92

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
24,000	24,000	24,000	8,625	5.00	
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	100	0	0	431	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
24,100	24,100	24,100	9,056	9,056	9,056

009-018-001-24 2024 Est. T.C.V. JAHNER DONALD R & CLARK STEPHANIE A  
 Property Class: 401 2717 S SEELEY RD  
 Map #: LAKE TOWNSHIP CADILLAC, MI 49601-8939

SEC 18 T 22N R8W (0\*1997) BEG N 0 DEG 54'09"W 1481.2 FT FROM SW COR OF SW 1/4 TH  
 N 0 DEG 54'09"W 138 FT,S 89 DEG 56'47"E 315.7 FT, S 0 DEG 54' 09"E 138 FT, N 89  
 DEG 56'47"W 315.7 FT TO POB. 1.0002A.  
 SPLIT FROM 001-20 FOR 98

ADD WD FOR 2010 - 20808069 \$44,900

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 90/FF	138.00	315.70	1.0972	0.9425	90	100		12,844
138 Actual Front Feet, 1.00 Total Acres					Total Est.		Land Value =	12,844

Cost Est. for Res. Bldg: 1 Single Family HUD Cls CD Blt 1997

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1300 SF Floor Area = 1300 SF.  
 Phy./Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,300		
Total:				147,926	118,342

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,230	984
3 Fixture Bath	1	3,860	3,088
Separate Shower	1	1,189	951

Water/Sewer

1000 Gal Septic	1	4,550	3,640
Water Well, 100 Feet	1	5,640	4,512

Deck

Treated Wood	80	2,213	1,770
Treated Wood	120	2,880	2,304

Built-Ins

Appliance Allow.	1	1,934	1,547
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Fireplaces

Prefab 1 Story	1	2,189	1,751
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Totals: 173,611 138,889

Notes: Century MY9845367ABW

ECF (4091 SEELEY & ROOSTED RD AREA) 0.750 => TCV: 104,167

2024 Est. T.C.V. 009-018-001-24 = 117,011

Est. TCV/Total Floor Area = 90.01, Most recent sale 01/29/2008 for 42,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
50,200	50,200	50,200	28,957	5.00	0	8,300	0	1,447	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT				
58,500	58,500	58,500	30,404	30,404	0				





Parcel Number: 009-018-001-25

Page: 2

2024 Est. T.C.V. 009-018-001-25			=	416,046		
Est. TCV/Total Floor Area = 285.75						
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
202,000	202,000	202,000	122,318	5.00		
2024	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	6,000	0	0	6,115	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
208,000	208,000	208,000	128,433	128,433	128,433	

009-018-001-30                                2024 Est. T.C.V.                                LABEAU EDWARD T & JOANN  
Property Class: 401                                                               2371 S SEELEY RD  
Map #:    LAKE TOWNSHIP                                CADILLAC, MI 49601

SEC 18 T22N R8W (6\*2001) BEG N 0 DEG 56'29"W 334.5 FT FROM W 1/4 COR TH N 0 DEG  
56'29"W 663.5 FT, S 89 DEG 24'47"E 1324.32 FT, S 0 DEG 16'57"E 656.38 FT, N 89  
DEG 42'59"W 1316.6 FT TO POB. 20A.

01 SPLIT TO 001-34, 35, 36, 37, 38, 39 FOR 02

01 SPLIT TO 001-34, 35, 36, 37, 38, 39 FOR 02

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentialia 18	-29	@\$3000	20.00	Acres	3000	100		60,000
			20.00	Total Acres			Total Est. Land Value =	60,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.78	156	50	451
Wood Frame	18.04	384	50	3,463
	Total Estimated Land Improvements True Cash Value =			3,914

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

(11) Heating System: Forced Heat & Cool  
Ground Area = 1405 SF    Floor Area = 1405 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,405		
			Total:	165,489	124,116

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,025	769
3 Fixture Bath	1	3,245	2,434

Water/Sewer

1000 Gal Septic	1	4,263	3,197
Water Well, 100 Feet	1	5,506	4,129

Porches

WCP (1 Story)	51	2,537	1,903
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Deck

Treated Wood	652	8,561	6,421
Treated Wood w/Roof (Deck Portion)	100	2,428	1,821
Treated Wood w/Roof (Roof portion)	100	1,517	1,138
Treated Wood	116	2,741	2,056

Garages

Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)  
Base Cost    520                                15,886                                11,914

Built-Ins

Appliance Allow.	1	1,638	1,228
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Totals:    214,836                                161,126

Notes:

ECF (4091 SEELEY & ROOSTED RD AREA) 0.930 => TCV:                                149,847

2024 Est. T.C.V. 009-018-001-30    =                                213,761

Est. TCV/Total Floor Area = 152.14, Most recent sale 07/23/2009 for 85,000

2023 Assessed                                MBOR                                S.E.V.                                Base for Cap                                C.P.I.

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	95,200	95,200	95,200	53,538	5.00	
2024	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	11,700	0	0	2,676	0
2024	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	106,900	106,900	106,900	56,214	56,214	56,214



Parcel Number: 009-018-001-34

Page: 2

2024 Est. T.C.V. 009-018-001-34	=	393,232			
Est. TCV/Total Floor Area = 169.20, Most recent sale 02/28/2019 for 25,500					
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
195,200	195,200	195,200	174,727	5.00	
2024	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	1,400	0	8,736	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
196,600	196,600	196,600	183,463	183,463	183,463



Totals: 482,425 434,148

Notes:

ECF (4091 SEELEY & ROOSTED RD AREA) 0.930 => TCV: 403,758

2024 Est. T.C.V. 009-018-001-35 = 433,948

Est. TCV/Total Floor Area = 133.81, Most recent sale 03/31/2022 for 430,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
213,800	213,800	213,800	213,800	5.00	
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	3,200	0	0	3,200	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
217,000	217,000	217,000	224,490	217,000	217,000





Parcel Number: 009-018-001-36

Page: 2

2024 Est. T.C.V. 009-018-001-36	=	248,262			
Est. TCV/Total Floor Area = 173.85, Most recent sale 06/26/2018 for 195,900					
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
121,900	121,900	121,900	99,071	5.00	
2024	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	2,200	0	4,953	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
124,100	124,100	124,100	104,024	104,024	104,024

009-018-001-37	2024 Est. T.C.V.	ALTMAN KENT D & STACY L
Property Class: 401		2255 S SEELEY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 18 T22N R8W (0\*2001) BEG S 89 DEG 59'23"E 1312.80 FT & N 0 DEG 16'57"W  
 656.36 FT FROM W 1/4 COR TH N 0 DEG 16'57"W 328.18 FT, N 89 DEG 54' 31"E 1312.68  
 FT, S 0 DEG 11'23"W 328.96 FT, S 89 DEG 56'32"W 1309.98 FT TO POB. 9.89A.

01 SPLIT FROM 001-30 FOR 02 O DIV RTS  
 SEVERAL STRUCTURES & WW ADDED FOR 08..NO PERMITS IN FILE.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$3000		9.89 Acres	3000	100				29,670
		9.89 Total Acres	Total Est. Land Value =					29,670

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	23.74	288	75	5,128
Wood Frame	24.99	192	75	3,598
Total Estimated Land Improvements True Cash Value =				8,726

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Average Blt 0

(11) Heating System: Wall Furnace  
 Ground Area = 0 SF Floor Area = 0 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=89/100/100/100/89

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost	
Other Additions/Adjustments						
Water/Sewer						
1000 Gal Septic			1	4,864	4,329	
Water Well, 100 Feet			1	5,808	5,169	
Deck						
w/Roof (Roof portion)			648	9,830	8,749	
Unit-in-Place Cost Items						
TRAVEL TRAILER			2500	3,525	3,349	*95% Good
Totals:				24,027	21,596	

Notes: DUTCHMAN TT

ECF (4091 SEELEY & ROOSTED RD AREA) 0.800 => TCY: 17,277

2024 Est. T.C.V. 009-018-001-37							=	55,673
Est. TCY/Total Floor Area = 0.00, Most recent sale 05/07/2004 for 60,000								
2023 Assessed	MBOR	S.E.V.	Base for Cap		C.P.I.			
27,300	27,300	27,300	16,789		5.00			
2024 New Eq. Adjustment	Loss		Additions	Tax Adjustment		Losses		
0	500	0	0	839		0		
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-		PRE/MBT		
27,800	27,800	27,800	17,628	17,628		0		

009-018-001-38  
 Property Class: 402  
 Map #:

2024 Est. T.C.V.  
 LAKE TOWNSHIP

ALTMAN KENT D & STACY L  
 SEELEY RD  
 LAKE CITY, MI 49651

SEC 18 T22N R8W (0\*2001) BEG S 89 DEG 59'23"E 1312.8 FT & N 0 DEG 16'57"W 328.18 FT FROM W 1/4 COR TH N 0 DEG 16'57"W 328.18 FT, N 89 DEG 56'32"E 1309.98 FT, S 0 DEG 11'23"W 328.96 FT, S89 DEG 58'34"W 1307.27 FT TO POB. 9.87A.

01 SPLIT FROM 001-30 FOR 02 NO DIV RTS

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$3000			9.87 Acres		3000	100		29,610
			9.87 Total Acres				Total Est. Land Value =	29,610

2024 Est. T.C.V. 009-018-001-38 = 29,610

Est. TC/Total Floor Area = 0.00

2023 Assessed		MBOR	S.E.V.	Base for Cap	C.P.I.		
13,800		13,800	13,800	10,395	5.00		
2024 New Eq.	Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	1,000		0	0	519	0	
2024 Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
14,800		14,800	14,800	10,914	10,914	0	

009-018-001-39  
Property Class: 401  
Map #:

2024 Est. T.C.V.  
LAKE TOWNSHIP

STURDAVANT ROBERT D & DURANT SANDRA  
2255 S SEELEY RD X 901  
CADILLAC, MI 49601

SEC 18 T22N R8W (0\*2001) BEG S 89 DEG 59'23"E 1312.8 FT FROM W 1/4 COR TH S 89  
DEG 59'23"E 1304.56 FT, N 0 DEG 11'23"E 328.96 FT, S 89 DEG 58' 34"W 1307.27 FT,  
S 0 DEG 16'57"E 328.18 FT TO POB. 9.85A.

01 SPLIT FROM 001-30 FOR 02 NO DIV RTS  
STILL AT 50% FOR 10 RECHECK 11

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$3000		9.85 Acres			3000	100		29,550
		9.85 Total Acres			Total Est. Land Value =			29,550

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.49	486	50	1,577
Wood Frame	20.82	320	50	3,331
Total Estimated Land Improvements True Cash Value =				4,908

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls CD Blt 2010

(11) Heating System: No Heating/Cooling  
Ground Area = 912 SF Floor Area = 1140 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Piers	912		
			Total:	110,034	99,029

Other Additions/Adjustments

Plumbing  
3 Fixture Bath 1 -3,860 -3,474

Porches  
WPP 385 5,713 5,142

Garages  
Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)  
Base Cost 1008 33,546 30,191

Fireplaces  
Wood Stove 1 2,149 1,934

Totals: 147,582 132,822

Notes: NO PERMITS - SANDY STURDAVANT STATES NO PLUMBING OR ELECTRICAL 12/4/2018

ECF (4091 SEELEY & ROOSTED RD AREA) 0.930 => TCv: 123,525

Cost Est. for Res. Bldg: 2 Single Family 1S Cls C 5 Blt 2018

(11) Heating System: Forced Heat & Cool  
Ground Area = 2052 SF Floor Area = 2052 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=96/100/100/100/96

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	2,052		
			Total:	271,647	260,782

Other Additions/Adjustments

Plumbing  
Average Fixture(s) 1 1,476 1,417

Parcel Number: 009-018-001-39

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3 Fixture Bath	1	4,646	4,460	
Water/Sewer				
1000 Gal Septic	1	4,864	4,669	
Water Well, 100 Feet	1	5,808	5,576	
Porches				
CCP (1 Story)	240	6,144	5,898	
CCP (1 Story)	240	6,144	5,898	
Deck				
Treated Wood	64	2,026	1,945	
Garages				
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)				
Base Cost	576	24,808	23,816	
Common Wall: 2 Wall	1	-5,371	-5,156	
Door Opener	2	1,093	1,049	
Built-Ins				
Appliance Allow.	1	2,766	2,655	
Local Cost Items				
GENERATOR	1	1	1	*95% Good
Totals:		326,052	313,010	

Notes:

ECF (4091 SEELEY &amp; ROOSTED RD AREA) 0.930 =&gt; TCV: 291,099

2024 Est. T.C.V. 009-018-001-39		=	449,082		
Est. TCV/Total Floor Area = 140.69, Most recent sale 02/24/2002 for 28,000					
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
223,300	223,300	223,300	158,709	5.00	
2024	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	1,200	0	7,935	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
224,500	224,500	224,500	166,644	166,644	166,644

009-018-001-40	2024 Est. T.C.V.	GUSHA SHERYL KAE
Property Class: 401		2900 S SEELEY RD
Map #:	LAKE TOWNSHIP	CADILLAC, MI 49601

. SEC 18 T22N R8W BEG N 0 DEG 54'09"W 249.83 FT FROM SW COR OF SW 1/4 TH N 0 DEG 54'09"W 603.40 FT, N 68 DEG 41'33"E 277.29 FT, N 14 DEG 14'33"E 160.59 FT, S 57 DEG 26'27"E 22.47 FT, S 35 DEG 53'32"E 180.899 FT, S 14 DEG 21'17"E 103.91 FT, S 22 DEG 46' 14.5"E 174.786 FT, S 31 DEG 11'12"E 129.605 FT, S 60 DEG 13'03"W 661.15 FT TO POB. 6.44AC M/L.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS  
\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$3000			6.44 Acres		3000	100		19,320
			6.44 Total Acres				Total Est. Land Value =	19,320

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	24.00	144	94	3,249
			Total Estimated Land Improvements True Cash Value =	3,249

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

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 1560 SF Floor Area = 1560 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,560		
			Total:	173,039	129,778

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,230	922
3 Fixture Bath	1	3,860	2,895

Water/Sewer

1000 Gal Septic	1	4,550	3,412
Water Well, 100 Feet	1	5,640	4,230

Built-Ins

Appliance Allow.	1	1,934	1,450
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Fireplaces

Prefab 1 Story	1	2,189	1,642
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Totals: 192,442 144,329

Notes: 1994 REDMAN #334T2610299T

ECF (4091 SEELEY & ROOSTED RD AREA) 0.750 => TCV: 108,247

2024 Est. T.C.V. 009-018-001-40 = 130,816

Est. TCV/Total Floor Area = 83.86, Most recent sale 09/27/2006 for 60,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
57,500	57,500	57,500	33,157	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	7,900	0	1,657	0		
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
65,400	65,400	65,400	34,814	34,814	34,814	

009-018-001-50	2024 Est. T.C.V.	TOP QUALITY HOMES DEVELOPMENT
Property Class: 401		2525 S SEELEY RD
Map #:	LAKE TOWNSHIP	CADILLAC, MI 49601

. SEC 18 T22N R8W N 1/2 OF N 1/2 OF N 1/2 OF SW 1/4. 20A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS  
\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 18	-29 @ \$3000	20.00	Acres	3000	100			60,000
		20.00	Total Acres				Total Est. Land Value =	60,000

## Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Gazebo(s): Standard	4,559.94	1	35	1,596
	Total Estimated Land Improvements True Cash Value =			1,596

Cost Est. for Res. Bldg: 1	Mobile Home	HUD		Cls Low	Blt 1980
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(11) Heating System: Wall Furnace

Ground Area = 1008 SF Floor Area = 1008 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

## Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Siding	Comp.Shingle	1008		
			Total:	45,842	16,046

## Other Additions/Adjustments

Skirting, Metal or Vinyl, Vertical	192	2,072	725
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## Plumbing

Average Fixture(s)	1	748	262
3 Fixture Bath	1	2,371	830

## Water/Sewer

1000 Gal Septic	1	4,263	1,492
Water Well, 50 Feet	1	2,498	874

## Deck

Treated Wood	36	1,447	506
Treated Wood	144	3,194	1,118

## Garages

Class: D Exterior: Pole (Unfinished)

Base Cost	960	19,200	6,720
Door Opener	2	861	301

## Built-Ins

Appliance Allow.	1	1,638	573
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Totals:	84,134	29,447
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## Notes:

ECF (4091 SEELEY &amp; ROOSTED RD AREA) 0.800 =&gt; TCV: 23,558

2024 Est. T.C.V. 009-018-001-50 = 85,154

Est. TCV/Total Floor Area = 84.48, Most recent sale 09/30/2021 for 100,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
39,600	39,600	39,600	32,865	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,000	0	0	1,643	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
42,600	42,600	42,600	34,508	34,508	0	



009-018-001-65	2024 Est. T.C.V.	CARLSTROM ROBERT G III &
Property Class: 402		S SEELEY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 18 T22N R8W N 1/2 OF NE 1/4. 80A.

R/T-5 NO ELECTRIC-5  
RE,MOVE -5 FOR WOODED/UNWOODED

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 30 - 65	\$3000	60.00	Acres	3000	100			180,000
Residentia INFERIOR@	\$1400	20.00	Acres	1400	100			28,000
		80.00	Total Acres				Total Est. Land Value =	208,000

2024 Est. T.C.V. 009-018-001-65 = 208,000

Est. TCV/Total Floor Area = 206.35, Most recent sale 10/01/1995 for 57,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
86,000	86,000	86,000	28,047	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	18,000	0	0	1,402	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
104,000	104,000	104,000	29,449	29,449	0	

009-018-001-80 2024 Est. T.C.V. NEAR MARK P & JUDY R  
 Property Class: 401 2135 S SEELEY RD  
 Map #: LAKE TOWNSHIP CADILLAC, MI 49601

. SEC 18 T22N R8W N 1/2 OF NW 1/4 LYING S OF CADILLAC & LAKE CITY RR R/W. 74A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia INFERIOR@	\$1400	74.00	Acres	1400	100	>	30A IS WETLAND/SWAMP	103,600
74.00 Total Acres Total Est. Land Value =								103,600

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.49	414	50	1,343
D/W/P: 4in Ren. Conc.	7.35	720	50	2,646
Fencing: Wire Mesh, #9	3.74	504	50	942
Wood Frame	20.08	402	50	4,036
Total Estimated Land Improvements True Cash Value =				8,967

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

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1352 SF Floor Area = 1352 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,352		
Total:				173,854	147,776

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,230	1,045
3 Fixture Bath	1	3,860	3,281
Separate Shower	1	1,189	1,011

Water/Sewer

1000 Gal Septic	1	4,550	3,867
Water Well, 100 Feet	1	5,640	4,794

Garages

Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)				
Base Cost	768	21,373	18,167	
Storage Over Garage	576	6,100	5,185	
Class: C Exterior: Pole (Unfinished)				
Door Opener	1	547	465	
Base Cost	1200	28,956	24,613	

Built-Ins

Appliance Allow.	1	1,934	1,644
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Deck

Composite	384	6,490	5,516
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Totals: 255,723 217,364

Notes: 2133 HOUSE

ECF (4091 SEELEY & ROOSTED RD AREA) 0.930 => TCV: 202,149

2024 Est. T.C.V. 009-018-001-80 = 314,716

Est. TCV/Total Floor Area = 232.78, Most recent sale 04/07/2016 for 142,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
155,900	155,900	155,900	119,429	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	1,500	0	5,971	0		
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
157,400	157,400	157,400	125,400	125,400	125,400	



009-018-008-80                      2024 Est. T.C.V.                      ANKNEY RYAN & DYKGRAFF ZOEY  
 Property Class: 401                                           2785 S SEELEY RD  
 Map #:                      LAKE TOWNSHIP                      CADILLAC, MI 49601

SEC 18 T21N R8W (0\*1997) BEG S 89 DEG 31'28"E 1282.55 FT & N 00 DEG 17'23"W  
 461.48 FT FROM SW COR OF SEC18 TH N 00 DEG 17'23"W 533.62 FT, S 60 DEG 09'20"W  
 233.42 FT, S 29 DEG 51'30"E 112.82 FT, S 00 DEG 17'23"E 320.81 FT, N89 DEG  
 42'37"E 147.64 FT TO POB. 1.75A.

97 SPLIT BAL OF ACRES/BLDGS TO 008-84, 94 & 97 FOR 1998

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 90/FF	147.00	518.57	1.0800	1.0671	90	100		15,247
147 Actual Front Feet, 1.75 Total Acres      Total Est. Land Value =								15,247

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.78	108	50	312
Wood Frame	22.46	112	50	1,258
Ad-Hoc Unit-In-Place Items				
Description	Rate	Size	% Good	Cash Value
/CI16/YARI/CHALF/04'/211	9.70	100	50	485
Total Estimated Land Improvements True Cash Value =				2,055

Cost Est. for Res. Bldg: 1 Single Family HUD                      Cls D                      Blt 2000

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1344 SF      Floor Area = 1344 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=75/20/100/100/15

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Piers	1,344		
Total:				129,622	19,443

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,025	154
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Water/Sewer

1000 Gal Septic	1	4,263	639
Water Well, 100 Feet	1	5,506	826

Garages

Class: D Exterior: Pole (Unfinished)

Base Cost	896	18,135	2,720
No Concrete Floor	392	-2,183	-327

Deck

w/Roof (Roof portion)	350	4,393	659
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Totals:                      160,761                      24,114

Notes:

ECF (4091 SEELEY & ROOSTED RD AREA) 0.750 => TCV:                      18,085

2024 Est. T.C.V. 009-018-008-80                      =                      35,387

Est. TCV/Total Floor Area = 26.33, Most recent sale 09/05/2018 for 10,500

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
7,200	7,200	7,200	5,153	5.00	
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
8,800	1,700	0	8,800	257	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
17,700	17,700	17,700	14,210	14,210	0



Parcel Number: 009-018-008-84

Page: 2

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,696		
1 Story	Siding	Crawl Space	616		
Total:				210,227	168,181

## Other Additions/Adjustments

## Plumbing

Average Fixture(s)	1	1,025	820
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## Water/Sewer

1000 Gal Septic	1	4,263	3,410
Water Well, 50 Feet	1	2,498	1,998

## Garages

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

Base Cost	336	11,904	9,523
No Concrete Floor	336	-1,872	-1,498

Class: D Exterior: Pole (Unfinished)

Base Cost	780	16,224	12,979
No Concrete Floor	780	-4,345	-3,476

Class: D Exterior: Pole (Unfinished)

Base Cost	336	8,928	7,142
No Concrete Floor	336	-1,872	-1,498

## Built-Ins

Appliance Allow.	1	1,638	1,310
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## Deck

w/Roof (Roof portion)	240	3,192	2,554
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Totals:	251,810	201,446
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Notes: POLE CONSTRUCTION

ECF (4091 SEELEY &amp; ROOSTED RD AREA) 0.930 =&gt; TCV: 187,345

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 0

Description of Occupancy: SELF STORGE BLDG 1

Costs are taken from the Warehouses - Mini cost schedules.

&lt;&lt;&lt;&lt;&lt; Calculator Cost Computations &gt;&gt;&gt;&gt;&gt;

Class: D,Pole Quality: Low Cost

Stories: 0 Story Height: 8 Perimeter: 0

Base Rate for Upper Floors = 38.64

Adjusted Square Foot Cost for Upper Floors = 38.64

Total Floor Area: 960 Base Cost New of Upper Floors = 37,094

Reproduction/Replacement Cost = 37,094

Eff.Age:25 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 60 /100/100/100/60.0

Total Depreciated Cost = 22,256

ECF (4091 SEELEY &amp; ROOSTED RD AREA) 0.900 =&gt; TCV of Bldg: 1 = 20,031

Replacement Cost/Floor Area= 38.64 Est. TCV/Floor Area= 20.87

Cost Estimates for Commercial/Industrial Building/Section: 2 Built 0

Description of Occupancy: SELF STORAGE BLDG 2

Costs are taken from the Warehouses - Mini cost schedules.

&lt;&lt;&lt;&lt;&lt; Calculator Cost Computations &gt;&gt;&gt;&gt;&gt;

Class: D,Pole Quality: Low Cost

Stories: 1 Story Height: 14 Perimeter: 0

Base Rate for Upper Floors = 43.66

Adjusted Square Foot Cost for Upper Floors = 43.66

Total Floor Area: 960 Base Cost New of Upper Floors = 41,914  
 Reproduction/Replacement Cost = 41,914  
 Eff.Age:25 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 60 /100/100/100/60.0  
 Total Depreciated Cost = 25,148

ECF (4091 SEELEY & ROOSTED RD AREA) 0.900 => TCV of Bldg: 2 = 22,634  
 Replacement Cost/Floor Area= 43.66 Est. TCV/Floor Area= 23.58

Cost Estimates for Commercial/Industrial Building/Section: 3 Built 0

Costs are taken from the Sheds - Material Storage, 4 Wall cost schedules.  
 <<<<< Calculator Cost Computations >>>>>  
 Class: D,Pole Quality: Average  
 Stories: 1 Story Height: 10 Perimeter: 0

Base Rate for Upper Floors = 30.50  
 Adjusted Square Foot Cost for Upper Floors = 30.50

Total Floor Area: 1,008 Base Cost New of Upper Floors = 30,744  
 Reproduction/Replacement Cost = 30,744  
 Eff.Age:35 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 49 /100/100/100/49.0  
 Total Depreciated Cost = 15,065

<<<<< Segregated Cost Computations >>>>>

Costs taken from Segregated Cost Section 2: Multiples & Motels

Item Description	Cost Col.	Rate	# or SqFt	Height Adj.	Storys Adj.	Cost
(13) Roof Structure:						
Wood Joists, Wood or Composition Deck	1	4.49	1008	1.000	1.000	4,526
(14) Roof Cover:						
Alum./Steel Corrugated or Crimped	1	2.39	1008	1.000	1.000	2,409
Total Cost of Upper Stories =						6,935
1 Stories Above Ground, Number of stories multiplier for upper stories = 1.000						Total Cost New = 6,935
Architectural Multiplier: 1.00						

Reproduction/Replacement Cost = 6,935  
 Eff.Age:35 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 49 /100/100/100/49.0  
 Total Depreciated Cost = 3,398

ECF (4091 SEELEY & ROOSTED RD AREA) 0.900 => TCV of Bldg: 3 = 16,616  
 Replacement Cost/Floor Area= 37.38 Est. TCV/Floor Area= 16.48

Total Estimated True Cash Value of Commercial/Industrial Buildings = 59,281

2024 Est. T.C.V. 009-018-008-84						=	306,434
Est. TCV/Total Floor Area = 49.27							
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
144,800	144,800	144,800	84,322	5.00			
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses			
0	8,400	0	0	4,216		0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-		PRE/MBT	
153,200	153,200	153,200	88,538	88,538		0	







009-018-009-00	2024 Est. T.C.V.	STATE OF MICHIGAN
Property Class: 402		W ROSTED RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 18 T22N R8W S 1/2 OF NE 1/4, SW 1/4 OF SE 1/4 & N 1/2 OF SE 1/4 EXC THAT  
PART OF SE 1/4 LYING S'LY OF ROSTED ROAD. 199.6A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 121 - 300@\$2600		199.72	Acres		2600	100		519,285
		199.72	Total Acres				Total Est. Land Value =	519,285

2024 Est. T.C.V. 009-018-009-00							=	0
Est. TCV/Total Floor Area =	0.00							
2023 Assessed	MBOR	S.E.V.		Base for Cap		C.P.I.		
0	0	0		0		5.00		
2024	New Eq. Adjustment	Loss		Additions		Tax Adjustment	Losses	
0	0	0		0		0	0	
2024 Assessed	MBOR	S.E.V.		Capped		->Taxable<-	PRE/MBT	
0	0	0		0		0	0	



Parcel Number: 009-018-010-00

Page: 2

## Plumbing

Average Fixture(s)	1	748	262
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## Water/Sewer

1000 Gal Septic	1	4,263	1,492
Water Well, 50 Feet	1	2,498	874

## Deck

Treated Wood	25	1,136	398
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## Built-Ins

Appliance Allow.	1	1,638	573
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Totals:		46,898	16,414
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## Notes:

ECF (4091 SEELEY & ROOSTED RD AREA) 0.800 => TCV: 13,131

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2024 Est. T.C.V. 009-018-010-00 = 72,891

Est. TCV/Total Floor Area = 48.21, Most recent sale 03/03/2015 for 16,364

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
35,000	35,000	35,000	21,599	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,400	0	0	1,079	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
36,400	36,400	36,400	22,678	22,678	0	



Parcel Number: 009-018-011-00

Page: 2

No Concrete Floor	600	-3,984	-1,394
Built-Ins			
Appliance Allow.	1	2,766	968
Deck			
w/Roof (Roof portion)	190	3,226	1,129
	Totals:	136,181	47,662

Notes: 14X70 REDMAN

ECF (4091 SEELEY &amp; ROOSTED RD AREA) 0.800 =&gt; TCV: 38,129

2024 Est. T.C.V. 009-018-011-00	=	71,799			
Est. TCV/Total Floor Area = 63.31, Most recent sale 01/10/2007 for 45,000					
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
34,400	34,400	34,400	19,443	5.00	
2024	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	1,500	0	972	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
35,900	35,900	35,900	20,415	20,415	20,415

009-018-011-80                                2024 Est. T.C.V.                                GRAMES KENETH E & LORA F  
 Property Class: 201                                                               11167 W ROSTED RD  
 Map #:                                LAKE TOWNSHIP                                Cadillac, MI 49601

SEC 18 T22N R8W BEG N 01 DEG 24'42"E 1321.21 FT & N 89 DEG 21'39"W 793.62 FT  
 FROM SE COR OF SE 1/4, TH S 01 DEG 01'32"W 128.68 FT, N 74 DEG 31'27"W 203.1 FT,  
 N 0 DEG 59'25"E 120.52 FT, S 89 DEG 14'16"E 196.7 FT, S 01 DEG 01'32"W 43.43 FT  
 TO POB. .66A.  
 SPLIT/COMBINED ON 02/09/2015 FROM 009-018-011-00;

Split/Comb. on 02/09/2015 completed 02/09/2015 TIM                                SPLIT AUTO LOT FROM  
 DWELLINGS;  
 Parent Parcel(s): 009-018-011-00;  
 Child Parcel(s): 009-018-011-01;  
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Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C>	.50	-1.0	AC	M/L	12000	100		12,000
197 Actual Front Feet, 0.66 Total Acres                                Total Est. Land Value =								12,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Split, 2 Rail	14.83	40	50	296
D/W/P: Crushed Rock	2.15	1000	0	0
Total Estimated Land Improvements True Cash Value =				296

Cost Estimates for Commercial/Industrial Building/Section: 1                                Built 1979

Costs are taken from the Shed - Office Structure cost schedules.

<<<<<                                Calculator Cost Computations                                >>>>>  
 Class: D,Pole                                Quality: Low Cost  
 Stories: 1                                Story Height: 8                                Perimeter: 68  
 Overall Building Height: 8

Base Rate for Upper Floors = 69.91

(10) Heating system: Wall or Floor Furnace                                Cost/SqFt: 4.20                                100%  
 Adjusted Square Foot Cost for Upper Floors = 74.11

Total Floor Area: 264	Base Cost New of Upper Floors =	19,565
	Reproduction/Replacement Cost =	19,565
Eff.Age:10                                Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 82 /100/100/100/82.0	Total Depreciated Cost =	16,043
ECF (201B COMMERCIAL GROUP B)	0.850 => TCV of Bldg: 1 =	13,637
Replacement Cost/Floor Area= 74.11	Est. TCV/Floor Area= 51.65	

Total Estimated True Cash Value of Commercial/Industrial Buildings = 13,637

2024 Est. T.C.V. 009-018-011-80	=	25,933				
Est. TCV/Total Floor Area = 98.23						
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
13,200	13,200	13,200	5,367	5.00		
2024	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-200		0	0	268	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
13,000	13,000	13,000	5,635	5,635	0	





009-018-013-00	2024 Est. T.C.V.	COMPS ALAN M
Property Class: 402		W ROSTED RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 18 T22N R8W N 1/2 OF E 1/2 OF E 1/2 OF SE 1/4 OF SE 1/4. 5 A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS  
\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 90/FF	330.00	660.00	0.8823	1.1334	90	100		29,700
330 Actual Front Feet, 5.00 Total Acres							Total Est. Land Value =	29,700

2024 Est. T.C.V. 009-018-013-00 = 29,700

Est. TCV/Total Floor Area = 0.00

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
11,600	11,600	11,600	5,106	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	3,300	0	0	255	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
14,900	14,900	14,900	5,361	5,361	0	



Parcel Number: 009-018-014-00

Page: 2

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2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
144,100	144,100	144,100	118,310	118,310	118,310





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	56,400	56,400	56,400	46,280	5.00	
2024	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	2,300	0	0	2,314	0
2024	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	58,700	58,700	58,700	48,594	48,594	48,594



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2024	New	Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0		10,100	0	0	1,832	0
2024 Assessed			MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	88,600		88,600	88,600	38,480	38,480	38,480





Parcel Number: 009-019-001-75

Page: 2

Class: C Exterior: Pole (Finished)

Base Cost	1728	55,037	46,781
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Built-Ins

Appliance Allow.	1	2,766	2,351
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Lump Sum Items

FV CABIN		500	425
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Totals:		338,194	287,464
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Notes: GAS HEATER

ECF (416 RURAL METES & BOUNDS) 0.930 => TCV: 267,342

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2024 Est. T.C.V. 009-019-001-75	=	424,332
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Est. TCV/Total Floor Area = 294.68

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
204,100	204,100	204,100	141,375	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	8,100	0	0	7,068	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
212,200	212,200	212,200	148,443	148,443	148,443	



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2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
89,200	89,200	89,200	58,873	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	7,400	0	0	2,943	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
96,600	96,600	96,600	61,816	61,816	61,816	

009-019-002-90 2024 Est. T.C.V. WEISBECKER BRENT J & RACHEL L  
 Property Class: 401 11061 W KELLY RD  
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

SEC 19 T22N R8W (0\*1998) BEG 242.58 FT W OF NE COR OF E 1/2 OF NE 1/4 TH W  
 208.71 FT, S 208.71 FT, E 208.71 FT, N 208.71 FT TO POB. 1A.

98 SPLIT FROM 002-00 FOR 99 HOME RELOCATED TO 002-90 FOR 99

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 90/FF	208.70	208.70	0.9894	0.8499	90	100		15,795
209 Actual Front Feet, 1.00 Total Acres Total Est. Land Value =								15,795

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	7.35	120	0	0
Wood Frame	28.72	80	50	1,149
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				2,099

Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE Cls CD Blt 1990

(11) Heating System: Electric Baseboard  
 Ground Area = 1056 SF Floor Area = 1056 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,056		
			Total:	123,066	86,146

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,230	861
3 Fixture Bath	1	3,860	2,702

Water/Sewer

1000 Gal Septic	1	4,550	3,185
Water Well, 50 Feet	1	2,585	1,809

Deck

Treated Wood	200	4,036	2,825
Treated Wood	30	1,318	923
w/Roof (Roof portion)	120	1,958	1,371

Garages

Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	576	22,239	15,567
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	240	11,153	7,807

Built-Ins

Appliance Allow.	1	1,934	1,354
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Totals: 177,929 124,550

Notes:

ECF (416 RURAL METES & BOUNDS) 0.930 => TCv: 115,832

2024 Est. T.C.V. 009-019-002-90 = 133,726

Est. TCv/Total Floor Area = 126.63, Most recent sale 09/02/2004 for 57,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
59,200	59,200	59,200	33,217	5.00	
2024	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses

---

	0	7,700	0	0	1,660	0
2024 Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	66,900	66,900	66,900	34,877	34,877	34,877

009-019-003-00	2024 Est. T.C.V.	STATE OF MICHIGAN
Property Class: 401		S SEELEY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 19 T22N R8W E 1/2 OF W 1/2 & SW FRL 1/4 OF SW FRL 1/4 & SE 1/4. 361.16 A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS  
\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 121 - 300@\$2600	361.16	Acres	2600	100				939,016
	361.16	Total Acres			Total Est.		Land Value =	939,016

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.93	10000	50	14,650
Ad-Hoc Unit-In-Place Items				
Description	Rate	Size	% Good	Cash Value
/CI16/YARI/OUTL/1LOW/FL01	885.00	2	100	1,770
		Total Estimated Land Improvements	True Cash Value =	16,420

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 2019

Costs are taken from the Pavilions cost schedules.

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

Class: D,Pole Quality: Fair  
Stories: 1 Story Height: 14 Perimeter: 120  
Overall Building Height: 15

Base Rate for Upper Floors = 93.66

Adjusted Square Foot Cost for Upper Floors = 93.66

Total Floor Area: 900	Base Cost New of Upper Floors =	84,294
	Reproduction/Replacement Cost =	84,294
Eff.Age:4	Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 92 /100/100/100/92.0	
	Total Depreciated Cost =	77,550

ECF (416 RURAL METES & BOUNDS)	0.930 => TCV of Bldg: 1 =	72,122
Replacement Cost/Floor Area= 93.66	Est. TCV/Floor Area= 80.14	

Cost Estimates for Commercial/Industrial Building/Section: 2 Built 2019

Costs are taken from the Sheds - Material Storage, 4 Wall cost schedules.

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

Class: D Quality: Average  
Stories: 1 Story Height: 10 Perimeter: 68  
Overall Building Height: 10

Base Rate for Upper Floors = 46.80

Adjusted Square Foot Cost for Upper Floors = 46.80

Total Floor Area: 240	Base Cost New of Upper Floors =	11,232
	Reproduction/Replacement Cost =	11,232
Eff.Age:4	Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 92 /100/100/100/92.0	
	Total Depreciated Cost =	10,333

ECF (416 RURAL METES & BOUNDS)	0.930 => TCV of Bldg: 2 =	9,610
Replacement Cost/Floor Area= 46.80	Est. TCV/Floor Area= 40.04	

Total Estimated True Cash Value of Commercial/Industrial Buildings = 81,732

2024 Est. T.C.V. 009-019-003-00	=	0
Est. TCV/Total Floor Area = 0.00		
2023 Assessed	MBOR	S.E.V.
0	0	0
2024	New Eq. Adjustment	Loss
	Additions	Tax Adjustment
		Losses

Parcel Number: 009-019-003-00

Page: 2

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0	0	0	0	0	0	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
0	0	0	0	0	0	0



009-019-004-00 2024 Est. T.C.V. CRUZ EFREN JUNCO  
 Property Class: 401 3087 S SEELEY RD  
 Map #: LAKE TOWNSHIP Lake City, MI 49651

. SEC 19 T22N R8W S 1/2 OF N 1/2 OF NW FRL 1/4 OF NW FRL 1/4 LYING E'LY OF RDWY.  
 8.04 A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$3000			8.04 Acres		3000	100		24,120
			8.04 Total Acres				Total Est. Land Value =	24,120

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Average Blt 1978

(11) Heating System: Forced Warm Air  
 Ground Area = 883 SF Floor Area = 883 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Metal	696		
Addition	Siding	Crawl	187		
			Total:	62,405	21,842

Other Additions/Adjustments

Skirting, Metal or Vinyl, Vertical			144	1,636	573
Plumbing					
Average Fixture(s)			1	964	337
Water/Sewer					
1000 Gal Septic			1	4,864	1,702
Water Well, 50 Feet			1	2,686	940
Built-Ins					
Appliance Allow.			1	2,766	968
Deck					
Treated Wood			9	411	144
w/Roof (Roof portion)			696	10,558	3,695
w/Roof (Roof portion)			192	3,256	1,140

Garages

Class: C Exterior: Pole (Unfinished)  
 Base Cost 1140 27,508 9,628

Totals: 117,054 40,969

Notes: 1978 SHANNON MH

ECF (4091 SEELEY & ROOSTED RD AREA) 0.800 => TCV: 32,775

2024 Est. T.C.V. 009-019-004-00 = 56,895

Est. TCV/Total Floor Area = 64.43, Most recent sale 10/07/2020 for 79,500

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
28,600	28,600	28,600	22,885	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-200	0	1,144	0		
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
28,400	28,400	28,400	24,029	24,029	0	



009-019-005-00	2024 Est. T.C.V.	HUBBARD JOHN C
Property Class: 401		3240 S SEELEY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 19 T22N R8W THAT PT OF S 1/2 OF S 1/2 OF NW FRL 1/4 OF NW FRL 1/4 LYING W'LY OF CO HWY. .36A.

2011 MH IS OCCUPIED. WINDOWS INTACT.  
 1973 DETROITER 12 X 60. SERIAL NO. 6030, TITLE NO. 337T3050039 PER DEED 7-04 (L04-0, P3019).  
 MH IS DESTROYED..WILL BE REMOVING IN THE SPRING. CHANGED TO FV \$200.00 FOR 2009.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS  
 \* Factors \* IRREGULAR SHAPE

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 90/FF	43.00	330.00	1.4686	0.9530	90	100		5,416
43 Actual Front Feet, 0.33 Total Acres							Total Est. Land Value =	5,416

2024 Est. T.C.V. 009-019-005-00	=	5,416			
Est. TCY/Total Floor Area = 3.00, Most recent sale 07/06/2004 for 27,000					
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
2,100	2,100	2,100	975	5.00	
2024	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	600	0	0	48	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
2,700	2,700	2,700	1,023	1,023	0

009-019-006-00                      2024 Est. T.C.V.                      FEISTER LAND INVESTMENTS LLC  
 Property Class: 401                                           3241 S SEELEY RD  
 Map #:                      LAKE TOWNSHIP                      CADILLAC, MI 49651

SEC 19 T22N R8W S 1/2 OF S 1/2 OF NW FRL 1/4 OF NW FRL 1/4 LYING E'LY OF CO HWY.  
 9.44 A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$3000			9.44 Acres		3000	100		28,320
			9.44 Total Acres				Total Est. Land Value =	28,320

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

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1290 SF    Floor Area = 1290 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,290		
			Total:	146,952	80,822

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,230	676
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Water/Sewer

1000 Gal Septic	1	4,550	2,502
Water Well, 50 Feet	1	2,585	1,422

Porches

WGEP (1 Story)	60	6,294	3,462
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Built-Ins

Appliance Allow.	1	1,934	1,064
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Deck

w/Roof (Roof portion)	320	4,461	2,454
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Totals:                      168,006                      92,402

Notes:

ECF (4091 SEELEY & ROOSTED RD AREA) 0.750 => TCV:                      69,302

Cost Est. for Res. Bldg: 2 Mobile Home HUD                      Cls Low                      Blt 1986

(11) Heating System: Wall Furnace  
 Ground Area = 924 SF    Floor Area = 924 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Metal	924		
Expando			128		
			Total:	47,949	16,782

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	748	262
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Water/Sewer

1000 Gal Septic	1	4,263	1,492
Water Well, 100 Feet	1	5,506	1,927

Built-Ins

Parcel Number: 009-019-006-00

Page: 2

Appliance Allow.	1	1,638	573
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Totals:	60,104	21,036
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Notes: 1986 FAIRMONT

ECF (4091 SEELEY & ROOSTED RD AREA) 0.800 => TCV:	16,829
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2024 Est. T.C.V. 009-019-006-00	=	114,451
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Est. TCV/Total Floor Area = 51.69, Most recent sale 02/02/2009 for 23,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
52,500	52,500	52,500	28,445	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	4,700	0	0	1,422	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
57,200	57,200	57,200	29,867	29,867	0	

009-019-007-00	2024 Est. T.C.V.	SCHAFFER PAUL & LUCILLE
Property Class: 402		S SEELEY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 19 T22N R8W N 1/2 OF N 1/2 OF SW FRL 1/4 OF NW FRL 1/4. 10.1225 A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS  
\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$3000		10.12 Acres			3000	100		30,360
		10.12 Total Acres					Total Est. Land Value =	30,360

2024 Est. T.C.V. 009-019-007-00 = 30,360

Est. TCV/Total Floor Area = 13.71

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
14,200	14,200	14,200	7,385	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	1,000	0	0	369	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
15,200	15,200	15,200	7,754	7,754	0	

009-019-008-00                                      2024 Est. T.C.V.                                      MCNAUGHTON LOUELLA D  
 Property Class: 401                                                                                                                3121 S SEELEY RD  
 Map #:                                      LAKE TOWNSHIP                                      CADILLAC, MI 49651

. SEC 19 T22N R8W N 1/2 OF S 1/2 OF NW FRL 1/4 OF NW FRL 1/4. 10.04 A.

MH ON CHILD

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$3000		10.04	Acres		3000	100		30,120
10.04 Total Acres                      Total Est. Land Value =								30,120

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

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1080 SF    Floor Area = 1080 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,080		
Total:				143,983	93,589

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,230	799
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Water/Sewer

1000 Gal Septic	1	4,550	2,957
Water Well, 50 Feet	1	2,585	1,680

Deck

Treated Wood	64	1,980	1,287
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Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)  
 Base Cost                                      720                      23,270                      15,125  
 Class: CD Exterior: Pole (Unfinished)  
 Door Opener                                      1                      485                      315  
 Base Cost                                      1200                      25,920                      16,848

Built-Ins

Appliance Allow.	1	1,934	1,257
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Breezeways

Frame Wall	160	9,592	6,235
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Unit-in-Place Cost Items

ROOF STRUCT. (SQ FT)	320	1,792	1,684	*94% Good
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Totals:                      217,321                      141,776

Notes:

ECF (4091 SEELEY & ROOSTED RD AREA) 0.930 => TCV:                      131,852

Cost Est. for Res. Bldg: 2    Mobile Home    HUD                                      Cls Average                      Blt 1989

(11) Heating System: Wall Furnace  
 Ground Area = 980 SF    Floor Area = 980 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=40/100/100/100/40

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Siding	Comp.Shingle	980		
Total:				58,052	23,221

Parcel Number: 009-019-008-00

Page: 2

## Other Additions/Adjustments

Skirting, Metal or Vinyl, Vertical	168	1,908	763
Plumbing			
Average Fixture(s)	1	964	386
Water/Sewer			
1000 Gal Septic	1	4,864	1,946
Water Well, 50 Feet	1	2,686	1,074
Deck			
Treated Wood	40	1,598	639
Built-Ins			
Appliance Allow.	1	2,766	1,106
	Totals:	72,838	29,135

## Notes:

ECF (4091 SEELEY & ROOSTED RD AREA) 0.800 => TCV: 23,308

2024 Est. T.C.V. 009-019-008-00	=	185,280			
Est. TCV/Total Floor Area = 89.94					
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
92,000	92,000	92,000	58,349	5.00	
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	600	0	2,917	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
92,600	92,600	92,600	61,266	61,266	49,013



009-019-009-00	2024 Est. T.C.V.	FROST LEOTA H TRUST
Property Class: 402		S SEELEY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 19 T22N R8W N 1/2 OF N 1/2 OF NW FRL 1/4 OF NW FRL 1/4. 10.04 A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS  
\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$3000		10.04 Acres			3000	100		30,120
		10.04 Total Acres					Total Est. Land Value =	30,120

2024 Est. T.C.V. 009-019-009-00 = 30,120

Est. TCV/Total Floor Area = 14.62

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
14,100	14,100	14,100	7,385	5.00		
2024 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	1,000	0	0	369	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
15,100	15,100	15,100	7,754	7,754	0	



Parcel Number: 009-019-010-00

Page: 2

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2024	New	Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0		-900	0	0	1,215	0
2024 Assessed			MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	36,900		36,900	36,900	25,533	25,533	0







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	0	800	0	0	2,243	0
2024 Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	68,300	68,300	68,300	47,117	47,117	47,117





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	0	2,400	0	0	6,294	0
2024 Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	138,400	138,400	138,400	132,189	132,189	132,189

009-019-015-00	2024 Est. T.C.V.	LEMLEY POLLY A & LEMLEY TINA L
Property Class: 401		3727 S SEELEY RD
Map #:	LAKE TOWNSHIP	Cadillac, MI 49651

. SEC 19 T22N R8W N 1/2 OF S 1/2 OF NW FRL 1/4 OF SW FRL 1/4 EXC THAT PART OF N 1/2 OF S 1/2 OF NW 1/4 OF SW 1/4 LYING W'LY OF C/L SEELEY ROAD. 9.5775A.

ADD CONCRETE FLOOR TO GRG FOR 07.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS  
\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$3000			9.58	Acres	3000	100		28,740
			9.58	Total Acres			Total Est. Land Value =	28,740

Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE Cls CD Blt 2004

(11) Heating System: Forced Hot Water  
Ground Area = 1248 SF Floor Area = 1248 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,248		
			Total:	147,249	117,799

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,230	984
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Water/Sewer

1000 Gal Septic	1	4,550	3,640
Water Well, 100 Feet	1	5,640	4,512

Garages

Class: CD Exterior: Pole (Unfinished)

Base Cost	576	14,849	11,879
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Built-Ins

Appliance Allow.	1	1,934	1,547
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Deck

Treated Wood	20	894	715
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Totals: 176,346 141,076

Notes:

ECF (4091 SEELEY & ROOSTED RD AREA) 0.930 => TCV: 131,201

2024 Est. T.C.V. 009-019-015-00 = 159,941

Est. TCV/Total Floor Area = 128.16

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
76,800	76,800	76,800	41,857	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,200	0	0	2,092	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
80,000	80,000	80,000	43,949	43,949	43,949	

009-019-015-80 2024 Est. T.C.V. DELOY HALEY & CRAMER ALEXANDER R  
 Property Class: 401 3688 S SEELEY RD  
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

SEC 19 T22N R8W THAT PART OF N 1/2 OF S 1/2 OF NW 1/4 OF SW 1/4 LYING W'LY OF C/L  
 SEELEY ROAD. .63A.

ADD TT, WW,SS1,DECKS FOR 2010

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value G> GROUP G 18K					18000	100		18,000
330 Actual Front Feet, 0.63 Total Acres							Total Est. Land Value =	18,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Solid, 6 ft.	28.81	40	0	0
Fencing: Wd, Split, 2 Rail	15.53	80	0	0
Wood Frame	24.89	120	50	1,493
Wood Frame	28.72	80	50	1,149

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	97	970
Total Estimated Land Improvements True Cash Value =				3,612

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Fair Blt 1975

(11) Heating System: Wall Furnace  
 Ground Area = 320 SF Floor Area = 320 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Lap	Metal	320		
Total:				24,529	8,586

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	859	301
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Water/Sewer

1000 Gal Septic	1	4,550	1,592
Water Well, 50 Feet	1	2,585	905

Porches

WSEP (1 Story)	320	9,510	3,328
Foundation: Shallow	320	-1,718	-601

Built-Ins

Appliance Allow.	1	1,934	677
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Deck

Treated Wood	18	805	282
w/Roof (Roof portion)	320	4,461	1,561

Totals: 47,515 16,631

Notes:

ECF (416 RURAL METES & BOUNDS) 0.800 => TCV: 13,305

2024 Est. T.C.V. 009-019-015-80 = 34,917

Est. TCV/Total Floor Area = 109.12, Most recent sale 11/23/2022 for 33,235

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
14,500	14,500	14,500	14,500	5.00	0	3,000	0	725	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT				

17,500

17,500

17,500

15,225

15,225

15,225

009-019-016-00 2024 Est. T.C.V. STEVENS ROGER D  
 Property Class: 401 3613 S SEELEY RD  
 Map #: LAKE TOWNSHIP Cadillac, MI 49651

. SEC 19 T22N R8W S 1/2 OF N 1/2 OF NW FRL 1/4 OF SW FRL 1/4 EXC COMM AT W 1/4  
 POST SEC 19, TH S 0 DEG 9'30" E 368.8 FT TO POB, TH S 89 DEG 50'30" E 311.14 FT,  
 S 0 DEG 9'30" E 140 FT, S 89 DEG 50'30" W 311.14 FT, N 0 DEG 09'30" W 140 FT TO  
 POB. 9.2075A.

Margaret Smith deceased 8-1-03 per CD 04-0/1311.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$3000			9.21 Acres		3000	100		27,633
			9.21 Total Acres				Total Est. Land Value =	27,633

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	144	88	834
Wood Frame	28.00	120	94	3,158
Total Estimated Land Improvements True Cash Value =				3,992

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Average Blt 1970

(11) Heating System: Forced Warm Air  
 Ground Area = 1280 SF Floor Area = 1280 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Siding	Wood Shingle	1280		
Total:				71,969	25,189

Other Additions/Adjustments

Skirting, Metal or Vinyl, Vertical	192	2,181	763
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Plumbing

Average Fixture(s)	1	964	337
3 Fixture Bath	1	3,054	1,069

Water/Sewer

1000 Gal Septic	1	4,864	1,702
Water Well, 50 Feet	1	2,686	940

Deck

Treated Wood	80	2,264	792
Treated Wood	60	1,958	685

Garages

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

Base Cost	576	24,808	8,683
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Built-Ins

Appliance Allow.	1	2,766	968
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Totals: 117,514 41,128

Notes:

ECF (4091 SEELEY & ROOSTED RD AREA) 0.800 => TCV: 32,902

2024 Est. T.C.V. 009-019-016-00 = 64,527

Est. TCV/Total Floor Area = 50.41, Most recent sale 12/12/2009 for 29,900

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
32,700	32,700	32,700	20,731	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-400	0	0	1,036	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	

32,300

32,300

32,300

21,767

21,767

0



009-019-017-00	2024 Est. T.C.V.	MEYER TIM & KERI
Property Class: 401		3535 S SEELEY RD
Map #:	LAKE TOWNSHIP	CADILLAC, MI 49651

. SEC 19 T22N R8W N 1/2 OF N 1/2 OF NW FRL 1/4 OF SW FRL 1/4 EXC THAT PART LYING  
W OF CO LINE RD. 9.6075 A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residential 8 - 17 @\$3000			9.61 Acres		3000	100		28,830
			9.61 Total Acres				Total Est. Land Value =	28,830

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	94	940
Total Estimated Land Improvements True Cash Value =				940

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

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 1248 SF Floor Area = 1248 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,248		
			Total:	174,988	131,218

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,476	1,107
2 Fixture Bath	1	3,108	2,331

Water/Sewer

1000 Gal Septic	1	4,864	3,648
Water Well, 50 Feet	1	2,686	2,014

Porches

WCP (1 Story)	192	7,818	5,863
WSEP (1 Story)	308	13,989	10,492

Deck

Treated Wood	696	9,382	7,036
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Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	480	21,936	16,452
Common Wall: 1 Wall	1	-2,686	-2,014
Class: C Exterior: Pole (Unfinished)			
Storage Over Garage	324	4,452	3,339
Base Cost	1296	31,272	23,454

Built-Ins

Appliance Allow.	1	2,766	2,074
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Fireplaces

Exterior 1 Story	1	6,513	4,885
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Totals: 282,564 211,899

Notes:

ECF (4091 SEELEY & ROOSTED RD AREA) 0.930 => TCV: 197,066

2024 Est. T.C.V. 009-019-017-00 = 226,836  
Est. TCV/Total Floor Area = 181.76, Most recent sale 08/07/2020 for 218,900



Parcel Number: 009-019-017-00

Page: 2

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
111,400	111,400	111,400	100,329	5.00		
2024 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,000	0	0	5,016	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
113,400	113,400	113,400	105,345	105,345	105,345	

009-019-018-00	2024 Est. T.C.V.	LARSEN GLEN C
Property Class: 402		S SEELEY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 19 T22N R8W THAT PART OF N 1/2 OF N 1/2 OF NW FRL 1/4 OF SW FRL 1/4 LYING  
W OF CO LINE RD. .6 A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C>	.50	-1.0	AC	M/L	12000	100		12,000
			0.600	Acres	0	100		0
			0.60	Total Acres			Total Est. Land Value =	12,000

2024 Est. T.C.V. 009-019-018-00 = 12,000

Est. TCV/Total Floor Area = 9.62

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
5,500	5,500	5,500	741	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	500	0	0	37	0	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
6,000	6,000	6,000	778	778	0	0

009-020-001-95	2024 Est. T.C.V.	DTE GAS COMPANY
Property Class: 301		S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 20 T22N R8W S 250 FT OF E 1191.19 FT OF S 1/2 OF NE 1/4 EXC E 400 FT THOF.  
4.5408A.

250X791 BACK OFF ROAD

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS  
\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 90/FF	250.00	791.19	0.9457	1.1859	90	100		25,235
250 Actual Front Feet, 4.54 Total Acres								Total Est. Land Value = 25,235

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Crushed Rock	2.19	6156	94	12,673

Ad-Hoc Unit-In-Place Items

Description	Rate	Size	% Good	Cash Value
/CI16/YARI/CHALF/06'/29	16.45	300	50	2,467
/CI16/YARI/CHALF/06'/GATW10	685.00	1	50	342
/CI16/YARI/CHALF/06'/3	2.80	300	50	420
/CI16/YARI/CHALF/06'/GATW3	325.00	1	50	162
Total Estimated Land Improvements True Cash Value =				16,064

2024 Est. T.C.V. 009-020-001-95 = 41,299

Est. TCV/Total Floor Area = 33.09

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
17,400	17,400	17,400	5,896	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,200	0	0	294	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
20,600	20,600	20,600	6,190	6,190	0	





Parcel Number: 009-020-002-30

Page: 2

ECF (416 RURAL METES &amp; BOUNDS) 0.930 =&gt; TCV: 131,490

2024 Est. T.C.V. 009-020-002-30					=	357,220
Est. TCV/Total Floor Area = 293.77						
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
166,800	166,800	166,800	74,128	5.00		
2024 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
8,400	3,400	0	8,400	3,706	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
178,600	178,600	178,600	86,234	86,234	86,234	

009-020-002-90	2024 Est. T.C.V.	DTE GAS COMPANY
Property Class: 302		S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 20 T22N R8W S 50 FT OF E 400 FT OF NE 1/4. .4591A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS  
\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A		\$10000			10000	100		10,000
50 Actual Front Feet, 0.46 Total Acres							Total Est. Land Value =	10,000

2024 Est. T.C.V. 009-020-002-90							=	10,000
Est. TCV/Total Floor Area =	8.22							
2023 Assessed	MBOR	S.E.V.		Base for Cap		C.P.I.		
3,500	3,500	3,500		2,181		5.00		
2024 New Eq. Adjustment		Loss		Additions		Tax Adjustment		Losses
0	1,500	0		0		109		0
2024 Assessed	MBOR	S.E.V.		Capped		->Taxable<-		PRE/MBT
5,000	5,000	5,000		2,290		2,290		0









Parcel Number: 009-020-003-35

Page: 2

Height: 10 ft

Description	Rate	Size	Cost New
Base Cost	4.57	672	3,071
Default Walls	5.87	672	3,945

Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55	Depr. Cost =	3,859
ECF (101 AGRICULTURE)	0.660 => TCV of Bldg: 2 =	2,547

Ag. Bld 3 0, 4 Wall Utility Shed, Lean-To Class:D,Pole Quality:Low Cost  
Height: 9 ft

Description	Rate	Size	Cost New
Base Cost	2.85	392	1,117
Default Walls	5.51	392	2,160

Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35	Depr. Cost =	1,147
ECF (101 AGRICULTURE)	0.660 => TCV of Bldg: 3 =	757

Ag. Bld 4 0, Lean-To Loafing Shed Class:D,Frame Quality:Low Cost  
Height: 10 ft

Description	Rate	Size	Cost New
Base Cost	6.93	192	1,331
Default Walls	8.01	144	1,153

Phy/Ab.Phy/Func/Econ/Comb. % Good=45/100/100/100/45	Depr. Cost =	1,118
ECF (101 AGRICULTURE)	0.660 => TCV of Bldg: 4 =	738

Ag. Bld 5 0, Lean-To Loafing Shed Class:D,Frame Quality:Low Cost  
Height: 10 ft

Description	Rate	Size	Cost New
Base Cost	6.65	240	1,596
Default Walls	7.68	180	1,382

Phy/Ab.Phy/Func/Econ/Comb. % Good=45/100/100/100/45	Depr. Cost =	1,340
ECF (101 AGRICULTURE)	0.660 => TCV of Bldg: 5 =	884

Ag. Bld 6 0, Lean-To Loafing Shed Class:D,Frame Quality:Average  
Height: 10 ft

Description	Rate	Size	Cost New
Base Cost	6.19	432	2,674
Default Walls	8.06	324	2,611

Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80	Depr. Cost =	4,228
ECF (101 AGRICULTURE)	0.660 => TCV of Bldg: 6 =	2,790

Ag. Bld 7 0, 4 Wall Greenhouse, Shade Class:S Quality:Low Cost  
Height: 10 ft

Description	Rate	Size	Cost New
Base Cost	2.66	1960	5,214

Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55	Depr. Cost =	2,868
ECF (101 AGRICULTURE)	0.660 => TCV of Bldg: 7 =	1,893

Ag. Bld 8 0, 4 Wall Greenhouse, Shade Class:S Quality:Low Cost  
Height: 10 ft

Description	Rate	Size	Cost New
Base Cost	2.66	800	2,128

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60	Depr. Cost =	1,277
ECF (101 AGRICULTURE)	0.660 => TCV of Bldg: 8 =	843

Parcel Number: 009-020-003-35

Page: 3

Ag. Bld 9 2020, 4 Wall Greenhouse, Shade      Class:S    Quality:Low Cost  
 Height: 10 ft

Description	Rate	Size	Cost New
Base Cost	2.66	1960	5,214

Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90	Depr. Cost =	4,693
ECF (101 AGRICULTURE)	0.660 => TCV of Bldg: 9 =	3,097

Ag. Bld 10 2018, Lean-To Loafing Shed      Class:D,Frame    Quality:Low Cost  
 Height: 10 ft

Description	Rate	Size	Cost New
Base Cost	6.18	432	2,670
Default Walls	7.14	324	2,313

Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90	Depr. Cost =	4,485
ECF (101 AGRICULTURE)	0.660 => TCV of Bldg: 10 =	2,960

Ag. Bld 11 2020, Lean-To Loafing Shed      Class:D,Frame    Quality:Low Cost  
 Height: 10 ft

Description	Rate	Size	Cost New
Base Cost	5.93	480	2,846
Default Walls	6.85	360	2,466

Phy/Ab.Phy/Func/Econ/Comb. % Good=94/100/100/100/94	Depr. Cost =	4,993
ECF (101 AGRICULTURE)	0.660 => TCV of Bldg: 11 =	3,296

Ag. Bld 12 2021, Lean-To Loafing Shed      Class:D,Frame    Quality:Low Cost  
 Height: 10 ft

Description	Rate	Size	Cost New
Base Cost	5.93	480	2,846
Default Walls	6.85	360	2,466

Phy/Ab.Phy/Func/Econ/Comb. % Good=96/100/100/100/96	Depr. Cost =	5,100
ECF (101 AGRICULTURE)	0.660 => TCV of Bldg: 12 =	3,366

Total Estimated True Cash Value of Agricultural Buildings	=	26,029
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2024 Est. T.C.V. 009-020-003-35	=	290,934
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Est. TCV/Total Floor Area = 162.35

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
131,500	0	0	0	5.00		
2024 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
145,500	0	0	73,671	0	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
145,500	145,500	145,500	73,671	73,671	73,671	

009-020-003-70	2024 Est. T.C.V.	RADEN RAYMOND & ROCHELL
Property Class: 402		W KELLY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 20 T22N R8W BEG 1584.66 FT W OF NE COR OF NE 1/4, THW 361.34 FT, S 480 FT, E  
361.34 FT, N 480 FT TO POB. 3.9817A. (0\*1999)

99 SPLIT FROM 003-00 FOR 00

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 90/FF	361.00	480.00	0.8627	1.0466	90	100		29,338
361 Actual Front Feet, 3.98 Total Acres							Total Est. Land Value =	29,338

2024 Est. T.C.V. 009-020-003-70 = 29,338

Est. TCv/Total Floor Area = 16.37

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
11,400	11,400	11,400	7,419	5.00			
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses			
0	3,300	0	370	0			
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
14,700	14,700	14,700	7,789	7,789	0		





23,000

23,000

23,000

11,684

11,684

11,684



009-020-004-00	2024 Est. T.C.V.	MOORE JON N & KELLY J
Property Class: 401		10387 W KELLY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 20 T22N R8W BEG 1946 FT W OF NE COR OF N 1/2 OF NE 1/4 S 208.7 FT W 208.7 FT N 208.7 FT E 208.7 FT TO BEG. 1 A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A		\$10000			10000	100		10,000
209 Actual Front Feet,	1.00	Total Acres			Total Est.	Land Value =		10,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.78	280	50	809
Total Estimated Land Improvements				True Cash Value = 809

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 1950

(11) Heating System: Space Heater  
 Ground Area = 928 SF Floor Area = 928 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	640		
1 Story	Siding	Crawl Space	288		
			Total:	99,965	59,980

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,025	615
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Water/Sewer

1000 Gal Septic	1	4,263	2,558
Water Well, 50 Feet	1	2,498	1,499

Deck

Pine w/Roof (Deck Portion)	256	3,709	2,225
Pine w/Roof (Roof portion)	256	3,351	2,011
Treated Wood w/Roof (Deck Portion)	24	1,052	631
Treated Wood w/Roof (Roof portion)	24	459	275

Garages

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

Base Cost	572	16,988	10,193
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Built-Ins

Appliance Allow.	1	1,638	983
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Fireplaces

Wood Stove	1	1,779	1,067
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Totals: 136,727 82,037

Notes:

ECF (416 RURAL METES & BOUNDS) 0.930 => TCY: 76,294

2024 Est. T.C.V. 009-020-004-00 = 87,103

Est. TCY/Total Floor Area = 93.86

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
40,800	40,800	40,800	27,345	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,800	0	0	1,367	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
43,600	43,600	43,600	28,712	28,712	28,712	

009-020-005-90                                  2024 Est. T.C.V.                                  RICHARDSON SEAN R  
 Property Class: 401                                  10451 W KELLY RD  
 Map #:                                  LAKE TOWNSHIP                                  LAKE CITY, MI 49651

. SEC 20 T22N R8W BEG 210 FT E OF NW COR OF NE 1/4 TH E 209 FT, S 209 FT, W 209 FT, N 209 FT TO POB. 1.0028A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A		\$10000			10000	100		10,000
209 Actual Front Feet, 1.00 Total Acres							Total Est. Land Value =	10,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	36.90	100	46	1,697
Total Estimated Land Improvements			True Cash Value =	1,697

Cost Est. for Res. Bldg: 1 Mobile Home HUD                                  Cls Good                                  Blt 1977

(11) Heating System: Wall Furnace

Ground Area = 1680 SF    Floor Area = 1680 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Metal	840		
Addition	Siding	Crawl	840		
			Total:	131,193	45,917

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,237	433
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Water/Sewer

1000 Gal Septic	1	5,636	1,973
Water Well, 50 Feet	1	2,921	1,022

Porches

WCP (1 Story)	140	6,832	2,391
CCP (1 Story)	80	2,242	785

Garages

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

Base Cost	896	40,535	14,187
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Built-Ins

Appliance Allow.	1	3,975	1,391
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Deck

w/Roof (Roof portion)	1080	22,550	7,892
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Totals:                                  217,121                                  75,991

Notes:

ECF (416 RURAL METES & BOUNDS) 0.800 => TCV:                                  60,793

2024 Est. T.C.V. 009-020-005-90                                  =                                  72,490

Est. TCV/Total Floor Area = 43.15, Most recent sale 07/01/1999 for 38,500

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
37,500	37,500	37,500	16,065	5.00	
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-1,300	0	0	803	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
36,200	36,200	36,200	16,868	16,868	16,868

009-020-006-60	2024 Est. T.C.V.	RINCKEY CARL
Property Class: 401		3060 S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 20 T22N R8W N 312 FT OF E 418 FT OF NE 1/4 OF NE 1/4. 2.9939A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS  
\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 90/FF	312.00	418.00	0.8948	1.0111	90	100		25,404
312 Actual Front Feet, 2.99 Total Acres							Total Est. Land Value =	25,404

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	96	49	290
Total Estimated Land Improvements				True Cash Value = 290

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Fair Blt 1976

(11) Heating System: Wall Furnace

Ground Area = 1198 SF Floor Area = 1198 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Metal	910		
Addition	Siding	Slab	288		
			Total:	65,513	22,930

Other Additions/Adjustments

Skirting, Brick Veneer	158	5,284	1,849
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Plumbing

Average Fixture(s)	1	859	301
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Water/Sewer

1000 Gal Septic	1	4,550	1,592
Water Well, 50 Feet	1	2,585	905

Deck

Treated Wood	80	2,213	775
Treated Wood	224	4,364	1,527

Built-Ins

Appliance Allow.	1	1,934	677
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Garages

Class: CD Exterior: Pole (Unfinished)

Base Cost	1200	25,920	9,072
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Totals:	113,222	39,628
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Notes:

ECF (416 RURAL METES & BOUNDS) 0.800 => TCV: 31,702

2024 Est. T.C.V. 009-020-006-60 = 57,396

Est. TCV/Total Floor Area = 47.91

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
27,300	27,300	27,300	14,701	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,400	0	0	735	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
28,700	28,700	28,700	15,436	15,436	0	

009-020-007-03	2024 Est. T.C.V.	GRAHAM THOMAS
Property Class: 401		10511 W KELLY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 20 T22N R8W PCL A AS SHOWN IN BOOK OF SURVEYS S-1 PGS 455-459 INCL. 4.61  
A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 90/FF	335.50	597.50	0.8787	1.1055	90	100		29,332
336 Actual Front Feet, 4.60 Total Acres Total Est. Land Value =								29,332

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	192	50	591
Wood Frame	23.78	150	50	1,783
Metal Prefab	17.42	80	50	697
Total Estimated Land Improvements True Cash Value =				3,071

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

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 1260 SF Floor Area = 1260 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	864		
1 Story	Siding	Crawl Space	396		
			Total:	144,011	93,607

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,230	799
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Water/Sewer

1000 Gal Septic	1	4,550	2,957
Water Well, 50 Feet	1	2,585	1,680

Porches

WSEP (1 Story)	112	5,834	3,792
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Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	672	22,129	14,384
Class: CD Exterior: Pole (Unfinished)			
Base Cost	1560	33,696	21,902

Built-Ins

Appliance Allow.	1	1,934	1,257
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Totals:	215,969	140,378
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Notes:

ECF (416 RURAL METES & BOUNDS) 0.930 => TCV: 130,552

2024 Est. T.C.V. 009-020-007-03 = 162,955

Est. TCV/Total Floor Area = 129.33

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
76,100	76,100	76,100	45,118	5.00	
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	5,400	0	0	2,255	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
81,500	81,500	81,500	47,373	47,373	47,373

009-020-007-06 2024 Est. T.C.V. DENMAN MICHAEL L & DENAM ADAM  
Property Class: 401 10575 W KELLY RD  
Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

. SEC 20 T22N R8W PCL B AS SHOWN IN BOOK OF SURVEYS S-1 PGS 455-459 INCL. 4.61  
A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 90/FF	335.50	597.00	0.8787	1.1053	90	100		29,326
336 Actual Front Feet, 4.60 Total Acres Total Est. Land Value =								29,326

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	7.35	779	25	1,431
D/W/P: Asphalt Paving	2.89	300	25	217
Metal Prefab	12.17	450	25	1,369
Total Estimated Land Improvements True Cash Value =				3,017

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Fair Blt 1990

(11) Heating System: Forced Warm Air  
Ground Area = 1400 SF Floor Area = 1400 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Comp.Shingle	1064		
Addition	Siding	Crawl	336		
Total:				78,104	27,336

Other Additions/Adjustments

Skirting, Metal or Vinyl, Vertical	180	1,993	698	
Plumbing				
Average Fixture(s)	1	859	301	
Water/Sewer				
1000 Gal Septic	1	4,550	1,592	
Water Well, 100 Feet	1	5,640	1,974	
Deck				
Treated Wood	64	1,980	693	
Treated Wood	72	2,092	732	
Built-Ins				
Appliance Allow.	1	1,934	677	
Garages				
Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)				
Base Cost	1200	30,540	10,689	
Totals:		127,692	44,692	

Notes:

ECF (416 RURAL METES & BOUNDS) 0.800 => TCV: 35,754

2024 Est. T.C.V. 009-020-007-06 = 68,097

Est. TCV/Total Floor Area = 48.64, Most recent sale 12/28/2018 for 55,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
32,300	32,300	32,300	23,621	5.00	
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	1,700	0	0	1,181	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
34,000	34,000	34,000	24,802	24,802	24,802



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2024	New	Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0		11,800	0	0	2,751	0
2024 Assessed			MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	102,200		102,200	102,200	57,788	57,788	57,788

009-020-007-12 2024 Est. T.C.V. DAVIS STEVEN J & BRENDA K  
 Property Class: 401 10711 W KELLY RD  
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

. SEC 20 T22N R8W PCL D AS SHOWN IN BOOK OF SURVEYS S-1 PGS 455-459 INCL. 4.60  
 A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 90/FF	335.00	597.00	0.8790	1.1053	90	100		29,293
335 Actual Front Feet, 4.59 Total Acres Total Est. Land Value =								29,293

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	28.36	60	52	885
Total Estimated Land Improvements True Cash Value =				885

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Low Blt 1959

(11) Heating System: Wall Furnace

Ground Area = 864 SF Floor Area = 864 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Metal	552		
Addition	Siding	Crawl	312		
			Total:	50,266	17,594

Other Additions/Adjustments

Skirting, Brick Veneer 116 3,521 1,232

Water/Sewer

1000 Gal Septic	1	4,263	1,492
Water Well, 50 Feet	1	2,498	874

Garages

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

Base Cost 384 12,868 4,504

Deck

w/Roof (Roof portion) 1680 20,866 7,303

Totals: 94,282 32,999

Notes: 1959 GENERAL MH

ECF (416 RURAL METES & BOUNDS) 0.800 => TCV: 26,399

2024 Est. T.C.V. 009-020-007-12 = 56,577

Est. TCV/Total Floor Area = 65.48, Most recent sale 04/12/2005 for 58,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
26,200	26,200	26,200	14,658	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,100	0	0	732	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
28,300	28,300	28,300	15,390	15,390	0	





Parcel Number: 009-020-007-18

Page: 2

Water Well, 100 Feet	1	5,808	4,821
Porches			
CCP (1 Story)	48	1,455	1,208
Deck			
Treated Wood	192	4,028	3,343
Garages			
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	576	24,808	20,591
Common Wall: 1 Wall	1	-2,686	-2,229
Door Opener	1	547	454
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Door Opener	1	547	454
Base Cost	1024	36,372	30,189
Built-Ins			
Appliance Allow.	1	2,766	2,296
Totals:		308,482	256,065

Notes:

ECF (416 RURAL METES &amp; BOUNDS) 0.930 =&gt; TCV: 238,140

2024 Est. T.C.V. 009-020-007-18		=	252,640
Est. TCV/Total Floor Area = 150.38, Most recent sale 05/01/2012 for 142,000			
2023 Assessed	MBOR	S.E.V.	Base for Cap
122,100	122,100	122,100	70,837
2024 New Eq.	Adjustment	Loss	Additions
0	4,200	0	0
2024 Assessed	MBOR	S.E.V.	Capped
126,300	126,300	126,300	74,378
			->Taxable<-
			74,378
			PRE/MBT
			74,378

009-020-007-20  
 Property Class: 402  
 Map #:

2024 Est. T.C.V.  
 LAKE TOWNSHIP

SHELDON ROBERT  
 W KELLY RD  
 LAKE CITY, MI 49651

2012-01946 WD Part of Parcel "E", as shown in Book of Surveys S-1, pages 455 to 459 inclusive, Missaukee County Records, DESCRIBED AS: Beginning at the NW comer of said Parcel "E", Thence N89deg.31' 11 "E 335.39 feet; Thence S 01 deg.42 '55"E 341.03 feet; Thence S88deg.56'28"W 335.08 feet; Thence N01deg.45'29"W 344.31 feet to the point of beginning. (Being a part of E 1/ of NW 1/4 of Section 20, T22N,R8W) INCLUDING & RESERVING AN EASEMENT FOR INGRESS, EGRESS & UTILITIES as described in Book of Surveys S-1, page 455 to 459 inclusive, Missaukee County Records. AND Beginning S01deg.40'39"W 337.64 feet from the NE corner of Parcel "E" as shown in book of surveys S-1, page 455 to 459 inclusive, Thence continuing S01deg.40'39"W 30 feet; Thence N88deg.34'46"W 355.06 feet; Thence N01deg.42'55"W 30 feet; Thence N88deg.56'28"E 355.06 feet to the point of beginning.

FORMERLY ABBREVIATED AS: SEC 20 T22N R8W (0\*2003) BEG AT NW COR OF PCL E AS SHOWN IN BOOK OF SURVEYS S-1 PP 455-459, TH N 89 DEG 31'11"E 335.39 FT, S 01 DEG 42'55"E 341.03 FT, S 88 DEG 56'28"W 335.08 FT, N 01 DEG 45'29"W 344.31 FT TO POB. 2.64A

03SPLIT FROM 007-18 FOR 04

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C>	.50	-1.0	AC	M/L	12000	100		12,000
335 Actual Front Feet, 2.65 Total Acres				Total Est. Land Value =				12,000

2024 Est. T.C.V. 009-020-007-20							=	12,000
Est. TCV/Total Floor Area =	7.14, Most recent sale 05/23/2012 for 7,250							
2023 Assessed	MBOR	S.E.V.	Base for Cap		C.P.I.			
5,500	5,500	5,500	2,711		5.00			
2024 New Eq. Adjustment	Loss		Additions		Tax Adjustment		Losses	
0	500		0		0		135	0
2024 Assessed	MBOR	S.E.V.	Capped		->Taxable<-		PRE/MBT	
6,000	6,000	6,000	2,846		2,846		2,846	



Parcel Number: 009-020-007-21

Page: 2

Treated Wood	190	4,001	3,001
Garages			
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Common Wall: 1 Wall	1	-2,686	-2,014
Base Cost	1024	36,372	27,279
Class: C Exterior: Pole (Unfinished)			
Door Opener	2	1,093	820
Base Cost	1728	41,697	31,273
No Concrete Floor	1728	-11,474	-8,606
Built-Ins			
Appliance Allow.	1	2,766	2,074
		Totals:	313,295
			234,987
Notes: ORIGINAL 1970 THEN REMODEL YEAR 2000 THEN RELOCATED 2015			
		ECF (416 RURAL METES & BOUNDS) 0.930 => TCV:	218,537

2024 Est. T.C.V. 009-020-007-21	=	232,230
Est. TCV/Total Floor Area = 165.41, Most recent sale 07/19/2022 for 260,000		
2023 Assessed	MBOR	S.E.V.
112,200	112,200	112,200
2024 New Eq. Adjustment	Loss	Losses
0	3,900	0
2024 Assessed	MBOR	S.E.V.
116,100	116,100	116,100
	Capped	->Taxable<-
	117,810	116,100
		PRE/MBT
		116,100

009-020-007-22  
 Property Class: 402  
 Map #:

2024 Est. T.C.V.  
 LAKE TOWNSHIP

FOLEY KEITH & ERIN  
 W KELLY RD  
 LAKE CITY, MI 49651

2013-04033 WD PARCEL E-4, BEING A PART OF PARCEL E AS SHOWN IN BOOK OF SURVEYS S-1 PAGES 455 TO 459, MISSAUKEE COUNTY RECORDS MORE FULLY DESCRIBED AS: COMMENCING AT THEN 1/4 CORNER OF SECTION 20, T22N, RSW; THENCE S01DEG32'48"E A-LONG THE N-S 1/4 LINE 597.73 FEET; THENCE S89DEG25'27"W 670.99 FEET TO THE NE CORNER OF PARCEL E OF BOOK OF SURVEYS S-1 PAGES 455 TO 459; THENCE S01DEG40'39"E ALONG THE EAST LINE OF SAID PARCEL E, 337.64 FEET TO THE POINT OF BEGINNING; THENCE S01DEG40'39"E 337.64 FEET TO THE SOUTH LINE OF SAID PARCEL E; THENCE S88DEG22'18"W 334.81 FEET; THENCE N01DEG42'55"W 340.97 FEET; THENCE N88DEG56'28"E 335.06 FEET TO THE POINT OF BEGINNING. INCLUDING A 66 FOOT WIDE EASEMENT FOR INGRESS, EGRESS, INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AS SHOWN IN BOOK OF SURVEYS S-1 PAGES 455 TO 459, MISSAUKEE COUNTY RECORDS AND INCLUDING A 30 FOOT WIDE EASEMENT FOR INGRESS, EGRESS, INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES, THE CENTERLINE BEING DESCRIBED AS: COMMENCING AT THEN 1/4 CORNER OF SAID SECTION 20; THENCE S01DEG32'48"E ALONG THE N-S 1/4LINE 597.73 FEET; THENCE S89DEG25'27"W 670.99 FEET TO THE NE CORNER OF PARCEL E OF A SURVEY RECORDED IN SAID LIBER S-1 PAGE 455 TO 459; THENCE S01DEG40'39"E 315.42 FEET TO THE POINT OF BEGINNING; THENCE S67DEG41'08"W 91.13 FEET; THENCE N88DEG34'46"W 250.12 FEET TO THE POINT OF ENDING SEC 20 T22N R8W

FORMERLY ABV AS (0\*2003) BEG AT SE COR OF PCL E AS SHOWN IN BOOK OF SURVEYS S-1 PP 455-459, TH S 88 DEG 22'18"W 334.81 FT, N 01 DEG 42'53"W 340.97 FT, N 88 DEG 56'28"E 335.06 FT, S 01 DEG 40'39"E 337.64 FT TO POB. 2.61A

03 SPLIT FROM 007-18 FOR 04

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C>	.50	-1.0	AC	M/L	12000	100		12,000
338 Actual Front Feet, 2.61 Total Acres							Total Est. Land Value =	12,000

2024 Est. T.C.V.	009-020-007-22						=	12,000
Est. TCV/Total Floor Area	=	8.55						Most recent sale 07/19/2022 for 260,000
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.				
5,500	5,500	5,500	5,500	5.00				
2024 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses			
0	500	0	0	275	0			
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT			
6,000	6,000	6,000	5,775	5,775	5,775			







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0	5,500	0	0	5,178	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
164,700	164,700	164,700	108,745	108,745	108,745











Parcel Number: 009-020-007-78

Page: 2

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2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
220,400	220,400	220,400	149,599	149,599	149,599





009-020-007-90	2024 Est. T.C.V.	KORTJOHN GEORGE W
Property Class: 402		W KELLY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 20 T22N R8W PCL M AS SHOWN IN BOOK OF SURVEYS S-1 PGS 455-459 INCL. 10.36  
A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$3000		10.36 Acres	3000	100				31,080
		10.36 Total Acres					Total Est. Land Value =	31,080

2024 Est. T.C.V. 009-020-007-90 = 31,080

Est. TCV/Total Floor Area = 49.81

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
14,500	14,500	14,500	7,006	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	1,000	0	350	0		
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
15,500	15,500	15,500	7,356	7,356	0	

009-020-007-96                      2024 Est. T.C.V.                      SCHOENHERR STEVEN DAVI & AMANDA R  
 Property Class: 402                      W KELLY RD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

SEC 20 T22N R8W (0\*2005) NE/4 OF PCL N AS SHOWN IN BOOK OF SURVEYS S-1 PGS  
 455-459 INCL 2.56 A.  
 SPLIT ON 09-04-2001 INTO 009-020-07-99  
 SPLIT ON 04/25/2005 INTO 009-020-007-97, 009-020-007-98;

01 SPLIT 2.59 AC TO 007-99 FOR 02

Split/Comb. on 04/25/2005 completed 04/25/2005 RAY ;  
 Parent Parcel(s): 009-020-007-96;  
 Child Parcel(s): 009-020-007-97, 009-020-007-98;

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C>	.50	-1.0	AC	M/L	12000	100		12,000
334 Actual Front Feet, 2.57 Total Acres							Total Est. Land Value =	12,000

2024 Est. T.C.V. 009-020-007-96							=	12,000
Est. TCV/Total Floor Area = 19.23, Most recent sale 06/03/2019 for 267,000								
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.				
5,500	5,500	5,500	2,711	5.00				
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses				
0	500	0	135	0				
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT			
6,000	6,000	6,000	2,846	2,846	2,846			



Parcel Number: 009-020-007-97

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ECF (416 RURAL METES &amp; BOUNDS) 0.930 =&gt; TCV: 260,898

2024 Est. T.C.V. 009-020-007-97					=	275,151
Est. TCV/Total Floor Area = 159.23, Most recent sale 06/23/2020 for 257,000						
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
133,000	133,000	133,000	118,986	5.00		
2024	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	4,600	0	5,949	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
137,600	137,600	137,600	124,935	124,935	124,935	





Parcel Number: 009-020-007-99

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## Carports

Aluminum	189	2,754	2,203
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## Local Cost Items

GENERATOR	1	1	1	*100% Good
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Totals:		363,383	290,714
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## Notes:

ECF (416 RURAL METES & BOUNDS) 0.930 => TCV: 270,364

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2024 Est. T.C.V. 009-020-007-99 = 284,440

Est. TCV/Total Floor Area = 180.37, Most recent sale 06/03/2019 for 267,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
146,400	146,400	146,400	133,408	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-4,200	0	0	6,670	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
142,200	142,200	142,200	140,078	140,078	140,078	

009-020-008-00                      2024 Est. T.C.V.                      PEARSON DEBRA L  
 Property Class: 102                                           10919 W KELLY RD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

. SEC 20 T22N R8W W 1/2 OF NW 1/4. EXC BEG S89°20'58"E 457.28 FT FROM NW COR OF  
 W/2 OF NW/4, TH S89°20'58"E 268.40 FT, S03°57'28"W 384.68 FT, S89°53'09"W 268.26  
 FT, N03°54'09"E 388.25 FT TO POB. 77.62 Ac. M/L  
 Split on 06/24/2009 to 009-020-008-90;

SOME COMP OF TOTAL REMODEL FOR 99  
 FB 45% GEP, CLASS TO CD FOR 04  
 ADD 50.00 FF FOR RIVER FRONTAGE FOR 06

Split/Comb. on 06/24/2009 completed 06/24/2009 RAY ;  
 Parent Parcel(s): 009-020-008-00;  
 Child Parcel(s): 009-020-008-90;  
 -----

Land Value Estimates for Land Table Ag 1 .A - Agriculture

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
AGRICULTRU SURPLUS	2800/	35.00 Acres			2800	100		98,000
AGRICULTRU 30 - 65 ACRES		42.62 Acres			3900	100		166,218
		77.62 Total Acres			Total Est. Land Value =			264,218

2024 Est. T.C.V. 009-020-008-00 = 264,218

Est. TCV/Total Floor Area = 167.54, Most recent sale 04/09/2009 for 212,500

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
107,800	107,800	107,800	101,192	5.00			
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses			
0	24,300	0	5,059	0			
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
132,100	132,100	132,100	106,251	106,251	106,251		





Parcel Number: 009-020-008-90

Page: 2

Appliance Allow.	1	2,766	2,351
Fireplaces			
Interior 1 Story	1	5,338	4,537
	Totals:	343,879	292,287

Notes: 2016 ADDITION 4 UPSTAIRS BEDROOMS

ECF (416 RURAL METES &amp; BOUNDS) 0.930 =&gt; TCV: 271,827

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Ag. Bld 1 0, 4 Wall Barn, General Purpose Class:D,Frame Quality:Low Cost  
Height: 14 ft

Description	Rate	Size	Cost New
Base Cost	18.10	936	16,942
Default Walls	11.28	936	10,558

Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/50/100/17.5 Depr. Cost = 4,813  
ECF (416 RURAL METES & BOUNDS) 0.930 => TCV of Bldg: 1 = 4,476

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Total Estimated True Cash Value of Agricultural Buildings = 4,476

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2024 Est. T.C.V. 009-020-008-90 = 296,323

Est. TCV/Total Floor Area = 132.29, Most recent sale 06/15/2009 for 80,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
141,700	141,700	141,700	71,175	5.00		
2024 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	6,500	0	0	3,558	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
148,200	148,200	148,200	74,733	74,733	74,733	

009-020-010-00	2024 Est. T.C.V.	STATE OF MICHIGAN
Property Class: 402		X SEELEY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 20 T22N R8W NW 1/4 OF SW 1/4. 40 A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 30 - 65	\$3000	40.00	Acres	3000	100			120,000
		40.00	Total Acres				Total Est. Land Value =	120,000

2024 Est. T.C.V. 009-020-010-00 = 0

Est. TCV/Total Floor Area = 0.00

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
0	0	0	0	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	0		
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
0	0	0	0	0		

009-020-011-00	2024 Est. T.C.V.	ROGERS ROBERT F
Property Class: 402		
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 20 T22N R8W SW 1/4 OF SW 1/4. 40 A.

300' FRONTAGE ON SPRING LAKE

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia INFERIOR@	\$1400	40.00	Acres	1400	100			56,000
		40.00	Total Acres				Total Est. Land Value =	56,000

2024 Est. T.C.V. 009-020-011-00 = 56,000

Est. TCV/Total Floor Area = 25.00

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
28,000	28,000	28,000	11,747	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	587		0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
28,000	28,000	28,000	12,334	12,334	0	



Parcel Number: 009-020-012-00

Page: 2

## Carports

Comp.Shingle	180	2,948	1,916
Comp.Shingle	2016	33,022	21,464

Totals:	340,020	220,999
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Notes: 90% OF HOME REBUILT 2007

ECF (416 RURAL METES &amp; BOUNDS) 0.930 =&gt; TCV: 205,529

Cost Est. for Res. Bldg: 2 Single Family 1S Cls CD Blt 2023

(11) Heating System: Forced Heat & Cool  
 Ground Area = 2560 SF Floor Area = 2560 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99

## Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	2,560		
			Total:	270,173	267,471

## Other Additions/Adjustments

## Plumbing

Average Fixture(s)	1	1,230	1,218
3 Fixture Bath	1	3,860	3,821

## Water/Sewer

2000 Gal Septic	1	9,120	9,029
Water Well, 200 Feet	1	10,374	10,270

## Garages

Class: CD Exterior: Pole (Unfinished)

Door Opener	2	970	960
Base Cost	1600	34,560	34,214

## Built-Ins

Appliance Allow.	1	1,934	1,915
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## Deck

w/Roof (Roof portion)	2016	27,599	27,323
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Totals:	359,820	356,221
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Notes: POLE BUILDING HOME

ECF (416 RURAL METES &amp; BOUNDS) 0.930 =&gt; TCV: 331,286

90% Completed =&gt; Est. True Cash Value 2024 = 298,157

2024 Est. T.C.V. 009-020-012-00 = 683,417

Est. TCV/Total Floor Area = 160.16, Most recent sale 02/01/2016 for 320,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
224,400	224,400	224,400	193,988	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
99,900	17,400	0	99,900	9,699	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
341,700	341,700	341,700	303,587	303,587	0	

009-020-012-80	2024 Est. T.C.V.	FENT ANDREW & SAMANTHA
Property Class: 402		X S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

2014-02917 THE FOLLOWING DESCRIBED PREMISES SITUATED IN THE TOWNSHIP OF LAKE, COUNTY OF MISSAUKEE AND STATE OF MICHIGAN, TO-WIT: A PARCEL LOCATED IN PART OF THE NORTHEAST 1/4. OF THE SOUTHEAST 1/4. OF SECTION 20, T22N, R8W, LAKE TOWNSHIP, MLSSAUKEE COUNTY, MICHIGAN, DESCRIBED AS FOLLOWS: BEGINNING 416 FEET WEST OF THE EAST 1/4. CORNER, THENCE WEST 208 FEET; THENCE SOUTH 258 FEET; THENCE EAST 624 FEET; THENCE NORTH 50 FEET; THENCE WEST 416 FEET; THENCE NORTH 208 FEET TO THE POINT OF BEGINNING.  
SUBJECT TO AN EASEMENT FOR INGRESS AND EGRESS ALONG THE NORTH 20 FEET.

ABV AS: SEC 20 T22N R8W (0\*2002) BEG 416 FT W OF E 1/4 COR TH W 208 FT, S 258 FT E 624 FT, N 50 FT, W 416 FT, N 208 FT TO POB. 1.7095A.

02 SPLIT FROM 012-00 FOR 03

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C>	.50	-1.0	AC	M/L	12000	100		12,000
208 Actual Front Feet,	1.71	Total Acres			Total Est.	Land Value =		12,000

2024 Est. T.C.V. 009-020-012-80		=	12,000		
Est. TCV/Total Floor Area =	2.81,	Most recent sale	08/22/2014 for 7,000		
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
5,500	5,500	5,500	4,338	5.00	
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	500	0	216	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
6,000	6,000	6,000	4,554	4,554	4,554

009-020-012-85                      2024 Est. T.C.V.                      FENT ANDREW D & SAMANTHA A  
 Property Class: 401                                           3530 S LACHANCE RD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

SEC 20 T22N R8W (0\*2000) BEG 208 FT W OF E 1/4 COR TH S 208 FT, W 208 FT, N 208 FT, E 208 FT TO POB. .9932A.

00 SPLIT FROM 012-00 FOR 01  
 NO DIV RTS

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C>	.50	-1.0	AC	M/L	12000	100		12,000
208 Actual Front Feet,	0.99	Total	Acres		Total	Est.	Land Value =	12,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	7.35	348	50	1,279
D/W/P: 3.5 Concrete	6.16	144	50	443
Wood Frame	21.93	200	50	2,193
Metal Prefab	12.17	550	25	1,673
Total Estimated Land Improvements True Cash Value =				5,588

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

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1344 SF      Floor Area = 1344 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,344		
Total:				172,986	147,038

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,230	1,045
3 Fixture Bath	1	3,860	3,281

Water/Sewer

1000 Gal Septic	1	4,550	3,867
Water Well, 100 Feet	1	5,640	4,794

Porches

WCP (1 Story)	120	4,975	4,229
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Deck

Treated Wood	120	2,880	2,448
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Garages

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

Base Cost	576	22,239	18,903
Common Wall: 1 Wall	1	-2,512	-2,135

Built-Ins

Appliance Allow.	1	1,934	1,644
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Fireplaces

Direct-Vented Gas	1	2,149	1,827
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Totals:                      219,931                      186,941

Notes:

ECF (416 RURAL METES & BOUNDS) 0.930 => TCV:                      173,855

2024 Est. T.C.V. 009-020-012-85                      =                      191,443  
 Est. TCV/Total Floor Area = 142.44, Most recent sale 06/20/2014 for 109,999



Parcel Number: 009-020-012-85

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2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
92,300	92,300	92,300	64,375	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,400	0	0	3,218	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
95,700	95,700	95,700	67,593	67,593	67,593	

009-020-012-90	2024 Est. T.C.V.	DTE GAS COMPANY
Property Class: 302		S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 20 T22N R8W N 208 FT OF E 208 FT OF E 1/2 OF SE 1/4..9932A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS  
\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value G> GROUP G 18K					18000	100		18,000
208 Actual Front Feet, 0.99 Total Acres							Total Est. Land Value =	18,000

2024 Est. T.C.V. 009-020-012-90 = 18,000

Est. TCV/Total Floor Area = 13.39

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
9,000	9,000	9,000	2,605	5.00		
2024 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	130	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
9,000	9,000	9,000	2,735	2,735	0	



Parcel Number: 009-020-013-00

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2024 Est. T.C.V. 009-020-013-00	=	134,162				
Est. TCV/Total Floor Area = 110.33, Most recent sale 09/18/2014 for 84,500						
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
65,200	65,200	65,200	46,718	5.00		
2024	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	1,900	0	0	2,335	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
67,100	67,100	67,100	49,053	49,053	49,053	

009-020-014-00	2024 Est. T.C.V.	UVALDE INC
Property Class: 401		3876 S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 20 T22N R8W THAT PART OF TH E 30 RDS; OF TH SE 1/4 OF TH SE 1/4 OF SEC  
20-22-8 LYING N OF TH CLAM RIVER EXC TH N 30 RDS; OF THE E 23 RDS OF SAID PAR.  
4.6174 A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS  
\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 200/	295.00	682.19	0.9074	1.1428	200	100		61,181
295 Actual Front Feet, 4.62 Total Acres	Total Est. Land Value =							61,181

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	96	71	420
Total Estimated Land Improvements True Cash Value =				420

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

(11) Heating System: Electric Baseboard

Ground Area = 968 SF Floor Area = 1106 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=64/100/100/100/64

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Crawl Space	552		
1 Story	Siding	Crawl Space	208		
1 Story	Siding	Crawl Space	208		
			Total:	124,251	79,522

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,230	787
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Water/Sewer

1000 Gal Septic	1	4,550	2,912
Water Well, 100 Feet	1	5,640	3,610

Porches

CGEP (1 Story)	240	12,586	8,055
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Garages

Class: CD Exterior: Pole (Unfinished)

Base Cost	675	16,652	10,657
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Built-Ins

Appliance Allow.	1	1,934	1,238
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Totals: 166,843 106,781

Notes:

ECF (416 RURAL METES & BOUNDS) 0.930 => TCV: 99,306

2024 Est. T.C.V. 009-020-014-00 = 160,907

Est. TCV/Total Floor Area = 145.49, Most recent sale 10/01/2022 for 174,600

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
78,900	78,900	78,900	78,900	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	1,600	0	0	1,600	0	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
80,500	80,500	80,500	82,845	80,500	0	0

009-020-015-00    2024 Est. T.C.V.    ROBERTSON MARK A  
 Property Class: 401    3806 S LACHANCE RD  
 Map #:    LAKE TOWNSHIP    LAKE CITY, MI 49651

. SEC 20 T22N R8W BEG N 88 DEG 54' 20" W 330 FT FROM NE COR OF SE 1/4 OF SE 1/4  
 N 88 DEG 54' 20" W 49.5 FT S 01 DEG 00' W 495 FT TH S 88 DEG 54' 20" E 179.8 FT  
 N 44 DEG 32' E 72.4 FT N 21 DEG 07' W 464 FT TO BEG. 1.3028 A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 200/	251.00	226.11	0.9448	0.8671	200	100		41,125
251 Actual Front Feet, 1.30 Total Acres                      Total Est. Land Value =								41,125

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Ad-Hoc Unit-In-Place Items				
Description	Rate	Size	% Good	Cash Value
/CI16/YARI/CHALF/04'/211	9.70	140	100	1,358
Total Estimated Land Improvements True Cash Value =				1,358

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

(11) Heating System: Electric Baseboard  
 Ground Area = 1296 SF      Floor Area = 1296 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	720		
1 Story	Siding	Slab	576		
			Total:	161,887	113,321

Other Additions/Adjustments

Plumbing					
Average Fixture(s)			1	1,476	1,033
Water/Sewer					
1000 Gal Septic			1	4,864	3,405
Water Well, 50 Feet			1	2,686	1,880
Porches					
WGEP (1 Story)			112	10,470	7,329
Garages					
Class: C Exterior: Pole (Unfinished)					
Base Cost			675	18,738	13,117
Built-Ins					
Appliance Allow.			1	2,766	1,936
Fireplaces					
Exterior 1 Story			1	6,513	4,559
Deck					
w/Roof (Roof portion)			144	2,543	1,780
Totals:				211,943	148,360

Notes:

ECF (416 RURAL METES & BOUNDS) 0.930 => TCV:                      137,975

2024 Est. T.C.V. 009-020-015-00				=	180,458
Est. TCV/Total Floor Area = 139.24, Most recent sale 08/04/2006 for 90,000					
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
75,700	75,700	75,700	37,940	5.00	
2024	New Eq.	Adjustment	Loss	Additions	Tax Adjustment      Losses
	0	14,500	0	0	1,897                      0

Parcel Number: 009-020-015-00

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2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
90,200	90,200	90,200	39,837	39,837	39,837

009-020-016-00 2024 Est. T.C.V. TRINKLEIN PAUL A & SUSAN E  
 Property Class: 401 3800 S LACHANCE RD  
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

. SEC 20 T22N R8W BEG AT NE COR OF SE 1/4 OF SE 1/4 SEC 20N 88 DEG 54' 20" W 330  
 FT S 21 DEG 07' E 464 FT N 54 DEG 59' E 185.44 FT N 01 DEG 00' E 333.25 FT TO  
 BEG. 2.4604 A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 200/	185.00	579.23	1.0197	1.0970	200	100	CLAM RIVER	41,387
185 Actual Front Feet, 2.46 Total Acres Total Est. Land Value =								41,387

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	494	50	1,625
D/W/P: 4in Ren. Conc.	8.18	304	50	1,243
Wood Frame	32.30	80	50	1,292
Total Estimated Land Improvements True Cash Value =				4,160

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C 10 Blt 1960

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1232 SF Floor Area = 1232 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=78/100/100/100/78

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,232		
Total:				200,351	156,288

Other Additions/Adjustments

Recreation Room	675	13,048	10,177
Exterior			
Stone Veneer	360	13,666	10,659
Basement, Outside Entrance, Below Grade	1	2,560	1,997
Plumbing			
Average Fixture(s)	1	1,476	1,151
3 Fixture Bath	1	4,646	3,624
2 Fixture Bath	1	3,108	2,424
Water/Sewer			
1000 Gal Septic	1	4,864	3,794
Water Well, 50 Feet	1	2,686	2,095
Porches			
WPP	360	6,059	4,726
WPP	344	5,793	4,519
Garages			
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	792	24,877	19,404
Storage Over Garage	400	4,892	3,816
Door Opener	2	970	757
Built-Ins			
Appliance Allow.	1	2,766	2,157
Totals:		291,762	227,588

Notes:

ECF (416 RURAL METES & BOUNDS) 0.930 => TCV: 211,657

Cost Est. for Res. Bldg: 2 Single Family 1S Cls C Blt 0



Parcel Number: 009-020-016-00

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(11) Heating System: Wall/Floor Furnace  
 Ground Area = 360 SF Floor Area = 360 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

## Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	360		
			Total:	49,947	37,459

## Other Additions/Adjustments

Plumbing					
	Average Fixture(s)		1	1,476	1,107

## Built-Ins

	Appliance Allow.		1	2,766	2,074
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			Totals:	54,189	40,640
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## Notes:

ECF (416 RURAL METES & BOUNDS) 0.930 => TCV: 37,795

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2024 Est. T.C.V. 009-020-016-00 = 294,999

Est. TCV/Total Floor Area = 185.30, Most recent sale 05/15/2010 for 150,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
143,400	143,400	143,400	89,239	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
2,200	1,900	0	2,200	4,461	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
147,500	147,500	147,500	95,900	95,900	95,900	

009-020-017-00	2024 Est. T.C.V.	GREBE ROBERT & TANYA
Property Class: 401		3820 S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 20 T22N R8W THAT PART OF NW 1/4 OF SE 1/4 & SW 1/4 OF SE 1/4 LYING N OF CLAM RIVER. 49.662A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 200/	200.00	400.00	1.0000	1.0000	200	100		40,000
Residentia 66 - 120	\$2800	47.82	Acres		2800	100		133,904
200 Actual Front Feet, 49.66 Total Acres								Total Est. Land Value = 173,904

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	4583	0	0
D/W/P: Asphalt Paving	3.10	1248	0	0
D/W/P: 4in Concrete	6.97	174	94	1,140
Wood Frame	23.37	324	50	3,786
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 10000	10,000.00	1	95	9,500
Total Estimated Land Improvements True Cash Value =				14,426

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C 5 Blt 1970

(11) Heating System: Electric Baseboard, Wood Furnace Add-On

Ground Area = 1184 SF Floor Area = 1184 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	800		
1 Story	Siding	Crawl Space	384		
Total:				182,007	145,611

Other Additions/Adjustments

Basement Living Area	805	28,867	23,094
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Exterior

Stone Veneer	784	29,761	23,809
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Basement, Outside Entrance, Below Grade	2	5,119	4,095
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Plumbing

Average Fixture(s)	1	1,476	1,181
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3 Fixture Bath	1	4,646	3,717
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Water/Sewer

1000 Gal Septic	1	4,864	3,891
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Water Well, 100 Feet	1	5,808	4,646
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Porches

CGEP (1 Story)	112	8,328	6,662
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WCP (1 Story)	78	4,183	3,346
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WCP (1 Story)	78	4,183	3,346
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Garages

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

Common Wall: 1 Wall	1	-3,611	-2,889
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Door Opener	2	1,093	874
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Base Cost	1152	57,635	46,108
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Class: C Exterior: Pole (Unfinished)

Base Cost	2900	69,977	55,982
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Built-Ins

Appliance Allow.	1	2,766	2,213
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Fireplaces

Interior 1 Story	1	5,338	4,270
Wood Stove	1	2,551	2,041

Deck

w/Roof (Roof portion)	360	5,533	4,426
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Local Cost Items

GENERATOR	1	1	1	*95% Good
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Totals: 420,525 336,424

Notes:

ECF (416 RURAL METES & BOUNDS) 0.930 => TCV: 312,874

2024 Est. T.C.V. 009-020-017-00 = 501,204

Est. TCV/Total Floor Area = 423.31, Most recent sale 05/24/2023 for 570,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
235,800	235,800	235,800	134,887	5.00	
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
1,000	13,800	0	1,000	114,713	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
250,600	250,600	250,600	142,631	250,600	250,600







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2024	New	Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0		2,200	0	0	460	0
2024 Assessed			MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	39,400		39,400	39,400	9,675	9,675	0

009-020-021-00	2024 Est. T.C.V.	SCHOLTEN PHIL LIVING TRUST &
Property Class: 401		3840 S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 20 T22N R8W COMM AT SE COR OF SEC TH S 89 DEG 29' 32" W ALONG S SEC LINE  
1321.22 FT TO S 1/16 POST IN SE 1/4 OF SAID SEC AS POB TH N 01 DEG 15' 24" W  
944.14 FT TH S 76 DEG 14' 51" W 319.34 FT TH S 07 DEG 23' 40" E 877.22 FT TH N  
89 DEG 29' 32" E 218.00 FT TO POB. 5.56 A.

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Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 200/	319.00	400.00	0.8898	1.0000	200	100		56,772
Residentia INFERIOR@\$1400		2.63 Acres	1400	100				3,683
319 Actual Front Feet, 5.56 Total Acres			Total Est.				Land Value =	60,455

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Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Brick on Sand	21.66	1200	50	12,996
D/W/P: 4in Ren. Conc.	10.26	1400	50	7,182
Wood Frame	35.83	120	50	2,150

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
OUTDOOR FURNACE	2,500.00	1	95	2,375
LAND IMPROVE 10000	10,000.00	1	95	9,500

Ad-Hoc Unit-In-Place Items

Description	Rate	Size	% Good	Cash Value
/CI16/YARI/VINF/TWORH3648A	13.30	140	50	931
Total Estimated Land Improvements True Cash Value =				35,134

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Cost Est. for Res. Bldg: 1 Single Family 1S Cls BC Blt 1997

(11) Heating System: Forced Heat & Cool  
Ground Area = 2674 SF Floor Area = 2674 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	2,674		
Total:				467,891	374,314

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade	1	3,593	2,874
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Plumbing

Average Fixture(s)	1	2,172	1,738
3 Fixture Bath	2	13,663	10,930

Water/Sewer

1000 Gal Septic	1	5,636	4,509
Water Well, 100 Feet	1	6,244	4,995

Porches

CCP (1 Story)	78	2,877	2,302
CCP (1 Story)	54	2,047	1,638

Garages

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

Storage Over Garage	600	10,782	8,626
Common Wall: 1.5 Wall	1	-4,675	-3,740
Door Opener	2	1,366	1,093
Base Cost	1144	62,565	50,052

Class: BC Exterior: Pole (Unfinished)

Door Opener	2	1,366	1,093
Base Cost	2304	73,359	58,687

Built-Ins

Appliance Allow.	1	3,975	3,180
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Parcel Number: 009-020-021-00

Page: 2

## Fireplaces

Interior 1 Story	1	6,916	5,533
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## Deck

w/Roof (Roof portion)	324	6,875	5,500
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Totals:		666,652	533,324
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## Notes:

ECF (416 RURAL METES & BOUNDS) 0.930 => TCV: 495,991

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2024 Est. T.C.V. 009-020-021-00 = 591,580

Est. TCV/Total Floor Area = 221.23, Most recent sale 07/26/2006 for 289,500

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
287,300	287,300	287,300	178,425	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	8,500	0	0	8,921	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
295,800	295,800	295,800	187,346	187,346	187,346	



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Parcel Number: 009-020-022-00

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2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
82,100	82,100	82,100	78,724	78,724	78,724

009-020-023-00	2024 Est. T.C.V.	ROBERTSON ROBIN K
Property Class: 401		3914 S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 20 T22N R8W S 100 FT OF FOLLOWING: BEG 20 RDS N OF SE COR E 1/2 OF SE 1/4 TH W & PAR TO S SEC LINE TO THRD LINE CLAM RIVER TH NE'LY ALG THRD LINE TO E BDRY OF SEC TH S TO POB. .45 A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 200/	100.00	215.00	1.1892	0.8562	200	100		20,365
100 Actual Front Feet, 0.49 Total Acres					Total Est. Land Value =			20,365

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	600	71	2,803
Wood Frame	27.00	144	50	1,944
Total Estimated Land Improvements True Cash Value =				4,747

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C Blt 1973

(11) Heating System: Electric Baseboard  
 Ground Area = 896 SF Floor Area = 1344 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	896		
Total:				172,704	103,622

Other Additions/Adjustments

Recreation Room		630	12,178	6,089
Exterior				
Brick Veneer		344	5,913	3,548
Basement, Outside Entrance, Below Grade		1	2,560	1,536
Plumbing				
Average Fixture(s)		1	1,476	886
2 Fixture Bath		1	3,108	1,865
Water/Sewer				
1000 Gal Septic		1	4,864	2,918
Water Well, 100 Feet		1	5,808	3,485
Deck				
Treated Wood		384	6,355	3,813
Treated Wood		24	1,096	658
Built-Ins				
Appliance Allow.		1	2,766	1,660
Fireplaces				
Interior 1 Story		1	5,338	3,203
Carports				
Fiberglass		300	4,251	2,551
Totals:			228,417	135,834

Notes:

ECF (416 RURAL METES & BOUNDS) 0.930 => TCv: 126,326

2024 Est. T.C.V. 009-020-023-00	=	151,438
Est. TCv/Total Floor Area = 112.68		
2023 Assessed MBOR S.E.V.	Base for Cap	C.P.I.

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	73,600	73,600	73,600	45,531	5.00	
2024	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	2,100	0	0	2,276	0
2024	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	75,700	75,700	75,700	47,807	47,807	47,807

009-020-024-00 2024 Est. T.C.V. WESTDORP TIM  
 Property Class: 401 3934 S LACHANCE RD  
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

. SEC 20 T22N R8W E 1/2 OF SE 1/4 LYING S OF CLAM RIVER EXC BEG 20 RDS N OF SE COR THEREOF TH W PAR WITH S SEC LINE TO CLAM RIVER TH NE'LY ALONG CLAM RIVER TO E SEC LINE TH S ALONG SEC LINE TO POB ALSO EXC COMM AT A PT ON S SEC LINE 619.44 FT W OF SE COR THEREOF TH W 700.56 FT TH N TO CLAM RIVER TH SE'LY ALONG SD RIVER 975.61 FT TH S 498.34 FT TO POB & EXC BEG AT SE COR TH N 89 DEG 32'25" W 382.29 FT N 01 DEG 36'45" W 275 FT TO THREAD OF CLAM RIVER TH N'LY & E'LY ALONG THREAD OF RIVER TO A POINT WHICH IS N 89 DEG 32'25" W 215 FT & N 330 FT FROM POB TH S 89 DEG 32' 25" E 215 FT, TH S 330 FT TO POB. 2.25A.

REMOVE TT & WD FOR 05..ADD 1QS LOG HOME@45%.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 200/	248.00	395.20	0.9476	0.9970	200	100		46,861
248 Actual Front Feet, 2.25 Total Acres Total Est. Land Value =								46,861

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
Total Estimated Land Improvements True Cash Value =				2,375

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C 10 Blt 2004

(11) Heating System: Forced Heat & Cool  
 Ground Area = 952 SF Floor Area = 1190 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Basement	952		
			Total:	186,284	158,344
Other Additions/Adjustments					
Recreation Room			476	9,201	7,821
Basement, Outside Entrance, Below Grade			1	2,560	2,176
Plumbing					
Average Fixture(s)			1	1,476	1,255
Water/Sewer					
1000 Gal Septic			1	4,864	4,134
Water Well, 100 Feet			1	5,808	4,937
Porches					
WCP (1 Story)			204	8,127	6,908
Deck					
Treated Wood			272	5,070	4,309
Built-Ins					
Appliance Allow.			1	2,766	2,351
Fireplaces					
Direct-Vented Gas			1	3,021	2,568
Garages					
Class: D Exterior: Pole (Unfinished)					
Base Cost			1200	22,908	19,472
No Concrete Floor			1200	-6,684	-5,681

Parcel Number: 009-020-024-00

Page: 2

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 Totals: 245,401 208,594
 

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Notes:

 ECF (416 RURAL METES & BOUNDS) 0.930 => TCV: 193,992
 

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2024 Est. T.C.V. 009-020-024-00 = 243,228

Est. TCV/Total Floor Area = 204.39, Most recent sale 08/01/2002 for 57,500

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
118,600	118,600	118,600	82,095	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,000	0	0	4,104	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
121,600	121,600	121,600	86,199	86,199	0	

009-020-024-25                                 2024 Est. T.C.V.                                 BONVENTRE JOSEPH M & JOYCE A  
 Property Class: 401                             3954 S LACHANCE RD  
 Map #:   LAKE TOWNSHIP                                 LAKE CITY, MI 49651

. SEC 20 T22N R8W BEG AT SE COR TH N 89 DEG 32'25" W 382.29 FT N 01 DEG 36'45" W 275 FT TO THREAD OF CLAM RIVER TH N'LY & E'LY ALONG THREAD OF RIVER TO A PT WHICH IS N89 DEG 32'25" W 215 FT & N 330 FT FROM POB TH S 89 DEG 32'25" E 215 FT TH S 330 FT TO POB. 2.6A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 200'	200.00	296.26	0.8505	0.9277	200	100		31,559
A 200' @ 90/FF	182.29	296.26	0.8505	0.9277	90	100		12,944
382 Actual Front Feet, 2.60 Total Acres         Total Est. Land Value =								44,503

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.49	1204	50	3,907
D/W/P: 4in Concrete	6.49	166	50	538
Wood Frame	20.08	560	50	5,622
Total Estimated Land Improvements True Cash Value =				10,067

Cost Est. for Res. Bldg: 1 Single Family 1S                                 Cls C                                 Blt 1956

(11) Heating System: Electric Baseboard, Air Conditioning  
 Ground Area = 1920 SF         Floor Area = 1920 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,416		
1 Story	Siding	Slab	504		
Total:				249,989	162,492

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,476	959
3 Fixture Bath	1	4,646	3,020

Water/Sewer

1000 Gal Septic	1	4,864	3,162
Water Well, 100 Feet	1	5,808	3,775

Deck

Treated Wood	616	8,661	5,630
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Garages

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

Base Cost	504	22,685	14,745
Common Wall: 1 Wall	1	-2,686	-1,746
Door Opener	1	547	356

Built-Ins

Appliance Allow.	1	2,766	1,798
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Fireplaces

Interior 1 Story	1	5,338	3,470
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Totals:                                 304,094                                 197,661

Notes:

ECF (416 RURAL METES & BOUNDS) 0.930 => TCY:                                 183,825

2024 Est. T.C.V. 009-020-024-25                                 =                                 238,395

Est. TCY/Total Floor Area = 124.16

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
87,300	87,300	87,300	50,598	5.00



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2024	New	Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0		31,900	0	0	2,529	0
2024 Assessed			MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	119,200		119,200	119,200	53,127	53,127	0

009-020-024-50	2024 Est. T.C.V.	SCHOLTEN PHIL LIVING TRUST &
Property Class: 402		S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 20 T22N R8W BEG 1071.38 FT W OF SE COR OF SE 1/4 TH W 248.62 FT TH N TO CLAM RIVER TH SE'LY ALONG SD RIVER 264 FT TH S 923.39 FT TO POB. 5.2703 A.

HAS POWER LINE THRU PROPERTY.. MARCH 03 BOR GAVE -10  
LOC ADJUSTMENT.  
ADD 84 FT OF RIVER FRONTAGE FOR 05

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 200/	248.00	400.00	0.9476	1.0000	200	100		47,003
Residentia INFERIOR@\$1400		2.99 Acres		1400	100			4,190
248 Actual Front Feet, 5.27 Total Acres							Total Est. Land Value =	51,193

2024 Est. T.C.V. 009-020-024-50 = 51,193

Est. TCV/Total Floor Area = 26.66, Most recent sale 09/19/2006 for 26,500

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
25,600	25,600	25,600	16,666	5.00			
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses			
0	0	0	833	0			
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
25,600	25,600	25,600	17,499	17,499	17,499		



009-020-025-80  
Property Class: 401  
Map #:

2024 Est. T.C.V.  
LAKE TOWNSHIP

SCHOLTEN PHILIP J TRUST &  
3920 S LACHANCE RD  
LAKE CITY, MI 49651

THE WEST 250 FEET OF THE FOLLOWING DESCRIBED PREMISES: A PART OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 20, T22N, R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN, DESCRIBED AS COMMENCING AT A POINT ON THE SOUTH LINE OF SECTION 20, 619.44 FEET WEST OF THE SOUTHEAST CORNER OF SAID SECTION 20 AS THE POINT OF BEGINNING; THENCE WEST ALONG THE SOUTH SECTION LINE OF SAID SECTION 20, 451.94 FEET; THENCE NORTH 923.39 FEET; THENCE SOUTH 62°44'50" EAST, 135.97 FEET; THENCE SOUTH 78°26'10" EAST, 77.07 FEET; THENCE SOUTH 47°06'30" EAST, 135.40 FEET; THENCE SOUTH 03°35'10" EAST, 213.42 FEET; THENCE SOUTH 68°18'10" EAST, 76.31 FEET; THENCE SOUTH 79°02'50" EAST, 73.44 FEET; THENCE SOUTH 498.35 FEET TO THE POINT OF BEGINNING, EXCEPT THE EAST 100 FEET OF THE WEST 250 FEET OF THE FOLLOWING DESCRIBED PREMISES: A PART OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 20, T22N, R8W, DESCRIBED AS COMMENCING AT A POINT ON THE SOUTH LINE OF SECTION 20, 619.44 FEET WEST OF THE SOUTHEAST CORNER OF SAID SECTION 20 AS POINT OF BEGINNING; THENCE WEST ALONG THE SOUTH SECTION LINE OF SAID SECTION 20, 451.94 FEET; THENCE NORTH 923.39 FEET; THENCE SOUTH 62°44'50" EAST, 135.97 FEET; THENCE SOUTH 78°26'10" EAST, 77.07 FEET; THENCE SOUTH 47°06'30" EAST, 135.40 FEET; THENCE SOUTH 03°35'10" EAST, 213.42 FEET; THENCE SOUTH 68°18'10" EAST, 76.31 FEET; THENCE SOUTH 79°02'50" EAST, 73.44 FEET; THENCE SOUTH 498.35 FEET TO THE POINT OF BEGINNING.

57-009-020-025-80

FORMELY ABBREVIATED AS:

SEC 20 T22N R8W (4\*2004)

W'LY 250 FT OF BEG 619.44 FT W OF SE COR SEC 20, TH W 451.94 FT, TH N 923.39 FT, TH S 62 DEG 44'50" E 135.97 FT, TH S 78 DEG 26'10" E 77.07 FT, TH S 47 DEG 06'30" E 135.4 FT, TH S 03 DEG 35'10" E 213.42 FT, TH S 68 DEG 18'10" E 76.31 FT TH S 79 DEG 02'50" E 73.44 FT, TH S 498.35 FT TO POB.  
EXC E 100 FT THEREOF. 3.05 A M/L

6/2016 1819428 QUIET, PEACEFUL, PRIVATE, SECLUDED, THESE ARE JUST SOME OF THE WORDS THAT DESCRIBE THIS HOME AND PROPERTY. WITH 150' OF CLAM RIVER FRONTAGE, GREAT FISHING AND SWIMMING. 3-4 BEDROOMS, 2 BATHS, LARGE YARD, 24X24 DETACHED GARAGE, 16X24 POLE BARN. LARGE GAZEBO AND FIRE PIT ACCENT THE YARD. CALL TODAY TO SET UP A SHOWING.

04 SPLIT 1.60 AC. TO 025-90 FOR 05

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 200/	200.00	420.48	0.8920	1.0126	200	100		36,127
A 200' @ 90/FF	115.97	420.48	0.8920	1.0126	90	100		9,427
316 Actual Front Feet, 3.05 Total Acres Total Est. Land Value =								45,553

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	432	0	0
Wood Frame	32.30	80	94	2,429

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				3,379

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C -5 Blt 1983

(11) Heating System: Forced Hot Water  
Ground Area = 981 SF Floor Area = 1374 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	672		
1.25 Story	Siding	Crawl Space	228		
1 Story	Siding	Crawl Space	81		

Parcel Number: 009-020-025-80

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	Total:	160,444	120,321
Other Additions/Adjustments			
Plumbing			
Average Fixture(s)	1	1,476	1,107
3 Fixture Bath	1	4,646	3,484
Water/Sewer			
1000 Gal Septic	1	4,864	3,648
Water Well, 100 Feet	1	5,808	4,356
Porches			
WCP (1 Story)	32	2,343	1,757
WPP	333	5,611	4,208
Garages			
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	576	22,285	16,714
Class: D Exterior: Pole (Unfinished)			
Base Cost	384	9,650	7,237
Built-Ins			
Appliance Allow.	1	2,766	2,074
Deck			
w/Roof (Roof portion)	164	2,849	2,137
	Totals:	222,742	167,043

Notes:

ECF (416 RURAL METES &amp; BOUNDS) 0.930 =&gt; TCv: 155,350

2024 Est. T.C.V. 009-020-025-80		=	204,282
Est. TCv/Total Floor Area = 148.68, Most recent sale 07/28/2016 for 137,000			
2023 Assessed	MBOR	S.E.V.	Base for Cap
98,600	98,600	98,600	80,729
			C.P.I.
			5.00
2024	New Eq. Adjustment	Loss	Additions
	0	3,500	0
			Tax Adjustment
			4,036
2024 Assessed	MBOR	S.E.V.	Capped
102,100	102,100	102,100	84,765
			->Taxable<-
			84,765
			Losses
			0
			PRE/MBT
			0



009-021-001-00                                    2024 Est. T.C.V.                                    RICHARDS DIANA L  
 Property Class: 401                                    9021 W KELLY RD  
 Map #:                                    LAKE TOWNSHIP                                    LAKE CITY, MI 49651

SEC 21 T22N R8W E 1/2 OF NE 1/4 EXC N 1450 FT OF E 990 FT THOF AND EXC N 880 FT  
 OF W 330 FT THOF & EXC S'LY 331 FT THOF. 30.3449A.

PARTIAL SPLIT TO 001-70 & 80 FOR 1995 001-90 FOR 1996, 001-30 FOR 1997  
 PRIVATE RD

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia	30 - 65	\$3000	30.35	Acres	3000	100		91,050
30.35 Total Acres                                    Total Est. Land Value =								91,050

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	17.91	960	50	8,597
Wood Frame	17.91	600	50	5,373
Total Estimated Land Improvements True Cash Value =				13,970

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

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1352 SF                                    Floor Area = 1352 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Piers	1,352		
Total:				130,267	97,700

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,025	769
3 Fixture Bath	1	3,245	2,434

Water/Sewer

1000 Gal Septic	1	4,263	3,197
Water Well, 100 Feet	1	5,506	4,129

Built-Ins

Appliance Allow.	1	1,638	1,228
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Fireplaces

Wood Stove	1	1,779	1,334
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Deck

w/Roof (Roof portion)	192	2,686	2,014
w/Roof (Roof portion)	216	2,951	2,213

Totals:                                    153,360                                    115,018

Notes:

ECF (416 RURAL METES & BOUNDS) 0.930 => TCV:                                    106,967

2024 Est. T.C.V. 009-021-001-00                                    =                                    211,987

Est. TCV/Total Floor Area = 156.80, Most recent sale 08/01/1996 for 20,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
91,000	91,000	91,000	54,702	5.00		
2024	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	15,000	0	0	0	2,735	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
106,000	106,000	106,000	57,437	57,437	0	

009-021-001-30	2024 Est. T.C.V.	RICHARDS DIANA L &
Property Class: 402		
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 21 T22N R8W S'LY 331 FT OF E 1/2 OF NE 1/4. 10.03A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS  
\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$3000		10.03 Acres			3000	100		30,090
		10.03 Total Acres					Total Est. Land Value =	30,090

2024 Est. T.C.V. 009-021-001-30	=	30,090			
Est. TCV/Total Floor Area = 22.26, Most recent sale 01/16/2009 for 4,000					
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
14,000	14,000	14,000	10,500	5.00	
2024	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	1,000	0	0	525	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
15,000	15,000	15,000	11,025	11,025	0





Parcel Number: 009-021-001-40

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2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
22,500	22,500	22,500	21,168	21,168	0





Parcel Number: 009-021-001-52

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ECF (416 RURAL METES &amp; BOUNDS) 0.800 =&gt; TCV: 65,088

2024 Est. T.C.V. 009-021-001-52	=	104,880
Est. TCV/Total Floor Area = 86.25, Most recent sale 03/01/1999 for 20,000		
2023 Assessed	MBOR	S.E.V.
52,200	52,200	52,200
		Base for Cap
		25,491
		C.P.I.
		5.00
2024	New Eq. Adjustment	Loss
	0	200
		0
2024 Assessed	MBOR	S.E.V.
52,400	52,400	52,400
		Additions
		0
		Tax Adjustment
		1,274
		Losses
		0
		Capped
		->Taxable<-
		26,765
		PRE/MBT
		26,765





009-021-001-58	2024 Est. T.C.V.	TEWSLEY LARRY DAVID JR
Property Class: 401		9055 W KELLY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 21 T22N R8W (0\*1999) BEG 200 FT S OF NE COR OF NE 1/4 TH S 350 FT, W 330 FT, N 330 FT, E 160 FT, N 20 FT, E 170 FT TO POB. 2.5781A.

SPLIT FROM 001-52 FOR 00. PRE IS FOR JOHN & JESSICA BRAINERD (LC PURCHASER - COPY ON FILE).

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS  
\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residential 1 -	2.99	@\$7000	2.58	Acres	7000	100		18,060
			2.58	Total Acres			Total Est. Land Value =	18,060

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	32.30	80	50	1,292
				Total Estimated Land Improvements True Cash Value = 1,292

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Average Blt 1986

(11) Heating System: Forced Warm Air  
Ground Area = 1120 SF Floor Area = 1120 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Comp.Shingle	1120		
			Total:	65,341	22,869

Other Additions/Adjustments

Skirting, Metal or Vinyl, Vertical 188 2,136 748

Plumbing

Average Fixture(s) 1 964 337  
2 Fixture Bath 1 2,036 713

Water/Sewer

1000 Gal Septic 1 4,864 1,702  
Water Well, 50 Feet 1 2,686 940

Built-Ins

Appliance Allow. 1 2,766 968

Totals: 80,793 28,277

Notes:

ECF (416 RURAL METES & BOUNDS) 0.800 => TCV: 22,622

2024 Est. T.C.V. 009-021-001-58 = 41,974

Est. TCV/Total Floor Area = 37.48, Most recent sale 07/16/2019 for 13,500

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
22,000	22,000	22,000	15,836	5.00	
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-1,000	0	0	791	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
21,000	21,000	21,000	16,627	16,627	16,627



009-021-001-60	2024 Est. T.C.V.	BYARD FRANCES J
Property Class: 401		9199 W KELLY RD
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

. SEC 21 T22N R8W N 880 FT OF W 330 FT OF E 1/2 OF NE 1/4 . 6.72Ac.  
 Combined from 009-021-001-45 for 2010.

RAYS NOTES

2 N/V OUT BLDGS  
 NEW PB FOR 04

Comb. on 06/24/2009 completed 06/24/2009 RAY ;  
 Parent Parcel(s): 009-021-001-60, 009-021-001-45;  
 Child Parcel(s): 009-021-001-60;

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

Description	Frontage	Depth	* Factors *		Rate	%Adj.	Reason	Value
			Front	Depth				
A 200' @ 90/FF	330.00	887.04	0.8823	1.2203	90	100		31,978
330 Actual Front Feet, 6.72 Total Acres							Total Est. Land Value =	31,978

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	7.35	252	94	1,741
Wood Frame	28.72	80	94	2,160
Wood Frame	34.90	36	94	1,181
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	97	970
Total Estimated Land Improvements True Cash Value =				6,052

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 2009

(11) Heating System: Electric Baseboard  
 Ground Area = 1650 SF Floor Area = 1650 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,650		
			Total:	180,645	162,580

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,230	1,107
3 Fixture Bath	1	3,860	3,474

Water/Sewer

1000 Gal Septic	1	4,550	4,095
Water Well, 100 Feet	1	5,640	5,076

Porches

WCP (1 Story)	108	4,565	4,108
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Deck

Treated Wood	312	5,419	4,877
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Garages

Class: CD Exterior: Pole (Unfinished)

Door Opener	2	970	873
Base Cost	1568	33,869	30,482

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

Base Cost	676	24,917	22,425
Common Wall: 1 Wall	1	-2,512	-2,261
Door Opener	1	485	436

Parcel Number: 009-021-001-60

Page: 2

## Built-Ins

Appliance Allow.	1	1,934	1,741
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## Unit-in-Place Cost Items

ROOF STRUCT. (SQ FT)	72	403	399	*99% Good
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Totals:		265,975	239,412
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## Notes:

ECF (416 RURAL METES & BOUNDS) 0.930 => TCV: 222,653

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2024 Est. T.C.V. 009-021-001-60 = 260,683

Est. TCV/Total Floor Area = 157.99, Most recent sale 07/01/2005 for 0

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
123,200	123,200	123,200	77,478	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	7,100	0	0	3,873	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
130,300	130,300	130,300	81,351	81,351	81,351	

009-021-001-70	2024 Est. T.C.V.	ROOT RENTALS LLC
Property Class: 401		9019 W KELLY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 21 T22N R8W BEG AT NE COR SEC 21 TH S 0 DEG 0'29" W 200 FT, N 89 DEG 49'12" W 170 FT, N 0 DEG 0'29" E 200 FT, S 89 DEG 49'12" E 170 FT TO POB.  
.7805A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> GROUP B 10K					10000	100		10,000
171 Actual Front Feet, 0.78 Total Acres							Total Est. Land Value =	10,000

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Average Blt 1993

(11) Heating System: Forced Warm Air  
Ground Area = 1036 SF Floor Area = 1036 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Siding	Comp.Shingle	1036		
			Total:	63,470	34,909
Other Additions/Adjustments					
Skirting, Metal or Vinyl, Vertical			168	1,908	1,049
Plumbing					
Average Fixture(s)			1	964	530
Water/Sewer					
1000 Gal Septic			1	4,864	2,675
Water Well, 50 Feet			1	2,686	1,477
Deck					
Treated Wood			80	2,264	1,245
Treated Wood			80	2,264	1,245
Built-Ins					
Appliance Allow.			1	2,766	1,521
Totals:				81,186	44,651

Notes: PRE 1976 CONSTRUCTION TYPE - HUD

ECF (416 RURAL METES & BOUNDS) 0.800 => TCV: 35,721

2024 Est. T.C.V. 009-021-001-70	=	45,721			
Est. TCV/Total Floor Area = 44.13, Most recent sale 06/12/2003 for 15,000					
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
23,500	23,500	23,500	12,887	5.00	
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-600	0	0	644	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
22,900	22,900	22,900	13,531	13,531	0

009-021-001-80	2024 Est. T.C.V.	HAMBLIN JOHN A
Property Class: 401		9099 W KELLY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 21 T22N R8W BEG N 89 DEG 49' 12" W 330 FT FROM NE COR OF NE 1/4 TH N 89 DEG 49' 12" W 330 FT, S 0 DEG 0' 28" W 1450 FT, S 89 DEG 49' 12" E 330 FT, N 0 DEG 0' 28" E 1450 FT TO POB. 10.9848A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$3000			10.98	Acres	3000	100		32,940
10.98 Total Acres      Total Est. Land Value =								32,940

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	20.21	180	50	1,819
Total Estimated Land Improvements True Cash Value =				1,819

Cost Est. for Res. Bldg: 1 Mobile Home HUD                      Cls Low      Blt 1993

(11) Heating System: Wall Furnace  
Ground Area = 0 SF      Floor Area = 0 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Totals:				0	0

Notes:

ECF (416 RURAL METES & BOUNDS) 0.800 => TCV:                      0

Cost Est. for Res. Bldg: 2 Single Family 1S                      Cls D      Blt 1960

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 836 SF      Floor Area = 836 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	836		
Total:				106,794	64,076

Other Additions/Adjustments

Water/Sewer					
1000 Gal Septic			1	4,263	2,558
Water Well, 100 Feet			1	5,506	3,304

Porches

WPP			32	1,414	848
Totals:				117,977	70,786

Notes:

ECF (416 RURAL METES & BOUNDS) 0.930 => TCV:                      65,831  
20% Completed => Est. True Cash Value 2024 =                      13,166

2024 Est. T.C.V. 009-021-001-80 = 47,925

Est. TCV/Total Floor Area = 57.33, Most recent sale 02/06/2023 for 45,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
29,200	29,200	29,200	19,798	5.00		
2024 New Eq. Adjustment	Loss	Loss	Additions	Tax Adjustment	Losses	
0	2,300	7,500	0	9,287	5,085	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
24,000	24,000	24,000	15,448	24,000	0	



009-021-001-90                                      2024 Est. T.C.V.                                      BRAINARD DALE  
 Property Class: 401                                      9171 W KELLY RD  
 Map #:                                      LAKE TOWNSHIP                                      LAKE CITY, MI 49651

SEC 21 T22N R8W BEG N 89 DEG 49'12"W 810 FT FROM NE COR OF NE 1/4 TH N 89 DEG  
 49'12"W 180 FT, S 0 DEG 0'29"W 1450 FT, S 89 DEG 49'12"E 330 FT, N 0 DEG 0'29"E  
 1250 FT, N 89 DEG 49'12"W 150 FT, N 0 DEG 0'29"E 200 FT TOPOB. 10.3A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$3000			10.30	Acres	3000	100		30,900
10.30 Total Acres                      Total Est. Land Value =								30,900

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	20.08	468	50	4,698

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	0.00	0	95	950
Total Estimated Land Improvements True Cash Value =				5,648

Cost Est. for Res. Bldg: 1 Mobile Home HUD                                      Cls Fair                      Blt 1995

(11) Heating System: Wall Furnace  
 Ground Area = 1056 SF      Floor Area = 1056 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Comp.Shingle	1056		
			Total:	49,931	17,476

Other Additions/Adjustments

Skirting, Metal or Vinyl, Vertical	164	1,815	635
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Plumbing

Average Fixture(s)	1	859	301
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Water/Sewer

1000 Gal Septic	1	4,550	1,592
Water Well, 50 Feet	1	2,585	905

Porches

WSEP (1 Story)	324	9,626	3,369
Foundation: Shallow	324	-1,730	-605

Garages

Class: CD Exterior: Pole (Unfinished)				
Base Cost	384	11,244	3,935	
No Concrete Floor	384	-2,346	-821	

Built-Ins

Appliance Allow.	1	1,934	677
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Totals:                      78,468                      27,464

Notes: HUD

ECF (416 RURAL METES & BOUNDS) 0.800 => TCV:                      21,971

2024 Est. T.C.V. 009-021-001-90                                      =                      58,519

Est. TCV/Total Floor Area = 55.42

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
29,100	29,100	29,100	23,427	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-29,100	0	-23,427	0		
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
29,300	0	0	24,598	0	0	0



009-021-003-00                                2024 Est. T.C.V.                                MILLER DALE  
 Property Class: 401                                                               9291 W KELLY RD  
 Map #:                                LAKE TOWNSHIP                                LAKE CITY, MI 49651

. SEC 21 T22N R8W PCL H OF THE SURVEY RECORDED IN LIBER S-1 AT PP 141-143. 11.68  
 A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$3000			11.68 Acres		3000	100		35,040
			11.68 Total Acres				Total Est. Land Value =	35,040

Cost Est. for Res. Bldg: 1 Single Family 1S                                Cls C                                Blt 1930

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1168 SF    Floor Area = 1168 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,168		
			Total:	153,282	99,634

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,476	959
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Water/Sewer

1000 Gal Septic	1	4,864	3,162
Water Well, 50 Feet	1	2,686	1,746

Porches

CGEP (1 Story)	104	7,884	5,125
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Deck

Treated Wood	239	4,658	3,028
w/Roof (Roof portion)	72	1,374	893

Built-Ins

Appliance Allow.	1	2,766	1,798
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Garages

Class: C Exterior: Pole (Unfinished)

Base Cost	1620	39,091	25,409
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Totals:                                218,081                                141,754

Notes:

ECF (416 RURAL METES & BOUNDS) 0.930 => TCV:                                131,831

2024 Est. T.C.V. 009-021-003-00                                =                                166,871

Est. TCV/Total Floor Area = 142.87, Most recent sale 01/24/2001 for 53,100

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
80,200	80,200	80,200	31,427	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,200	0	0	1,571	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
83,400	83,400	83,400	32,998	32,998	32,998	





009-021-004-50	2024 Est. T.C.V.	TRUMBLE JEFFREY R
Property Class: 401		9271 W KELLY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 21 T22N R8W N 20 RDS OF E 16 RDS OF W 1/2 OF NE 1/4 EXC E 8 RDS THOF. 1A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C>	.50	-1.0	AC	M/L	12000	100		12,000
132 Actual Front Feet, 1.00 Total Acres Total Est. Land Value =								12,000

Cost Est. for Res. Bldg: 1 Single Family HUD Cls CD Blt 1985

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1760 SF Floor Area = 1760 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,248		
1 Story	Siding	Crawl Space	512		
Total:				191,851	115,111

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,230	738
2 Fixture Bath	1	2,596	1,558

Water/Sewer

1000 Gal Septic	1	4,550	2,730
Water Well, 50 Feet	1	2,585	1,551

Deck

Treated Wood	96	2,443	1,466
Treated Wood	256	4,759	2,855
w/Roof (Roof portion)	288	4,061	2,437
w/Roof (Roof portion)	260	3,754	2,252

Garages

Class: CD Exterior: Pole (Unfinished)  
 Base Cost 960 21,754 13,052

Built-Ins

Appliance Allow. 1 1,934 1,160

Totals: 241,517 144,910

Notes: 1985 MONTERAY MHD

ECF (416 RURAL METES & BOUNDS) 0.750 => TCV: 108,683

2024 Est. T.C.V. 009-021-004-50 = 120,683

Est. TCV/Total Floor Area = 68.57

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
52,600	52,600	52,600	28,669	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	7,700	0	0	1,433	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
60,300	60,300	60,300	30,102	30,102	30,102	



Parcel Number: 009-021-005-00

Page: 2

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Default Walls	19.91	648	12,902
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Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/50/100/17.5	Depr. Cost =	5,837
ECF (416 RURAL METES & BOUNDS)	0.930 => TCV of Bldg: 1 =	5,428

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Total Estimated True Cash Value of Agricultural Buildings	=	5,428
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2024 Est. T.C.V. 009-021-005-00	=	181,107
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Est. TCV/Total Floor Area = 134.15
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2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
87,100	87,100	87,100	56,033	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,500	0	0	2,801	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
90,600	90,600	90,600	58,834	58,834	58,834	

009-021-006-00	2024 Est. T.C.V.	HARROUN JANEEN L
Property Class: 402		W KELLY RD X
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 21 T22N R8W PCL F OF THE SURVEY RECORDED IN LIBER S-1 AT PP 141-143. 3.42  
A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 90/FF	275.00	541.73	0.9235	1.0788	90	100		24,656
275 Actual Front Feet, 3.42 Total Acres							Total Est. Land Value =	24,656

2024 Est. T.C.V. 009-021-006-00 = 24,656

Est. TCV/Total Floor Area = 18.26

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
9,600	9,600	9,600	4,539	5.00			
2024 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses		
0	2,700	0	0	226	0		
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
12,300	12,300	12,300	4,765	4,765	4,765		





009-021-009-00	2024 Est. T.C.V.	RICHARDS JEFFREY J
Property Class: 401		9391 W KELLY RD X 451
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 21 T22N R8W PCL C OF THE SURVEY RECORDED IN LIBER S-1 AT PP 141-143. 10.02  
A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$3000		10.02	Acres		3000	100		30,060
		10.02	Total Acres				Total Est. Land Value =	30,060

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Gazebo(s): Standard	6,415.41	1	50	3,207
			Total Estimated Land Improvements True Cash Value =	3,207

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Low Blt 1970

(11) Heating System: Wall Furnace

Ground Area = 924 SF Floor Area = 924 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Metal	924		
			Total:	42,702	14,946

Other Additions/Adjustments

Deck

Treated Wood	48	1,656	580
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Totals:	44,358	15,526
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Notes:

ECF (416 RURAL METES & BOUNDS) 0.800 => TCV: 12,421

Cost Est. for Res. Bldg: 2 Single Family HUD Cls CD Blt 1980

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1120 SF Floor Area = 1120 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Piers	1,120		
			Total:	120,026	72,018

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,230	738
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Water/Sewer

1000 Gal Septic	1	4,550	2,730
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Water Well, 50 Feet	1	2,585	1,551
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Garages

Class: CD Exterior: Pole (Unfinished)

Base Cost	1008	22,620	13,572
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No Concrete Floor	1008	-6,159	-3,695
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Totals:	144,852	86,913
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Notes: NORTH SIDE OF PARCEL

ECF (416 RURAL METES & BOUNDS) 0.750 => TCV: 65,185



Parcel Number: 009-021-009-00

Page: 2

Ag. Bld 1 2015, 4 Wall Utility Building      Class:D,Pole      Quality:Low Cost  
Height: 10 ft

Description	Rate	Size	Cost New
Base Cost	4.23	1364	5,770
Default Walls	5.43	1364	7,407

Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90      Depr. Cost =      11,859  
ECF (416 RURAL METES & BOUNDS)      0.930 => TCV of Bldg: 1 =      11,029

Ag. Bld 2 2011, 4 Wall Quonset, Utility      Class:D,Pole      Quality:Low Cost  
Height: 10 ft

Description	Rate	Size	Cost New
Base Cost	11.50	1680	19,320

Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90      Depr. Cost =      17,388  
ECF (416 RURAL METES & BOUNDS)      0.930 => TCV of Bldg: 2 =      16,171

Ag. Bld 3 2021, Lean-To Greenhouse, Quonset      Class:S      Quality:Cheap  
Height: 8 ft

Description	Rate	Size	Cost New
Base Cost	4.87	2600	12,662

Phy/Ab.Phy/Func/Econ/Comb. % Good=98/100/100/100/98      Depr. Cost =      12,409  
ECF (416 RURAL METES & BOUNDS)      0.930 => TCV of Bldg: 3 =      11,540

Total Estimated True Cash Value of Agricultural Buildings      =      38,740

2024 Est. T.C.V. 009-021-009-00      =      149,613

Est. TCV/Total Floor Area = 73.20, Most recent sale 02/05/2004 for 115,500

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
69,100	69,100	69,100	54,091	5.00		
2024	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	5,700	0	2,704	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
74,800	74,800	74,800	56,795	56,795	56,795	

009-021-010-00                      2024 Est. T.C.V.                      RICHARDS BRIAN & FOSTER JULIE  
 Property Class: 401                                           9391 W KELLY RD X 400  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

. SEC 21 T22N R8W PCL D OF THE SURVEY RECORDED IN LIBER S-1 AT PP 141-143. 10.01  
 A.

MOVED 40X100 QUONSET BLDG HERE FOR 06 FROM 011-00

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$3000		10.01 Acres	3000		100			30,030
		10.01 Total Acres					Total Est. Land Value =	30,030

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
			Total Estimated Land Improvements True Cash Value =	950

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

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1216 SF    Floor Area = 1216 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Piers	1,216		
			Total:	119,187	95,350

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,025	820
3 Fixture Bath	1	3,245	2,596

Water/Sewer

1000 Gal Septic	1	4,263	3,410
Water Well, 50 Feet	1	2,498	1,998

Deck

Treated Wood	287	5,017	4,014
w/Roof (Roof portion)	108	1,626	1,301

Built-Ins

Appliance Allow.	1	1,638	1,310
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Totals:                      138,499                      110,799

Notes:

ECF (201C COMMERCIAL GROUP C) 0.930 => TCV:                      103,043

Ag. Bld 1 2013, 4 Wall Loafing Shed                      Class:D,Pole                      Quality:Low Cost  
 Height: 10 ft

Description	Rate	Size	Cost New
Base Cost	3.13	2220	6,949
Default Walls	4.94	2220	10,967

Phy/Ab.Phy/Func/Econ/Comb. % Good=92/100/100/100/92                      Depr. Cost =                      16,483  
 ECF (201C COMMERCIAL GROUP C)                      0.600 => TCV of Bldg: 1 =                      9,890

Total Estimated True Cash Value of Agricultural Buildings                      =                      9,890

Cost Estimates for Commercial/Industrial Building/Section: 1                      Built 0  
 Description of Occupancy: NORTH BLDG

Parcel Number: 009-021-010-00

Page: 2

Costs are taken from the Sheds - Equipment 3 Wall Shed cost schedules.

&lt;&lt;&lt;&lt;&lt; Calculator Cost Computations &gt;&gt;&gt;&gt;&gt;

Class: C Quality: Average  
 Stories: 1 Story Height: 10 Perimeter: 0

Base Rate for Upper Floors = 28.85

(10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 2.98 100%  
 Adjusted Square Foot Cost for Upper Floors = 31.83

Total Floor Area: 4,000 Base Cost New of Upper Floors = 127,320

Reproduction/Replacement Cost = 127,320

Eff.Age:10 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 66 /100/100/100/66.0

Total Depreciated Cost = 84,031

ECF (201C COMMERCIAL GROUP C) 0.600 =&gt; TCV of Bldg: 1 = 50,419

Replacement Cost/Floor Area= 31.83 Est. TCV/Floor Area= 12.60

Cost Estimates for Commercial/Industrial Building/Section: 2 Built 2011

Description of Occupancy: MAIN BLDG, SOUTH, RED ROOF

Costs are taken from the Shed - Utility Light Commercial Building cost schedules.

&lt;&lt;&lt;&lt;&lt; Calculator Cost Computations &gt;&gt;&gt;&gt;&gt;

Class: D Quality: Low Cost  
 Stories: 1 Story Height: 14 Perimeter: 0

Base Rate for Upper Floors = 19.41

(10) Heating system: No Heating or Cooling Cost/SqFt: 0.00 100%  
 Adjusted Square Foot Cost for Upper Floors = 19.41

Total Floor Area: 4,000 Base Cost New of Upper Floors = 77,640

Reproduction/Replacement Cost = 77,640

Eff.Age:10 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 82 /100/100/100/82.0

Total Depreciated Cost = 63,665

ECF (201C COMMERCIAL GROUP C) 0.600 =&gt; TCV of Bldg: 2 = 38,199

Replacement Cost/Floor Area= 19.41 Est. TCV/Floor Area= 9.55

Cost Estimates for Commercial/Industrial Building/Section: 3 Built 2016

Description of Occupancy: WEST OF MAIN BLDGS RED ROOF

Costs are taken from the Shed - Utility Light Commercial Building cost schedules.

&lt;&lt;&lt;&lt;&lt; Calculator Cost Computations &gt;&gt;&gt;&gt;&gt;

Class: D,Pole Quality: Low Cost  
 Stories: 1 Story Height: 10 Perimeter: 120

Base Rate for Upper Floors = 18.53

(10) Heating system: Wall or Floor Furnace Cost/SqFt: 3.52 100%  
 Adjusted Square Foot Cost for Upper Floors = 22.05

Total Floor Area: 800 Base Cost New of Upper Floors = 17,640

Reproduction/Replacement Cost = 17,640

Eff.Age:1 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 96 /100/100/100/96.0

Total Depreciated Cost = 16,934

ECF (201C COMMERCIAL GROUP C) 0.600 =&gt; TCV of Bldg: 3 = 10,161

Replacement Cost/Floor Area= 22.05 Est. TCV/Floor Area= 12.70

Cost Estimates for Commercial/Industrial Building/Section: 4 Built 2011

Description of Occupancy: NE OF ARCH RIB BLDG

Parcel Number: 009-021-010-00

Page: 3

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 Costs are taken from the Shed - Utility Light Commercial Building cost schedules.

&lt;&lt;&lt;&lt; Calculator Cost Computations &gt;&gt;&gt;&gt;

 Class: D,Pole Quality: Low Cost  
 Stories: 1 Story Height: 10 Perimeter: 72

Base Rate for Upper Floors = 21.83

Adjusted Square Foot Cost for Upper Floors = 21.83

Total Floor Area: 320 Base Cost New of Upper Floors = 6,985

Reproduction/Replacement Cost = 6,985

Eff.Age:5 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 82 /100/100/100/82.0

Total Depreciated Cost = 5,728

ECF (201C COMMERCIAL GROUP C) 0.600 =&gt; TCV of Bldg: 4 = 3,437

Replacement Cost/Floor Area= 21.83 Est. TCV/Floor Area= 10.74

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 Total Estimated True Cash Value of Commercial/Industrial Buildings = 102,216
 

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2024 Est. T.C.V. 009-021-010-00 = 246,129

Est. TCV/Total Floor Area = 23.81

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
121,000	121,000	121,000	88,200	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,100	0	0	4,410	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
123,100	123,100	123,100	92,610	92,610	0	

009-021-011-00	2024 Est. T.C.V.	RICHARDS NANCY JILL
Property Class: 401		9461 W KELLY RD X500
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 21 T22N R8W PCLS A & B OF THE SURVEY RECORDED IN LIBER S-1 AT PP 141-143.  
20.02 A.

ADD 40X100 QUONSET BLDG FOR 05..NO PERMIT..SEE BLDG DEPT VIOLATION  
LTR IN FILE. DATED 10-25-2004. REMOVED FOR 06..ASSESSED TO 021-010-00  
POVERTY 08

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 18	-29	@\$3000	20.02 Acres		3000	100		60,060
			20.02 Total Acres				Total Est. Land Value =	60,060

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	22.67	180	50	2,040
				Total Estimated Land Improvements True Cash Value = 2,040

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Fair Blt 1980

(11) Heating System: Wall Furnace  
Ground Area = 1872 SF Floor Area = 1872 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=46/100/100/100/46

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Comp.Shingle	1872		
			Total:	88,468	40,695

Other Additions/Adjustments

Water/Sewer					
1000 Gal Septic			1	4,550	2,093
Water Well, 50 Feet			1	2,585	1,189

Deck

Treated Wood			64	1,980	911
Treated Wood			208	4,150	1,909

Totals: 101,733 46,797

Notes:

ECF (416 RURAL METES & BOUNDS) 0.800 => TCV: 37,438

Cost Est. for Res. Bldg: 2 Mobile Home HUD Cls Fair Blt 1976

(11) Heating System: Heat Pump  
Ground Area = 720 SF Floor Area = 720 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Comp.Shingle	720		
			Total:	40,628	14,220

Other Additions/Adjustments

Deck

Treated Wood			80	2,213	775
Treated Wood			112	2,728	955

Totals: 45,569 15,950

Notes:

ECF (416 RURAL METES & BOUNDS) 0.800 => TCV: 12,760

Parcel Number: 009-021-011-00

Page: 2

Ag. Bld 1 1976, 4 Wall Utility Building      Class:D,Pole      Quality:Low Cost  
 Height: 10 ft

Description	Rate	Size	Cost New
Base Cost	3.98	1860	7,403
Default Walls	5.11	1860	9,505

Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35      Depr. Cost =      5,918  
 ECF (416 RURAL METES & BOUNDS)      0.930 => TCV of Bldg: 1 =      5,504

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Total Estimated True Cash Value of Agricultural Buildings      =      5,504

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2024 Est. T.C.V. 009-021-011-00      =      117,802

Est. TCV/Total Floor Area = 45.45

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
57,000	57,000	57,000	37,191	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,900	0	0	1,859	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
58,900	58,900	58,900	39,050	39,050	32,802	

009-021-012-00	2024 Est. T.C.V.	SCHROCK JEFFREY J & KATHI R
Property Class: 402		W KELLY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 21 T22N R8W NE 1/4 OF NW 1/4. 40 A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS  
\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia INFERIOR@\$1400		39.00	Acres	1400	100			54,600
Residentia ROAD @ ZERO		1.00	Acres	0	100			0
		40.00	Total Acres				Total Est. Land Value =	54,600

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	24.74	198	94	4,605
				Total Estimated Land Improvements True Cash Value = 4,605

2024 Est. T.C.V. 009-021-012-00 = 59,205

Est. TCv/Total Floor Area = 22.84, Most recent sale 01/08/2021 for 55,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
29,400	29,400	29,400	26,470	5.00	
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	200	0	1,323	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
29,600	29,600	29,600	27,793	27,793	0

009-021-013-00                      2024 Est. T.C.V.                      BURTON LARRY & ERLENE H&W  
 Property Class: 401                                           9979 W KELLY RD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

SEC 21 T22N R8W (1\*1999) BEG AT NW COR SEC 21 TH S 0 DEG 22'25"E 353.4 FT, N 51  
 DEG 25'12"E 421.07 FT, N 0 DEG 20'55"W 89.84 FT, N 89 DEG 49'55"W 330.93 FT TO  
 POB. 1.69A.

99 SPLIT TO 013-40 FOR 00

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 90/FF	163.87	819.78	1.0511	1.1965	90	100		18,547
90 Actual Front Feet, 3.78 Total Acres          Total Est. Land Value =								18,547

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.89	1200	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE          Cls CD          Blt 2002

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1352 SF      Floor Area = 1352 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,352		
			Total:	153,020	122,416

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,230	984
3 Fixture Bath	1	3,860	3,088

Water/Sewer

1000 Gal Septic	1	4,550	3,640
Water Well, 50 Feet	1	2,585	2,068

Deck

Treated Wood	120	2,880	2,304
Treated Wood	48	1,690	1,352

Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)  
 Base Cost                      768                      24,361                      20,950                      \*86% Good

Built-Ins

Appliance Allow.	1	1,934	1,547
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Totals:          196,110          158,349

Notes:

ECF (416 RURAL METES & BOUNDS) 0.930 => TCV:          147,265

2024 Est. T.C.V. 009-021-013-00                      =          166,762

Est. TCV/Total Floor Area = 123.34

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
73,900	73,900	73,900	33,102	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	9,500	0	0	1,655	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
83,400	83,400	83,400	34,757	34,757	34,757	





009-021-013-25    2024 Est. T.C.V.    MONETTE CLINTON E  
 Property Class: 401    9941 W KELLY RD  
 Map #:    LAKE TOWNSHIP    LAKE CITY, MI 49651

. SEC 21 T22N R8W E 1/2 OF NW 1/4 OF NW 1/4 OF NW 1/4. 5 A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 3 - 7 @\$3000			5.00 Acres		3000	100		15,000
		5.00 Total Acres			Total Est.		Land Value =	15,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	24.89	120	46	1,374
		Total Estimated Land Improvements True Cash Value =		1,374

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

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1418 SF    Floor Area = 1418 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,056		
1 Story	Siding	Crawl Space	362		
			Total:	159,429	103,629

Other Additions/Adjustments

Plumbing

Average Fixture(s)    1    1,230    799

Water/Sewer

1000 Gal Septic    1    4,550    2,957  
 Water Well, 50 Feet    1    2,585    1,680

Porches

WGEP (1 Story)    256    16,351    10,628

Deck

Treated Wood    144    3,264    2,122

Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)  
 Base Cost    320    13,360    8,684

Built-Ins

Appliance Allow.    1    1,934    1,257

Totals:    202,703    131,756

Notes:

ECF (416 RURAL METES & BOUNDS) 0.930 => TCY: 122,533

2024 Est. T.C.V. 009-021-013-25		=	138,907
Est. TCY/Total Floor Area = 97.96, Most recent sale 07/08/2006 for 89,000			
2023 Assessed	MBOR	S.E.V.	Base for Cap    C.P.I.
67,500	67,500	67,500	33,487    5.00
2024    New Eq. Adjustment		Loss	Additions    Tax Adjustment    Losses
0	2,000	0	0    1,674    0
2024 Assessed	MBOR	S.E.V.	Capped    ->Taxable<-    PRE/MBT
69,500	69,500	69,500	35,161    35,161    35,161

009-021-013-40  
 Property Class: 402  
 Map #:

2024 Est. T.C.V.  
 LAKE TOWNSHIP

CONSUMERS ENERGY COMPANY  
 S LACHANCE RD  
 LAKE CITY, MI 49651

SEC 21 T22N R8W (1\*1999) BEG S 0 DEG 22'25"E 353.4 FT FROM NW CORSEC 21 TH S 0  
 DEG 22'25"E 301.66 FT, S 89 DEG 47'45"E 330.64 FT, N 0 DEG 20'55" W 565.42 FT, S  
 51 DEG 25'12"W 421.07 FT TO POB. 3.29A.

99 SPLIT FROM 013-00 FOR 00

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 3 - 7 @\$3000			3.29 Acres		3000	100		9,870
			3.29 Total Acres		Total Est. Land Value =			9,870

2024 Est. T.C.V. 009-021-013-40							=	9,870
Est. TC/Total Floor Area =	6.96,	Most recent sale	11/01/1999	for	10,000			
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.				
4,900	4,900	4,900	4,305	5.00				
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses				
0	0	0	215	0				
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT			
4,900	4,900	4,900	4,520	4,520	0			

009-021-013-50	2024 Est. T.C.V.	SMITH EMILY
Property Class: 401		3151 S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 21 T22N R8W (2\*2021) W 1/2 OF N 1/2 OF S 1/2 OF NW 1/4 OF NW 1/4. 5 A.  
 9/14/21 SPLIT 5A TO 009-021-013-75  
 FORMERLY . SEC 21 T22N R8W N 1/2 OF S 1/2 OF NW 1/4 OF NW 1/4. 10 A.

Split/Comb. on 09/14/2021 completed 09/14/2021 TIM ;  
 Parent Parcel(s): 009-021-013-50;  
 Child Parcel(s): 009-021-013-75;  
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Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 3 - 7 @\$3000		4.75 Acres	3000	100				14,250
Residentia ROAD @ ZERO		0.25 Acres	0	100				0
		5.00 Total Acres	Total Est. Land Value =					14,250

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	3.10	1900	0	0
Wood Frame	28.00	120	50	1,680
Wood Frame	25.50	180	50	2,295
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	2	95	1,900
Total Estimated Land Improvements True Cash Value =				5,875

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Average Blt 1991

(11) Heating System: Warm & Cool Air  
 Ground Area = 924 SF Floor Area = 924 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Siding	Comp.Shingle	924		
			Total:	60,741	33,407

Other Additions/Adjustments

Skirting, Metal or Vinyl, Vertical	160	1,818	1,000
Plumbing			
Average Fixture(s)	1	964	530
Water/Sewer			
1000 Gal Septic	1	4,864	2,675
Water Well, 50 Feet	1	2,686	1,477
Porches			
WGEP (1 Story)	204	11,136	6,125
Deck			
Treated Wood w/Roof (Deck Portion)	162	3,606	1,983
Treated Wood w/Roof (Roof portion)	162	2,819	1,550
Built-Ins			
Appliance Allow.	1	2,766	1,521
Garages			
Class: C Exterior: Pole (Unfinished)			
Base Cost	1200	28,956	15,926

Local Cost Items

GENERATOR	1	1	1	*100% Good
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Parcel Number: 009-021-013-50

Page: 2

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 Totals: 120,357 66,195
 

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Notes:

 ECF (416 RURAL METES & BOUNDS) 0.800 => TCV: 52,956
 

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2024 Est. T.C.V. 009-021-013-50 = 73,081

Est. TCV/Total Floor Area = 79.09, Most recent sale 12/10/2021 for 80,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
39,500	39,500	39,500	34,650	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-3,000	0	0	1,732	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
36,500	36,500	36,500	36,382	36,382	36,382	

009-021-013-75	2024 Est. T.C.V.	DEYOUNG JON & DEYOUNG ROSHELL
Property Class: 401		S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 21 T22N R8W (1\*2021) E 1/2 OF N 1/2 OF S 1/2 OF NW 1/4 OF NW 1/4. 5 A.  
 SPLIT ON 09/14/2021 FROM 009-021-013-50;

Split/Comb. on 09/14/2021 completed 09/14/2021 TIM ;  
 Parent Parcel(s): 009-021-013-50;  
 Child Parcel(s): 009-021-013-75;

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Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia INFERIOR@\$1400		5.00	Acres	1400	100			7,000
		5.00	Total Acres				Total Est. Land Value =	7,000

2024 Est. T.C.V. 009-021-013-75 = 7,000

Est. TCV/Total Floor Area = 7.58, Most recent sale 09/30/2021 for 3,500

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
3,500	3,500	3,500	3,150	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	157	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
3,500	3,500	3,500	3,307	3,307	0	

009-021-014-00	2024 Est. T.C.V.	WIGGINS JON
Property Class: 401		W KELLY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 21 T22N R8W NE 1/4 OF NW 1/4 OF NW 1/4. 10 A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS  
\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$3000		10.00	Acres		3000	100		30,000
		10.00	Total Acres				Total Est. Land Value =	30,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	358	45	1,060
Wood Frame	24.24	240	46	2,676
Wood Frame	24.24	240	46	2,676
Total Estimated Land Improvements True Cash Value =				6,412

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Average Blt 1972

(11) Heating System: Wall Furnace  
 Ground Area = 864 SF Floor Area = 864 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Comp.Shingle	720		
Addition	Siding	Crawl	144		
Expando			92		
			Total:	62,334	21,817

Other Additions/Adjustments

Skirting, Metal or Vinyl, Vertical		144	1,636	573	
Plumbing					
Average Fixture(s)		1	964	337	
Water/Sewer					
1000 Gal Septic		1	4,864	1,702	
Water Well, 50 Feet		1	2,686	940	
Built-Ins					
Appliance Allow.		1	2,766	968	
			Totals:	75,250	26,337

Notes:

ECF (416 RURAL METES & BOUNDS) 0.800 => TCV: 21,070

2024 Est. T.C.V. 009-021-014-00	=	57,482			
Est. TCV/Total Floor Area = 66.53					
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
28,500	28,500	28,500	19,087	5.00	
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	200	0	0	954	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
28,700	28,700	28,700	20,041	20,041	0

009-021-015-00	2024 Est. T.C.V.	DEYOUNG JON & ROSHELL
Property Class: 401		3221 S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 21 T22N R8W S 1/2 OF S 1/2 OF NW 1/4 OF NW 1/4. 10 A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$3000			5.75 Acres		3000	100		17,250
Residentia INFERIOR@\$1400			4.00 Acres		1400	100	WETLAND	5,600
Residentia ROAD @ ZERO			0.25 Acres		0	100		0
			10.00 Total Acres				Total Est. Land Value =	22,850

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.97	512	0	0
D/W/P: 4in Concrete	6.97	192	0	0
D/W/P: 4in Concrete	6.97	88	0	0
Wood Frame	24.99	192	50	2,399

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	100	1,000
				Total Estimated Land Improvements True Cash Value = 3,399

Cost Est. for Res. Bldg: 1 Single Family 1.75S Cls C Blt 1978

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 816 SF Floor Area = 1929 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=59/100/100/100/59

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.75 Story	Siding	Basement	780		
1 Story	Siding	Basement	36		
1 Story	Siding	Overhang	506		
1 Story	Siding	Overhang	22		
			Total:	223,190	131,683

Other Additions/Adjustments

Recreation Room	700	13,531	7,983
Basement, Outside Entrance, Below Grade	1	2,560	1,510

Plumbing

Average Fixture(s)	1	1,476	871
2 Fixture Bath	1	3,108	1,834

Water/Sewer

1000 Gal Septic	1	4,864	2,870
Water Well, 100 Feet	1	5,808	3,427

Porches

CCP (1 Story)	36	1,157	683
WPP	9	477	281

Deck

Treated Wood	400	6,520	3,847
w/Roof (Roof portion)	192	3,256	1,921

Garages

Class: C Exterior: Pole (Unfinished)			
Base Cost	768	20,513	12,103
Class: C Exterior: Pole (Unfinished)			
Basement Garage: 2 Car	1	3,631	2,142
Door Opener	1	547	323

Built-Ins



Parcel Number: 009-021-015-00

Page: 2

Appliance Allow.	1	2,766	1,632
Fireplaces			
Exterior 1 Story	1	6,513	3,843
	Totals:	299,917	176,953

Notes:

ECF (416 RURAL METES & BOUNDS) 0.930 => TCV: 164,566

2024 Est. T.C.V. 009-021-015-00	=	190,815			
Est. TCV/Total Floor Area = 98.92, Most recent sale 09/14/2018 for 140,000					
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
92,200	92,200	92,200	79,570	5.00	
2024	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	3,200	0	3,978	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
95,400	95,400	95,400	83,548	83,548	83,548

009-021-016-00                                2024 Est. T.C.V.                                WANNER EDWARD H & EDITH &  
 Property Class: 401                                                               3463 S LACHANCE RD  
 Map #:                                LAKE TOWNSHIP                                LAKE CITY, MI 49651

. SEC 21 T22N R8W SW 1/4 OF NW 1/4. 40 A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 30 - 65	\$3000	35.00	Acres	3000	100			105,000
Residentia INFERIOR@	\$1400	5.00	Acres	1400	100			7,000
40.00 Total Acres                                Total Est. Land Value =								112,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	1500	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
Total Estimated Land Improvements True Cash Value =				2,375

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

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1232 SF                                Floor Area = 1232 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,232		
Total:				160,754	96,452

Other Additions/Adjustments

Recreation Room	308	5,707	3,424
Basement, Outside Entrance, Below Grade	1	2,160	1,296

Plumbing

Average Fixture(s)	1	1,230	738
2 Fixture Bath	1	2,596	1,558

Water/Sewer

1000 Gal Septic	1	4,550	2,730
Water Well, 100 Feet	1	5,640	3,384

Porches

CPP	25	680	408
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Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	896	27,436	16,462
Common Wall: 1 Wall	1	-2,045	-1,227
Class: CD Exterior: Pole (Unfinished)			
Base Cost	560	14,560	8,736
Class: CD Exterior: Pole (Unfinished)			
Base Cost	1200	25,920	15,552

Built-Ins

Appliance Allow.	1	1,934	1,160
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Fireplaces

Exterior 2 Story	1	7,050	4,230
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Totals:                                258,172                                154,903

Notes:

ECF (416 RURAL METES & BOUNDS) 0.930 => TCV:                                144,060

Parcel Number: 009-021-016-00

Page: 2

2024 Est. T.C.V. 009-021-016-00			=	258,435		
Est. TCV/Total Floor Area = 209.77						
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
116,500	116,500	116,500	95,148	5.00		
2024	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	12,700	0	0	4,757	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
129,200	129,200	129,200	99,905	99,905	0	

009-021-017-00                                2024 Est. T.C.V.                                GUNNERSON JOE PHIL (LE ETAL)  
Property Class: 402  
Map #:    LAKE TOWNSHIP                                LAKE CITY, MI 49651

. SEC 21 T22N R8W SE 1/4 OF NW 1/4. 40 A.

ACCESS THRU ADJACEN PARCEL..SAME OWNER....(PRT OF TRACT)

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 30 - 65	\$3000	40.00	Acres	3000	100			120,000
		40.00	Total Acres				Total Est. Land Value =	120,000

2024 Est. T.C.V.	009-021-017-00							=	120,000
Est. TCV/Total Floor Area	= 97.40, Most recent sale 09/05/2002 for 0								
2023 Assessed	MBOR	S.E.V.	Base for Cap		C.P.I.				
48,000	48,000	48,000	17,064		5.00				
2024	New Eq. Adjustment	Loss	Additions		Tax Adjustment		Losses		
	0	12,000	0		853		0		
2024 Assessed	MBOR	S.E.V.	Capped		->Taxable<-		PRE/MBT		
60,000	60,000	60,000	17,917		17,917		0		



Parcel Number: 009-021-018-00

Page: 2

## Deck

Treated Wood	80	2,264	1,924
Treated Wood	216	4,359	3,705

## Built-Ins

Appliance Allow.	1	2,766	2,351
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Totals:		230,973	196,334
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Notes: AFF AFFIXTURE 1999 FAIRMONT MY00111672AB

ECF (416 RURAL METES & BOUNDS) 0.750 => TCV:	147,251
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2024 Est. T.C.V. 009-021-018-00	=	246,272
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Est. TCV/Total Floor Area = 185.45, Most recent sale 09/27/2022 for 277,900

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
113,300	113,300	113,300	113,300	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	9,800	0	5,665	0		
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
123,100	123,100	123,100	118,965	118,965	118,965	

009-021-019-00                                    2024 Est. T.C.V.                                    BURGESS KEVIN & LINDSAY B  
 Property Class: 401                                                                       9606 W CLAM RIVER DR  
 Map #:                                    LAKE TOWNSHIP                                    Lake City, MI 49651

. SEC 21 T22N R8W E 718.64 FT OF SW 1/4 EXC PLAT OF CLAM RIVER WOODS & RAPIDS  
 EXC E 498.64 FT & EXC W 100 FT LYING S OF CLAM RIVER.1.2727 A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 200/	120.00	461.01	1.1362	1.0361	200	100		28,254
120 Actual Front Feet, 1.27 Total Acres                                    Total Est. Land Value =								28,254

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	24.89	120	94	2,808
Total Estimated Land Improvements True Cash Value =				2,808

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

(11) Heating System: Forced Air w/o Ducts  
 Ground Area = 0 SF                                    Floor Area = 0 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					

Garages

Class: D Exterior:	Siding	Foundation:	18 Inch (Unfinished)		
Base Cost			576	17,073	15,366
Totals:				17,073	15,366

Notes:

ECF (416 RURAL METES & BOUNDS) 0.930 => TCV:                                    14,290

2024 Est. T.C.V. 009-021-019-00                                    =                                    45,352

Est. TCV/Total Floor Area = 0.00, Most recent sale 09/30/2022 for 47,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
22,400	22,400	22,400	22,400	5.00	
2024 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	300	0	0	300	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
22,700	22,700	22,700	23,520	22,700	0

009-021-019-80	2024 Est. T.C.V.	SIZEMORE JOE H
Property Class: 402		W CLAM RIVER DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 21 T22N R8W W 100 FT OF E 718.64 FT OF SW 1/4 LYING S OF CLAM RIVER.  
1.2121 A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 200/	100.00	527.08	1.1892	1.0714	200	100		25,482
100 Actual Front Feet, 1.21 Total Acres							Total Est. Land Value =	25,482

2024 Est. T.C.V. 009-021-019-80 = 25,482

Est. TCV/Total Floor Area = 0.00

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.				
12,700	12,700	12,700	4,750	5.00				
2024 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses			
0	0	0	0	237	0			
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT			
12,700	12,700	12,700	4,987	4,987	0			







009-021-022-00	2024 Est. T.C.V.	KOHLHAUS ROBERT & LAURA
Property Class: 401		W LOTAN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 21 T22N R8W NW 1/4 OF SE 1/4. 40 A.

OWNS 021-024-00 FOR ACCESS

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia PARTOF>40@\$3000	40.00	Acres	3000	100				120,000
	40.00	Total Acres					Total Est. Land Value =	120,000

2024 Est. T.C.V. 009-021-022-00 = 120,000

Est. TCV/Total Floor Area = 76.53, Most recent sale 05/15/2020 for 115,002

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
48,000	48,000	48,000	37,800	5.00			
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses			
0	12,000	0	1,890	0			
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
60,000	60,000	60,000	39,690	39,690	39,690		



009-021-023-60	2024 Est. T.C.V.	KOHLHAUS ROBERT & LAURA
Property Class: 401		W LOTAN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 21 T22N R8W W 1/2 OF W 1/2 OF SE 1/4 OF SE 1/4 LYING N OF LOTAN RD R/W 8.72 A M/L

6/2021 SPLIT PART S OF ROAD TO 009-021-023-70 2021-02000 FORMERLY. SEC 21 T22N R8W W 1/2 OF W 1/2 OF SE 1/4 OF SE 1/4 EXC THAT PART LYING 33 FT EITHER SIDE OF A LINE DESC AS BEG AT SE COR OF W 1/2 OF W 1/2 OF SE 1/4 OF SE 1/4, TH N 0 DEG 13' 03"W 24.39 FT AS POB, TH NW'LY 194.19 FTALG A 646.31 FT RADIUS CURVE TO THE RIGHT LONG CHORD N 56 DEG 33'55"W 193.46FT, TH N 47 DEG 57'28"W 228.9 FT TO PT OF ENDING. 9.36A.

Split/Comb. on 06/29/2021 completed 06/29/2021 TIM ;

Parent Parcel(s): 009-021-023-60;

Child Parcel(s): 009-021-023-70;

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SPLIT PART SOUTH OF LOTAN RD

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS  
\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia PARTOF>40@\$3000		8.72 Acres			3000	100		26,160
		8.72 Total Acres			Total Est.	Land Value =		26,160

2024 Est. T.C.V. 009-021-023-60	=	26,160			
Est. TCV/Total Floor Area = 16.68, Most recent sale 05/15/2020 for 115,002					
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
10,500	10,500	10,500	8,190	5.00	
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,600	0	409	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
13,100	13,100	13,100	8,599	8,599	8,599

009-021-023-70	2024 Est. T.C.V.	HOBBS DAVID J & KAITLIN R
Property Class: 402		W LOTAN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 21 T22N R8W W 1/2 OF W 1/2 OF SE 1/4 OF SE 1/4 LYING S OF LOTAN RD R/W .64  
A M/L  
SPLIT ON 06/29/2021 FROM 009-021-023-60;

Split/Comb. on 06/29/2021 completed 06/29/2021 TIM ;  
Parent Parcel(s): 009-021-023-60;  
Child Parcel(s): 009-021-023-70;

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia PARTOF>40@\$3000		0.64 Acres			3000	100		1,920
		0.64 Total Acres					Total Est. Land Value =	1,920

2024 Est. T.C.V. 009-021-023-70							=	1,920
Est. TCY/Total Floor Area =	1.22							
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.				
800	800	800	621	5.00				
2024	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses			
0	200	0	0	31	0			
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT			
1,000	1,000	1,000	652	652	652			

009-021-023-75                                2024 Est. T.C.V.                                HOBBS DAVID & KAITLIN  
 Property Class: 402                                W LOTAN RD  
 Map #:    LAKE TOWNSHIP                                LAKE CITY, MI 49651

. SEC 21 T22N R8W E 1/2 OF W 1/2 OF SE 1/4 OF SE 1/4 EXC BEG AT SW COR THOF, TH  
 N 0 DEG 13'03"W 60 FT, S 71 DEG 26'22"E 190.12 FT, N 89 DEG 50'09"W 180 FT TO  
 POB. 9.88A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$3000			9.88 Acres		3000	100		29,640
			9.88 Total Acres				Total Est. Land Value =	29,640

2024 Est. T.C.V. 009-021-023-75                                =                                29,640

Est. TCV/Total Floor Area = 18.90, Most recent sale 06/27/2022 for 29,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
13,800	13,800	13,800	13,800	5.00			
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses			
0	1,000	0	690	0			
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
14,800	14,800	14,800	14,490	14,490	14,490		

009-021-023-80	2024 Est. T.C.V.	MISSAUKEE COUNTY ROAD COMMISSION
Property Class: 201		W LOTAN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 21 T22N R8W A PCL OF LAND LYING 33 FT EITHER SIDE OF A LINE DESC AS BEG AT SE COR OF W 1/2 OF W 1/2 OF SE 1/4 OF SE 1/4, TH N 0 DEG 13'03"W 24.39 FT TO POB TH NW'LY 194.19FT ALG A 646.31 FT RADIUS CURVE TO THE RIGHT LONG CHORD N 56 DEG 33'55"W 193.46 FT, TH N 47 DEG 57'28"W 228.94 FT TO POE. .64A.

Land Value Estimates for Land Table .

		* Factors *					
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
			0.640 Acres		0 100		0
			0.64 Total Acres		Total Est.	Land Value =	0

2024 Est. T.C.V. 009-021-023-80 = 0

Est. TC/Total Floor Area = 0.00

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
0	0	0	0	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	0		
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
0	0	0	0	0	0	0





009-021-024-00  
Property Class: 402  
Map #:

2024 Est. T.C.V.  
LAKE TOWNSHIP

KOHLHAUS ROBERT & LAURA  
W LOTAN RD  
LAKE CITY, MI 49651

SEC 21 T22N R8W MISSAUKEE COUNTY MICHIGAN THAT PART OF SW1/4 OF SE1/4 LYING  
N'LY OF LOTAN RD (PART OF REMAINDER PCL OF 2020-00766 CSUR)  
4/1/2020 SPLIT PARTS TO 009-021-024-50,60,70,80,90  
FORMERLY . SEC 21 T22N R8W SW 1/4 OF SE 1/4 EXC THAT PART LYING 33 FT EITHER  
SIDE OF A LINE BEG 283.35 FT W OF SE COR THOF, TH N 47 DEG 57'28"W 791.6 FT TO  
THE PC OF A 600 FT RADIUS CURVE TO THE LEFT, NW'LY ALG CURVE 519.06 FT (LONG  
CHORD N 72 DEG 44'28"W 503.02 FT TO A PT OF A REVERSE CURVATURETH NW'LY 258.23  
FT ALG A 600 FT RADIUS CURVE (LONG CHORD N 85 DEG 11'37"W 256.24 FT) TO POE.  
37.62A.

Split/Comb. on 04/01/2020 completed 04/01/2020 TIM ;  
Parent Parcel(s): 009-021-024-00;  
Child Parcel(s): 009-021-024-50, 009-021-024-60, 009-021-024-70, 009-021-024-80,  
009-021-024-90;

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4/1/2020 SPLIT TO 5 PINS: -50,60,70,80,90 REMAINDER -00

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia PARTOF>40@	\$3000	14.53	Acres	3000	100			43,590
		14.53	Total Acres				Total Est. Land Value =	43,590

2024 Est. T.C.V. 009-021-024-00 = 43,590

Est. TCV/Total Floor Area = 27.80, Most recent sale 05/15/2020 for 115,002

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.				
17,400	17,400	17,400	13,755	5.00				
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses			
0	4,400	0	0	687	0			
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT			
21,800	21,800	21,800	14,442	14,442	14,442			

009-021-024-50                                2024 Est. T.C.V.                                TROY AND ASSOCIATES INC  
Property Class: 402                                                               W LOTAN RD  
Map #:                                LAKE TOWNSHIP                                LAKE CITY, MI 49651

SEC 21 T22N R8W BEG N0°27'11"E 610.65FT FROM S1/4 COR TH N0°27'11"E 324.94FT,  
S87°20'47"E 259.67FT, S04°01'36"W 262.76FT, S87°41'58"W69.55FT, S74°35'11"W  
180.57FT TO POB (PCL 1 2020-00766 CSUR)  
SPLIT ON 04/01/2020 FROM 009-021-024-00;

Split/Comb. on 04/01/2020 completed 04/01/2020 TIM ;  
Parent Parcel(s): 009-021-024-00;  
Child Parcel(s): 009-021-024-50, 009-021-024-60, 009-021-024-70, 009-021-024-80,  
009-021-024-90;

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS  
\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 200/	250.00	282.27	0.9457	0.9165	200	100		43,340
250 Actual Front Feet, 1.62 Total Acres          Total Est. Land Value =								43,340

2024 Est. T.C.V. 009-021-024-50	=	43,340			
Est. TCV/Total Floor Area = 27.64, Most recent sale 08/28/2020 for 35,500					
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
21,700	21,700	21,700	16,269	5.00	
2024	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	0	0	813	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
21,700	21,700	21,700	17,082	17,082	0

009-021-024-60 2024 Est. T.C.V. TROY AND ASSOCIATES INC  
 Property Class: 401 9421 W LOTAN RD  
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

SEC 21 T22N R8W BEG N0°27'11"E 935.59FT & S87°20'47"E 259.67FT FROM S1/4 COR. TH  
 S74°05'29"E 440.26FT, S47°39'28"W 378.71, N38°06'06"W 148.08FT, S87°41'58"W  
 70.65FT, N04°01'36"E 262.76FT TO POB (2020-00766 CSUR PCL 2)  
 SPLIT ON 04/01/2020 FROM 009-021-024-00;

Split/Comb. on 04/01/2020 completed 04/01/2020 TIM ;  
 Parent Parcel(s): 009-021-024-00;  
 Child Parcel(s): 009-021-024-50, 009-021-024-60, 009-021-024-70, 009-021-024-80,  
 009-021-024-90;

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 200/	218.68	466.12	0.9779	1.0390	200	100		44,438
219 Actual Front Feet, 2.34 Total Acres Total Est. Land Value =								44,438

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

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 800 SF Floor Area = 800 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	800		
Total:				109,273	81,955

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,476	1,107
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Water/Sewer

1000 Gal Septic	1	4,864	3,648
Water Well, 50 Feet	1	2,686	2,014

Porches

WGEP (1 Story)	168	13,506	10,129
WSEP (1 Story)	147	8,050	6,037
WPP	22	1,165	874

Deck

Treated Wood	32	1,404	1,053
Treated Wood	30	1,346	1,009

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)  
 Base Cost 590 25,217 18,913

Built-Ins

Appliance Allow.	1	2,766	2,074
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Totals: 171,753 128,813

Notes:

ECF (415 CLAM RIVER AREA SUBS & 250, 510) 0.930 => TCV: 119,796

2024 Est. T.C.V. 009-021-024-60 = 164,234

Est. TCV/Total Floor Area = 205.29, Most recent sale 08/28/2020 for 35,500

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
80,300	80,300	80,300	77,226	5.00	0	0	0	3,861	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-					PRE/MBT

82,100

82,100

82,100

81,087

81,087

0

009-021-024-70	2024 Est. T.C.V.	TROY AND ASSOCIATES INC
Property Class: 402		W LOTAN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 21 T22N R8W BEG N00°27'11"E 935.59FT, S87°20'47"E 259.67FT, & S74°05'29"E  
 440.26FT FROM S1/4 COR, TH S49°18'30"E 38.35FT, S47°22'11"E 166.58FT, S49°43'58"W  
 412.25FTN N38°06'06"W 189.60FT, N47°39'28"E 378.71FT TO POB (2020-00766 CSUR PCL  
 3) 1.79A M/L  
 SPLIT ON 04/01/2020 FROM 009-021-024-00;

Split/Comb. on 04/01/2020 completed 04/01/2020 TIM ;  
 Parent Parcel(s): 009-021-024-00;  
 Child Parcel(s): 009-021-024-50, 009-021-024-60, 009-021-024-70, 009-021-024-80,  
 009-021-024-90;

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

		* Factors *				
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
I 200' @ 200/	189.60	412.55	1.0134	1.0078	200 100	38,728
190 Actual Front Feet, 1.80 Total Acres					Total Est. Land Value =	38,728

2024 Est. T.C.V. 009-021-024-70	=	38,728
Est. TCV/Total Floor Area = 48.41, Most recent sale 08/28/2020 for 35,500		
2023 Assessed	MBOR	S.E.V.
19,400	19,400	19,400
		Base for Cap
		16,269
		C.P.I.
		5.00
2024	New Eq. Adjustment	Loss
	0	0
		Additions
		0
		Tax Adjustment
		813
2024 Assessed	MBOR	S.E.V.
19,400	19,400	19,400
		Capped
		17,082
		->Taxable<-
		17,082
		PRE/MBT
		0

009-021-024-80  
Property Class: 402  
Map #:

2024 Est. T.C.V.  
LAKE TOWNSHIP

HOBBS DAVID J & KAITLIN R  
W LOTAN RD  
LAKE CITY, MI 49651

SEC 21 T22N R8W (0\*2020) PART OF PCL 4 OF THE SURVEY RECORDED IN BOOK OF SURVEYS S-6 P 17 DESC AS: THAT PART OF BEG AT NE COR SEC 28, TH S 0 DEG 34'39"W 1317.20 FT, N 89 DEG 04'44"W 903.90 FT, N 33 DEG 29'58"E 103.51 FT, N 19 DEG 53'07"W 156.77 FT, N 38 DEG 49'54"W 210.98 FT, N 52 DEG 11'53"W 396.89 FT, N 07 DEG 55'06"W 285.53 FT, N 31 DEG 59'47"W 190.88 FT, N 85 DEG 42'09"W 318.73 FT, S 56 DEG 49'18"W 371.35 FT, S 85 DEG 36'31"W 137.73 FT, N 52 DEG 47'21"W 167.10 FT, N 63 DEG 58'46"E 262.31 FT, N 29 DEG 44'41"E 327.86 FT, N 09 DEG 58'44"W 249.43 FT N 38 DEG 06'06"W 118.20 FT, N 49 DEG 43'58"E 412.25 FT, S 47 DEG 22'11"E 853.96 FT, S 55 DEG 25'23"E 190.33 FT, S 89 DEG 14'52"E 1016.96 FT TO POB LYING IN SEC 21. APPROX 10A. SPLIT ON 04/07/2020 FROM 009-021-024-00;

Split/Comb. on 04/01/2020 completed 04/01/2020 TIM ;  
Parent Parcel(s): 009-021-024-00;  
Child Parcel(s): 009-021-024-50, 009-021-024-60, 009-021-024-70, 009-021-024-80, 009-021-024-90;  
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Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \* ~367.63 X 1184.887 IRR

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 200/	200.00	400.00	1.0000	1.0000	200	100		40,000
<Site Value G> GROUP G 18K					18000	100		18,000
Residentia PARTOF>40@\$3000		8.16 Acres			3000	100		24,489
200 Actual Front Feet, 10.00 Total Acres					Total Est. Land Value =			82,489

2024 Est. T.C.V. 009-021-024-80 = 82,489

Est. TCV/Total Floor Area = 103.11, Most recent sale 09/30/2020 for 300,800

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
38,800	38,800	38,800	25,814	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	2,400	0	0	1,290	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
41,200	41,200	41,200	27,104	27,104	27,104	

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009-021-024-90	2024 Est. T.C.V.	HOBBS DAVID J & KAITLIN R
Property Class: 402		W LOTAN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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SEC 21 T22N R8W THAT PART BEG AT S1/4 COR TH N0°27'11"E 533.51FT, N82°52'08"E 299.33FT, S34°18'19"E 413.39FT, S02°23'13"E 204.23FT, S34°28'21"W 258.27FT, S76°45'27"W 236.42FT, S06°03'05"W 126.04FT, S37°22'54E 117.97FT, S78°2'57"E 203.44FT, N71°49'52"E 243.57FT, N57°14'53"E 183.55FT, S87°25'33"E 324.98FT, S02°2'21"W 366.99FT, S38°31'26"E 7.65FT, S80°28'03"E 150.32FT, S25°19'35"E 141.51FT, S62°34'48"E 225.64FT, S34°22'10"E 124.47FT, S14°22'04E 145.73FT, S39°22'36W 84.58FT, N89°04'44"W 1639.31FT, N88°51'29W 180.68FT, N0°23'06"E 1309.50FT, S88°50'29"E 181.22FT TO POB. APROX 7A (PART OF PCL 5 2020-00766 CSUR)  
 SPLIT ON 04/01/2020 FROM 009-021-024-00;

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Split/Comb. on 04/01/2020 completed 04/01/2020 TIM ;  
 Parent Parcel(s): 009-021-024-00;  
 Child Parcel(s): 009-021-024-50, 009-021-024-60, 009-021-024-70, 009-021-024-80, 009-021-024-90;  
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Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS  
 \* Factors \*  

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia INFERIOR@\$1400		7.00 Acres			1400	100		9,800
		7.00 Total Acres			Total Est.		Land Value =	9,800

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2024 Est. T.C.V. 009-021-024-90					=	9,800
Est. TCV/Total Floor Area = 12.25, Most recent sale 09/30/2020 for 300,800						
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
4,900	4,900	4,900	4,410	5.00		
2024 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	220	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
4,900	4,900	4,900	4,630	4,630	4,630	





009-022-001-00                                2024 Est. T.C.V.                                HARRIS ANTHONY E & HARRIS LAWRENCE  
 Property Class: 102                                W KELLY RD  
 Map #:                                LAKE TOWNSHIP                                LAKE CITY, MI 49651

E 1/2 OF NW SEC 22 T22N R8W 80 A M/L

SPLIT ON 12/31/2011 INTO 009-022-001-50: FORMERLY: SEC 22 T22N R8W E 1/2 OF NW  
 1/4 EXC N 605 FT OF W 1120 FT THOF & W/2 OF NE/4. 144.44 AC. M/L SPLIT ON  
 12/03/2007 INTO 009-022-001-90;

FORMERLY: SEC 22 T22N R8W W 1/2 OF NE 1/4 80 AC. M/L

COMBO W/008-00 FOR 98  
 FARMLAND EXEMPTION BEG 2002  
 FARMLAND EXEMPTION DENIED 2005

Split/Comb. on 12/31/2011 completed 12/31/2011 tim                                EXEMPT SPLIT >40 A EA  
 TO 022-001-50;  
 Parent Parcel(s): 009-022-001-00;  
 Child Parcel(s): 009-022-001-50;

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 Split/Comb. on 12/03/2007 completed 12/03/2007 RAY                                ;  
 Parent Parcel(s): 009-022-001-00;  
 Child Parcel(s): 009-022-001-90;  
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Land Value Estimates for Land Table Ag 1 .A - Agriculture

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
AGRICULTRU 66 - 120 Acres		80.00 Acres			3900	100		312,000
		80.00 Total Acres					Total Est. Land Value =	312,000

2024 Est. T.C.V. 009-022-001-00							=	312,000
Est. TCV/Total Floor Area = 390.00, Most recent sale 11/16/2018 for 150,000								
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.				
140,000	140,000	140,000	38,073	5.00				
2024 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses			
0	16,000	0	0	1,903	0			
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT			
156,000	156,000	156,000	39,976	39,976	39,976			

009-022-001-50 2024 Est. T.C.V. HARRIS ANTHONY  
Property Class: 401 8519 W KELLY RD  
Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

SEC 22 T22N R8W E 1/2 OF NW 1/4 EXC N 605 FT OF W 1120 FTOF 64.4444A

SPLIT ON 12/31/2011 FROM 009-022-001-00;

COMBO W/008-00 FOR 98  
FARMLAND EXEMPTION BEG 2002  
FARMLAND EXEMPTION DENIED 2005

Split/Comb. on 12/31/2011 completed 12/31/2011 tim EXEMPT SPLIT >40 A EA  
TO 022-001-50;  
Parent Parcel(s): 009-022-001-00;  
Child Parcel(s): 009-022-001-50;

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Split/Comb. on 12/03/2007 completed 12/03/2007 RAY ;  
Parent Parcel(s): 009-022-001-00;  
Child Parcel(s): 009-022-001-90;  
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Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 30 - 65	\$3000	64.45 Acres	3000	100				193,350
64.45 Total Acres Total Est. Land Value =								193,350

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	6.71	1200	50	4,026
D/W/P: 4in Ren. Conc.	6.71	96	50	322
Wood Frame	19.09	288	50	2,749
Metal Prefab	13.64	96	50	654
Total Estimated Land Improvements True Cash Value =				7,751

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1994  
Description of Occupancy: MAIN BUILDING

Costs are taken from the Sheds - Equipment 4 Wall Building cost schedules.  
<<<<<< Calculator Cost Computations >>>>>>  
Class: D,Pole Quality: Good  
Stories: 1 Story Height: 10 Perimeter: 326  
Overall Building Height: 10

Base Rate for Upper Floors = 34.78

(10) Heating system: Wall or Floor Furnace Cost/SqFt: 2.86 100%  
Adjusted Square Foot Cost for Upper Floors = 37.64

Total Floor Area: 4,840 Base Cost New of Upper Floors = 182,177  
Reproduction/Replacement Cost = 182,177  
Eff.Age:10 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 66 /100/100/100/66.0  
Total Depreciated Cost = 120,237

ECF (416 RURAL METES & BOUNDS) 0.930 => TCV of Bldg: 1 = 111,820  
Replacement Cost/Floor Area= 37.64 Est. TCV/Floor Area= 23.10

Cost Estimates for Commercial/Industrial Building/Section: 2 Built 2017  
Description of Occupancy: SOUTH BUILDING

Costs are taken from the Shed - Utility Light Commercial Building cost schedules.  
<<<<<< Calculator Cost Computations >>>>>>  
Class: D,Pole Quality: Average  
Stories: 1 Story Height: 10 Perimeter: 142

Base Rate for Upper Floors = 24.02



009-022-001-90                                      2024 Est. T.C.V.                                      HARRIS EVA MARIE  
 Property Class: 401                                      8539 W KELLY RD  
 Map #:                                      LAKE TOWNSHIP                                      LAKE CITY, MI 49651

.SEC 22 T22N, R8W N 605 FT OF W 1120 FT OF E/2 OF NW/4 EXC N 360 FT OF W 660 FT  
 THEREOF. 10.10 AC. M/L  
 SPLIT ON 12/03/2007 FROM 009-022-001-00;

Split/Comb. on 12/03/2007 completed 12/03/2007 RAY ;  
 Parent Parcel(s): 009-022-001-00;  
 Child Parcel(s): 009-022-001-90;  
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Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$3000		10.10 Acres			3000	100		30,300
		10.10 Total Acres					Total Est. Land Value =	30,300

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	6.61	388	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
		Total Estimated Land Improvements True Cash Value =		950

Cost Est. for Res. Bldg: 1 Single Family 2S                                      Cls C 5 Blt 2010

(11) Heating System: Forced Heat & Cool  
 Ground Area = 1160 SF      Floor Area = 2392 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/100/100/88

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Basement	1,160		
1 Story	Siding	Overhang	72		
			Total:	299,281	263,390

Other Additions/Adjustments

Exterior					
Stone Veneer		160	6,074	5,345	

Plumbing

Average Fixture(s)	1	1,476	1,299
3 Fixture Bath	1	4,646	4,088

Water/Sewer

1000 Gal Septic	1	4,864	4,280
Water Well, 100 Feet	1	5,808	5,111

Porches

WCP (1 Story)	448	14,632	12,876
CCP (1 Story)	72	2,098	1,846

Garages

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

Base Cost	676	27,777	24,444
Common Wall: 1 Wall	1	-2,686	-2,364
Door Opener	1	547	481

Built-Ins

Appliance Allow.	1	2,766	2,434
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Totals:                                      367,283                                      323,230

Notes:

ECF (416 RURAL METES & BOUNDS) 0.930 => TCV:                                      300,604

Parcel Number: 009-022-001-90

Page: 2

2024 Est. T.C.V. 009-022-001-90	=	331,854				
Est. TCV/Total Floor Area = 138.73, Most recent sale 05/05/2008 for 5,000						
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
160,300	160,300	160,300	108,470	5.00		
2024	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	5,600	0	0	5,423	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
165,900	165,900	165,900	113,893	113,893	113,893	

009-022-002-00	2024 Est. T.C.V.	KOLODZIEJ PATRICIA TRUST
Property Class: 402		S DICKERSON RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 22 T22N R8W N 1/2 OF S 1/2 OF NE 1/4 OF NE 1/4. 10 A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS  
\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$3000		10.00	Acres		3000	100		30,000
		10.00	Total Acres				Total Est. Land Value =	30,000

2024 Est. T.C.V. 009-022-002-00 = 30,000

Est. TCV/Total Floor Area = 12.54, Most recent sale 11/03/2017 for 1

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
14,000	14,000	14,000	7,195	5.00			
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses			
0	1,000	0	359	0			
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
15,000	15,000	15,000	7,554	7,554	0		





009-022-004-00	2024 Est. T.C.V.	COLLINSWORTH RICHARD L
Property Class: 401		S DICKERSON RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 22 T22N R8W S 1/2 OF SE 1/4 OF NE 1/4. 20A. A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS  
\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 18	-29	@\$3000	20.00	Acres	3000	100		60,000
			20.00	Total Acres			Total Est. Land Value =	60,000

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

(11) Heating System: No Heating/Cooling  
Ground Area = 0 SF Floor Area = 0 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					

Garages

Class: CD Exterior: Pole (Unfinished)					
	Base Cost		960	21,754	20,666
			Totals:	21,754	20,666

Notes:

ECF (416 RURAL METES & BOUNDS) 0.930 => TCV: 19,219

2024 Est. T.C.V. 009-022-004-00	=	79,219			
Est. TCV/Total Floor Area = 0.00, Most recent sale 03/01/2000 for 21,000					
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
35,300	35,300	35,300	24,843	5.00	
2024	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	4,300	0	1,242	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
39,600	39,600	39,600	26,085	26,085	0



009-022-006-85	2024 Est. T.C.V.	ANDERSON KIMMY
Property Class: 401		8125 W KELLY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 22 T22N R8W BEG 565.42FT W OF NE COR OF NE1/4 TH W 330FT, S264FT, E330FT, N264FT TO POB 2 A.  
SPLIT ON 12/10/2018 FROM 009-022-006-00;

Split/Comb. on 12/10/2018 completed 12/10/2018 TIM ;  
Parent Parcel(s): 009-022-006-00;  
Child Parcel(s): 009-022-006-85;

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS  
\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 90/FF	330.00	264.00	0.8823	0.9013	90	100		23,620
330 Actual Front Feet, 2.00 Total Acres Total Est. Land Value =								23,620

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.97	216	50	753
Total Estimated Land Improvements True Cash Value =				753

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Average Blt 2010

(11) Heating System: Forced Warm Air  
Ground Area = 1216 SF Floor Area = 1216 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=76/100/100/100/76

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Metal	1216		
			Total:	66,902	50,845

Other Additions/Adjustments

Skirting, Metal or Vinyl, Vertical	184	2,090	1,588
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Plumbing

Average Fixture(s)	1	964	733
3 Fixture Bath	1	3,054	2,321

Water/Sewer

1000 Gal Septic	1	4,864	3,697
Water Well, 100 Feet	1	5,808	4,414

Deck

Treated Wood	180	3,861	2,934
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Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)  
Base Cost 624 23,575 17,917

Built-Ins

Appliance Allow.	1	2,766	2,102
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Totals: 113,884 86,551

Notes:

ECF (416 RURAL METES & BOUNDS) 0.800 => TCV: 69,241

2024 Est. T.C.V. 009-022-006-85 = 93,614

Est. TCV/Total Floor Area = 76.99

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
47,300	47,300	47,300	41,370	5.00		
2024 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	-500	0	0	2,068	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	

46,800

46,800

46,800

43,438

43,438

43,438



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2024 Est. T.C.V. 009-022-006-95			=	0	
Est. TCV/Total Floor Area = 0.00					
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
0	0	0	0	5.00	
2024	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	0	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
0	0	0	0	0	0



Parcel Number: 009-022-007-00

Page: 2

## Other Additions/Adjustments

## Plumbing

Average Fixture(s)	1	1,476	1,255
3 Fixture Bath	1	4,646	3,949

## Water/Sewer

1000 Gal Septic	1	4,864	4,134
Water Well, 200 Feet	1	10,743	9,132

## Porches

WCP (1 Story)	180	7,490	7,041	*94% Good
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## Deck

Pine w/Roof (Deck Portion)	180	3,083	2,621
Pine w/Roof (Roof portion)	180	3,082	2,620
w/Roof (Roof portion)	519	7,936	6,746

## Garages

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

Base Cost	840	39,186	33,308
Storage Over Garage	672	9,233	7,848
Common Wall: 1 Wall	1	-2,686	-2,283
Door Opener	1	547	465

## Built-Ins

Appliance Allow.	1	2,766	2,351
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Totals:		374,783	319,247
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Notes: 1PS PINE LOG

ECF (416 RURAL METES &amp; BOUNDS) 0.930 =&gt; TCv: 296,900

2024 Est. T.C.V. 009-022-007-00 = 400,388

Est. TCv/Total Floor Area = 127.11, Most recent sale 01/01/1999 for 64,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
193,400	193,400	193,400	120,688	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	6,800	0	6,034	0		
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
200,200	200,200	200,200	126,722	126,722	126,722	







Parcel Number: 009-022-009-50

Page: 2

ECF (416 RURAL METES &amp; BOUNDS) 0.930 =&gt; TCV: 144,440

2024 Est. T.C.V. 009-022-009-50	=	161,503			
Est. TCV/Total Floor Area = 122.17, Most recent sale 05/01/2002 for 5,000					
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
78,400	78,400	78,400	54,890	5.00	
2024	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	2,400	0	2,744	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
80,800	80,800	80,800	57,634	57,634	57,634

009-022-009-90 2024 Est. T.C.V. HALL BROCK J  
 Property Class: 401 8945 W KELLY RD  
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

2016-01713 COMMENCING AT THE NW CORNER WEST 1/2 OF THE NW 1/4 OF THE NW 1/4 OF THE NW 1/4 OF SECTION 22, T22N, R8W., THENCE S89DEG21'58"E ALONG THE NORTH SECTION LINE 187.24 FEET TO THE POINT OF BEGINNING; THENCE S89DEG21'58"E 143.51 FEET; THENCE S00DEG00'20"W 379.44 FEET; THENCE N89DEG21 '58"W 143.51 FEET; THENCE N00DEG00'20"E 379.44 FEET TO THE POINT OF BEGINNING. EXCEPT THE WEST 14.51 FEET THEREOF AND EXCEPT THE SOUTH 40 FEET.  
 2016-01611 PARCEL BOUNDARY TRANSFER TO ADJ PIN & 2016-01751 AMEND LAND CONTRACT TO EXCLUDE THE WEST 14.51' & EXCLUDE THE SOUTH 40'.  
 FORMERLY SEC 22 T22N R8W (0\*2002) N 379.44 FT OF E 143.51 FT OF W 1/2 OF NW 1/4 OF NW 1/4 OF NW 1/4. 1.25A.

02 SPLIT FROM 009-50 FOR 03  
 NEW HOUSE FOR 03

2016-01751 AMEND LAND CONTRACT TO EXCLUDE THE WEST 14.51' & EXCLUDE THE SOUTH 40'.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 90/FF	129.36	339.44	1.1151	0.9598	90	100		12,460
129 Actual Front Feet, 1.01 Total Acres							Total Est. Land Value =	12,460

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.18	240	0	0
D/W/P: Crushed Rock	2.27	1000	0	0
Wood Frame	23.41	320	50	3,745

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				4,695

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 2002

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1120 SF Floor Area = 1120 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,120		
			Total:	147,691	125,538

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,476	1,255
3 Fixture Bath	1	4,646	3,949

Water/Sewer

1000 Gal Septic	1	4,864	4,134
Water Well, 100 Feet	1	5,808	4,937

Porches

WCP (1 Story)	80	4,246	3,609
WCP (1 Story)	85	4,392	3,733

Deck

Treated Wood	34	1,459	1,240
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Garages

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

Base Cost	576	24,808	21,087
Common Wall: 1 Wall	1	-2,686	-2,283

Parcel Number: 009-022-009-90

Page: 2

## Built-Ins

Appliance Allow.	1	2,766	2,351
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## Fireplaces

Interior 1 Story	1	5,338	4,537
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Totals:		204,808	174,087
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## Notes:

ECF (416 RURAL METES & BOUNDS) 0.930 => TCV: 161,901

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2024 Est. T.C.V. 009-022-009-90 = 179,056

Est. TCV/Total Floor Area = 159.87, Most recent sale 06/01/2018 for 127,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
85,500	85,500	85,500	70,156	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	4,000	0	0	3,507	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
89,500	89,500	89,500	73,663	73,663	73,663	

009-022-010-00 2024 Est. T.C.V. KENDALL JONATHON D  
 Property Class: 401 8745 W KELLY RD  
 Map #: LAKE TOWNSHIP Lake City, MI 49651

SEC 22 T22N R8W NE 1/4 OF NW 1/4 OF NW 1/4 EXC E 132 FT THOF & EXC W 296 FT  
 THOF. 3.5152A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 90/FF	234.00	657.00	0.9615	1.1321	90	100		22,924
234 Actual Front Feet, 3.53 Total Acres Total Est. Land Value =								22,924

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Good Blt 2016

(11) Heating System: Forced Warm Air  
 Ground Area = 1216 SF Floor Area = 1216 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Metal	1216		
Total:				87,018	69,615

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,237	990
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Water/Sewer

1000 Gal Septic	1	5,636	4,509
Water Well, 50 Feet	1	2,921	2,337

Deck

Treated Wood w/Roof (Deck Portion)	200	4,412	3,530
Treated Wood w/Roof (Roof portion)	200	4,552	3,642
Treated Wood	16	772	618

Built-Ins

Appliance Allow.	1	3,975	3,180
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Garages

Class: CD Exterior: Pole (Unfinished)

Base Cost	1380	29,808	23,846
No Concrete Floor	1380	-8,432	-6,746

Totals: 131,899 105,521

Notes:

ECF (416 RURAL METES & BOUNDS) 0.800 => TCV: 84,417

2024 Est. T.C.V. 009-022-010-00 = 107,341

Est. TCV/Total Floor Area = 88.27, Most recent sale 04/20/2010 for 30,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
57,900	57,900	57,900	40,438	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-4,200	0	0	2,021	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
53,700	53,700	53,700	42,459	42,459	0	



009-022-011-00	2024 Est. T.C.V.	KENDALL JONATHON D
Property Class: 401		8741 W KELLY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 22 T22N R8W E 132 FT OF NE 1/4 OF NW 1/4 OF NW 1/4. 2 A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS  
\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 90/FF	132.00	657.00	1.1095	1.1321	90	100		14,921
132 Actual Front Feet, 1.99 Total Acres Total Est. Land Value =								14,921

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Metal Prefab	17.42	80	50	697
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	0.00	0	95	950
Total Estimated Land Improvements True Cash Value =				1,647

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Fair Blt 1976

(11) Heating System: Wall Furnace  
Ground Area = 840 SF Floor Area = 840 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Comp.Shingle	840		
			Total:	43,834	15,342

Other Additions/Adjustments

Skirting, Metal or Vinyl, Vertical	132	1,461	511
Water/Sewer			
1000 Gal Septic	1	4,550	1,592
Water Well, 50 Feet	1	2,585	905
Deck			
Treated Wood	112	2,728	955
w/Roof (Roof portion)	992	13,580	4,753
Garages			
Class: CD Exterior: Pole (Unfinished)			
Base Cost	960	21,754	7,614
No Concrete Floor	960	-5,866	-2,053
		Totals:	84,626 29,619

Notes:

ECF (416 RURAL METES & BOUNDS) 0.800 => TCV: 23,695

2024 Est. T.C.V. 009-022-011-00	=	40,263			
Est. TCV/Total Floor Area = 47.93					
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
19,500	19,500	19,500	9,000	5.00	
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	600	0	450	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
20,100	20,100	20,100	9,450	9,450	0





009-022-013-00	2024 Est. T.C.V.	PRESSELL MARK A & CAROL J
Property Class: 401		8995 W KELLY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 22 T22N R8W SW 1/4 OF NW 1/4. 40 A.

TEMP MH ON CHILD UNTIL COMPLETION  
HOUSE COMP FOR 05..ADD WD..REMOVE MH

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS  
\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 30 - 65	\$3000	40.00	Acres		3000	100		120,000
							40.00 Total Acres	Total Est. Land Value = 120,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.69	4700	0	0
D/W/P: 4in Ren. Conc.	6.61	504	0	0
D/W/P: Asphalt Paving	2.69	152	0	0
Wood Frame	17.91	480	50	4,298
Wood Frame	21.40	144	50	1,541

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 10000	10,000.00	1	95	9,500
Total Estimated Land Improvements True Cash Value =				15,339

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C 10 Blt 2001

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 1580 SF Floor Area = 2370 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	1,580		
Total:				311,402	249,130

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,476	1,181
3 Fixture Bath	1	4,646	3,717

Water/Sewer

1000 Gal Septic	1	4,864	3,891
Water Well, 100 Feet	1	5,808	4,646

Porches

WCP (1 Story)	276	9,533	7,626
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Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	676	27,777	22,222
Door Opener	2	1,093	874
Class: C Exterior: Pole (Unfinished)			
Base Cost	2496	60,228	48,182

Built-Ins

Appliance Allow.	1	2,766	2,213
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Deck

Treated Wood	905	11,756	9,405
w/Roof (Roof portion)	640	9,709	7,767

Breezeways

Frame Wall	122	8,396	6,717
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Totals: 459,454 367,571

## Notes:

ECF (416 RURAL METES & BOUNDS) 0.930 => TCV: 341,841

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2024 Est. T.C.V. 009-022-013-00 = 477,180  
 Est. TCV/Total Floor Area = 201.34, Most recent sale 05/01/1999 for 56,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
231,400	231,400	231,400	159,327	5.00		
2024 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	7,200	0	0	7,966	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
238,600	238,600	238,600	167,293	167,293	167,293	

009-022-014-00 2024 Est. T.C.V. RICHARDS BRIAN  
 Property Class: 401 8871 W KELLY RD  
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

. SEC 22 T22N R8W W 116 FT OF NE 1/4 OF NW 1/4 OF NW 1/4. 1.7576A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 90/FF	116.00	657.50	1.1459	1.1323	90	100		13,546
116 Actual Front Feet, 1.75 Total Acres							Total Est. Land Value =	13,546

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	31.61	84	50	1,327
				Total Estimated Land Improvements True Cash Value = 1,327

Cost Est. for Res. Bldg: 1 Mobile Home HUD CIs Average Blt 1992

(11) Heating System: Forced Warm Air  
 Ground Area = 1462 SF Floor Area = 1462 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=47/100/100/100/47

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Siding	Comp.Shingle	1280		
Addition	Siding	Crawl	182		
			Total:	86,107	40,469

Other Additions/Adjustments

Skirting, Metal or Vinyl, Vertical 192 2,181 1,025

Plumbing

Average Fixture(s) 1 964 453  
 3 Fixture Bath 1 3,054 1,435

Water/Sewer

1000 Gal Septic 1 4,864 2,286  
 Water Well, 50 Feet 1 2,686 1,262

Deck

Treated Wood 50 1,753 824  
 w/Roof (Roof portion) 160 2,789 1,311  
 w/Roof (Roof portion) 1476 22,391 10,524

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)  
 Base Cost 384 16,858 7,923

Built-Ins

Appliance Allow. 1 2,766 1,300

Totals: 146,413 68,812

Notes: MANOR HOMES #MO209171

ECF (416 RURAL METES & BOUNDS) 0.800 => TCV: 55,050

2024 Est. T.C.V. 009-022-014-00 = 69,923

Est. TCV/Total Floor Area = 47.83, Most recent sale 04/15/2015 for 35,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
35,900	35,900	35,900	15,491	5.00
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-900	0	774	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-
35,000	35,000	35,000	16,265	16,265
				PRE/MBT
				0

009-022-015-00	2024 Est. T.C.V.	JOHNSON WILLIAM A & MEGAN M
Property Class: 401		8621 W KELLY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 22 T22N R8W N 360 FT OF W 660 FT OF E 1/2 OF NW 1/4. 5.4545 A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS  
\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 3 - 7 @\$3000			5.45 Acres		3000	100		16,350
			5.45 Total Acres		Total Est. Land Value =			16,350

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.18	600	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1 Single Family BI Cls C -5 Blt 1976

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 960 SF Floor Area = 1536 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Bi-Level	Siding	Bi-Lev. 60%	960		
Total:				167,522	108,876

Other Additions/Adjustments

Exterior

Brick Veneer	100	1,719	1,117
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Plumbing

Average Fixture(s)	1	1,476	959
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Water/Sewer

1000 Gal Septic	1	4,864	3,162
Water Well, 50 Feet	1	2,686	1,746

Deck

Treated Wood	300	5,397	3,508
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Garages

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

Base Cost	840	32,306	20,999
Common Wall: 1 Wall	1	-2,686	-1,746

Built-Ins

Appliance Allow.	1	2,766	1,798
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Totals: 216,050 140,419

Notes:

ECF (416 RURAL METES & BOUNDS) 0.930 => TCV: 130,590

2024 Est. T.C.V. 009-022-015-00 = 147,890

Est. TCV/Total Floor Area = 96.28, Most recent sale 11/26/2019 for 160,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
71,900	0	0	0	5.00	
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
73,900	0	68,134	0	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
73,900	73,900	73,900	68,134	68,134	68,134

009-022-016-00	2024 Est. T.C.V.	DAVIS DOUGLAS & MARYANN
Property Class: 401		8528 W LOTAN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 22 T22N R8W (0\*1999) PCL 3 OF THE SURVEY RECORDED IN LIBER S-4 PP 24-36.  
2.25A.

97 SPLIT 80 AC TO 016-50 FOR 98  
99 SPLIT TO 10 PCLS FOR 00

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS  
\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 90/FF	220.00	445.00	0.9765	1.0270	90	100		19,856
220 Actual Front Feet, 2.25 Total Acres Total Est. Land Value =								19,856

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.18	780	50	3,190
D/W/P: 3.5 Concrete	6.58	250	50	822
Wood Frame	24.24	240	50	2,909

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				7,871

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C -5 Blt 2000

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 1380 SF Floor Area = 1380 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,380		
Total:				168,693	134,958

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,476	1,181
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Water/Sewer

1000 Gal Septic	1	4,864	3,891
Water Well, 100 Feet	1	5,808	4,646

Porches

CPP	36	962	770
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Deck

Treated Wood	203	4,178	3,342
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Garages

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

Base Cost	720	29,023	23,218
Common Wall: 1 Wall	1	-2,686	-2,149
Door Opener	1	547	438

Built-Ins

Appliance Allow.	1	2,766	2,213
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Totals:		215,631	172,508
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Notes:

ECF (416 RURAL METES & BOUNDS) 0.930 => TCV: 160,432

2024 Est. T.C.V. 009-022-016-00 = 188,159  
Est. TCV/Total Floor Area = 136.35, Most recent sale 09/30/2015 for 105,000  
2023 Assessed MBOR S.E.V. Base for Cap C.P.I.

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	89,100	89,100	89,100	65,022	5.00		
2024	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	5,000	0	0	3,251	0	
2024	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
	94,100	94,100	94,100	68,273	68,273	68,273	





Parcel Number: 009-022-016-03

Page: 2

2024 Est. T.C.V. 009-022-016-03	=	324,228				
Est. TCV/Total Floor Area = 154.39, Most recent sale 04/04/2019 for 262,000						
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
155,200	155,200	155,200	143,087	5.00		
2024	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	6,900	0	0	7,154	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
162,100	162,100	162,100	150,241	150,241	150,241	





Parcel Number: 009-022-016-09

Page: 2

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2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
95,800	95,800	95,800	42,151	42,151	42,151



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	108,300	108,300	108,300	93,597	5.00	
2024	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	17,400	0	0	4,679	0
2024	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	125,700	125,700	125,700	98,276	98,276	98,276



Parcel Number: 009-022-016-15

Page: 2

Aluminum	360	4,831	4,589
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Totals:	141,167	134,109
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Notes:

ECF (416 RURAL METES & BOUNDS) 0.930 => TCV: 124,721

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2024 Est. T.C.V. 009-022-016-15 = 150,630

Est. TCV/Total Floor Area = 156.91, Most recent sale 09/10/2019 for 100,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
71,600	71,600	71,600	60,490	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,700	0	0	3,024	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
75,300	75,300	75,300	63,514	63,514	63,514	



009-022-016-18                                      2024 Est. T.C.V.                                      COWLEY MARIE J  
 Property Class: 401                                      8500 W LOTAN RD X401  
 Map #:                                      LAKE TOWNSHIP                                      LAKE CITY, MI 49651

SEC 22 T22N R8W (0\*1999) PCL 9 OF THE SURVEY RECORDED IN LIBER S-4 PP 24-36.  
 10A.

99 SPLIT FROM 016-00 FOR 00

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$3000		10.00	Acres		3000	100		30,000
		10.00	Total Acres				Total Est. Land Value =	30,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Metal Prefab	11.05	240	50	1,326
Wood Frame	23.41	96	50	1,123
Total Estimated Land Improvements True Cash Value =				2,449

Cost Est. for Res. Bldg: 1 Single Family 1S                                      Cls D                                      Blt 2021

(11) Heating System: Wall/Floor Furnace  
 Ground Area = 264 SF      Floor Area = 264 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Piers	264		
			Total:	32,061	31,740

Other Additions/Adjustments

Water/Sewer					
1000 Gal Septic			1	4,263	4,220
Water Well, 50 Feet			1	2,498	2,473

Porches

WCP (1 Story)			72	3,239	3,207
Foundation: Shallow			72	-751	-743

Deck

Treated Wood			32	1,347	1,334
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Totals:                                      42,657                                      42,231

Notes:

ECF (416 RURAL METES & BOUNDS) 0.930 => TCV:                                      39,275

2024 Est. T.C.V. 009-022-016-18                                      =                                      71,724

Est. TCV/Total Floor Area = 271.68, Most recent sale 11/22/2016 for 19,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
34,200	34,200	34,200	26,200	5.00		
2024 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	1,700	0	0	1,310	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
35,900	35,900	35,900	27,510	27,510	27,510	

009-022-016-23  
Property Class: 401  
Map #:

2024 Est. T.C.V.  
LAKE TOWNSHIP

CNOSSEN GARET W &  
8500 W LOTAN RD X 301  
LAKE CITY, MI 49651-9505

SEC 22 T22N R8W (0\*1999) PCL 10 OF THE SURVEY RECORDED IN LIBER S-4 PP 24-36 EXC  
THE S 5 ACRES THOF. 5.2A.

99 SPLIT FROM 016-00 FOR 00  
03 5 AC TO 016-26 FOR 04  
Address aka 301 Standel Lane...W. Lotan Rd is where mail is delivered.  
ADD 24X24 GRG FOR 07 NO PERMIT IN FILE.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS  
\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 90/FF	250.00	906.05	0.9457	1.2268	90	100		26,105
250 Actual Front Feet, 5.20 Total Acres								Total Est. Land Value = 26,105

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	300	0	0
Wood Frame	31.19	64	50	998
Wood Frame	26.25	96	50	1,260
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	100	1,000
Total Estimated Land Improvements True Cash Value =				3,258

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 2002

(11) Heating System: Forced Air w/ Ducts , Wood Furnace Add-On  
Ground Area = 1344 SF Floor Area = 1344 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,344		
Total:				175,235	131,426

Other Additions/Adjustments

Plumbing

Average Fixture(s)	Quantity	Rate	Cash Value
3 Fixture Bath	1	3,860	2,895

Water/Sewer

Description	Quantity	Rate	Cash Value
1000 Gal Septic	1	4,550	3,412
Water Well, 100 Feet	1	5,640	4,230

Deck

Description	Quantity	Rate	Cash Value
Treated Wood	240	4,565	3,424

Garages

Class	CD Exterior	Siding	Foundation	Inch	Status	Base Cost	Common Wall	Door Opener	Cost
Class: CD Exterior: Siding Foundation: 42 Inch (Finished)						672		1	30,119
Common Wall: 1 Wall							1		-2,512
Door Opener							1		485
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)						576			19,791
No Concrete Floor							576		-3,519

Built-Ins

Description	Quantity	Rate	Cash Value
Appliance Allow.	1	1,934	1,450

Totals: 241,378 181,032

Notes:

ECF (416 RURAL METES & BOUNDS) 0.930 => TCV: 168,360

Parcel Number: 009-022-016-23

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2024 Est. T.C.V. 009-022-016-23	=	197,723				
Est. TCV/Total Floor Area = 147.12, Most recent sale 05/28/2021 for 240,000						
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
93,300	93,300	93,300	86,835	5.00		
2024	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	5,600	0	0	4,341	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
98,900	98,900	98,900	91,176	91,176	91,176	

009-022-016-26                                2024 Est. T.C.V.                                BURLEW LEE E & HELEN J TRUSTEES OF  
 Property Class: 401                                                               8500 W LOTAN RD X 201  
 Map #:                                LAKE TOWNSHIP                                LAKE CITY, MI 49651

SEC 22 T22N R8W (0\*2003) S 5 ACRES OF PCL 10 OF THE SURVEY RECORDED IN LIBER S-4  
 PP 24-36. 5A.

03 SPLIT FROM 016-23 FOR 04

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 90/FF	338.00	644.38	0.8771	1.1266	90	100		30,058
338 Actual Front Feet, 5.00 Total Acres                                Total Est. Land Value =								30,058

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Solid, 6 ft.	30.88	54	0	0
Fencing: Wd, Split, 2 Rail	16.48	30	0	0
Metal Prefab	20.10	85	50	854
Metal Prefab	25.08	15	50	188

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				1,992

Cost Est. for Res. Bldg: 1 Single Family GRG                                Cls C                                Blt 2012

(11) Heating System: No Heating/Cooling  
 Ground Area = 0 SF    Floor Area = 0 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Plumbing					
	3 Fixture Bath		1	-4,646	-4,181
Garages					
Class: C Exterior: Pole (Unfinished)					
	Base Cost		679	18,822	16,940
	No Concrete Floor		679	-4,509	-4,058
Water/Sewer					
	Water Well, 50 Feet		1	2,686	2,417
Totals:				12,353	11,118

Notes: TRAILER PAD & GARAGE

ECF (416 RURAL METES & BOUNDS) 0.930 => TCV:                                10,340

2024 Est. T.C.V. 009-022-016-26		=		42,390		
Est. TCV/Total Floor Area = 0.00, Most recent sale 06/23/2009 for 10,000						
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
17,700	17,700	17,700	12,472	5.00		
2024	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	3,500	0	0	623	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-		PRE/MBT
21,200	21,200	21,200	13,095	13,095		0



Parcel Number: 009-022-016-28

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2024 Est. T.C.V. 009-022-016-28	=	161,287				
Est. TCV/Total Floor Area = 210.01, Most recent sale 08/31/2015 for 110,000						
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
77,100	77,100	77,100	58,052	5.00		
2024	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	3,500	0	0	2,902	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
80,600	80,600	80,600	60,954	60,954	60,954	

009-022-016-40	2024 Est. T.C.V.	LINDER FRED M & KARLL-LINDER STACY
Property Class: 402		8500 W LOTAN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 22 T22N R8W (0\*1999) PCL 12 OF THE SURVEY RECORDED IN LIBER S-4 PP 24-36. 13.24A.

2013-03929 QD DESCRIBED AS: COMMENCING AT THE SOUTH ONE-QUARTER CORNER OF SAID SECTION 22; THENCE N00°02'29"W, ALONG THE NORTH-SOUTH ONE-QUARTER LINE, 958.25 FEET TO THE TRUE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND; THENCE CONTINUING N00°02'29"W, ALONG THE NORTH-SOUTH ONE-QUARTER LINE, 1661.91 FEET TO THE MONUMENTED CENTER OF SECTION; THENCE N89.35'43"W, ALONG THE EAST-WEST ONE-QUARTER LINE, 548.41 FEET; THENCE S00°02'29"W, PARALLEL WITH SAID NORTH-SOUTH ONE-QUARTER LINE, 1440.06 FEET; THENCE N87.58'45"E 139.71 FEET; THENCE 150.27 FEET ALONG A 200.00 FOOT RADIUS CURVE TO THE RIGHT, HAVING A LONG CHORD BEARING S70°29'46"E 146.76 FEET; THENCE S48.58'17"E 19.88 FEET; THENCE 126.85 FEET ALONG A 200.00 FOOT RADIUS CURVE TO THE LEFT HAVING A LONG CHORD BEARING S67°08'29"E 124.73 FEET; THENCE S85.18'41"E 32.44 FEET; THENCE 175.57 FEET ALONG A 117.97 FOOT RADIUS CURVE TO THE RIGHT, HAVING A LONG CHORD BEARING S42.40'35"E 159.81 FEET BACK TO THE POINT OF BEGINNING. SAID PARCEL CONTAINING 18.79 ACRES, MORE-OR-LESS, AND BEING SUBJECT TO RESTRICTIONS, RESERVATIONS, EASEMENTS, ZONING RIGHT-OF-WAYS, GOVERNMENTAL REGULATIONS, AND MATTERS VISIBLE, IF ANY, UPON OR AFFECTING SAID LANDS. TOGETHER WITH AND SUBJECT TO A 66.00 FOOT WIDE EASEMENT FOR INGRESS-EGRESS AND THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES ACROSS PART OF THE EAST ONE-HALF OF THE SOUTHWEST ONE-QUARTER AND ACROSS PART OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER, ALL IN SECTION 22, T22N, R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN, WITH A CENTERLINE DESCRIBED AS: BEGINNING AT THE SOUTH ONE-QUARTER CORNER OF SAID SECTION 22; THENCE N00°02'29"W, ALONG THE NORTH-SOUTH ONE-QUARTER LINE, 958.25 FEET; THENCE 175.57 FEET ALONG A 117.97 FOOT CURVE TO THE LEFT HAVING A LONG CHORD BEARING N42.40'35"11W 159.81 FEET; THENCE N85°18'41 "W 32.44 FEET; THENCE 126.85 FEET ALONG A 200.00 FOOT RADIUS CURVE TO THE RIGHT HAVING A LONG CHORD BEARING N67°08'29"W 124.73 FEET; THENCE N48°58'17"W 19.88 FEET; THENCE 150.27 FEET ALONG A 200.00 FOOT RADIUS CURVE TO THE LEFT HAVING A LONG CHORD BEARING N70.29'46"W 146.76 FEET; THENCE S87°58'45"W 184.95 FEET; THENCE 76.84 FEET ALONG A 250.00 FOOT RADIUS CURVE TO THE LEFT HAVING A LONG CHORD BEARING S79°10'27"W 76.54 FEET; THENCE S70°22'08" W 216.36 FEET; THENCE 139.51 FEET ALONG A 400.00 FOOT RADIUS CURVE TO THE RIGHT HAVING A LONG CHORD BEARING S80.21'39"W 138.81 FEET; THENCE N89.38'50"W 312.51 FEET TO THE POINT OF ENDING.

99 SPLIT FROM 016-00 FOR 00

Land Value Estimates for Land Table Res 6. RES 6 RURAL ACREAGE & LOTS  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$3000		13.24 Acres			3000	100		39,720
		13.24 Total Acres			Total Est.		Land Value =	39,720

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	21.93	200	50	2,193
	Total Estimated Land Improvements	True Cash Value =		2,193

2024 Est. T.C.V. 009-022-016-40	=	41,913			
Est. TCV/Total Floor Area = 54.57, Most recent sale 03/19/2004 for 0					
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
19,600	19,600	19,600	14,067	5.00	
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,400	0	703	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
21,000	21,000	21,000	14,770	14,770	14,770

009-022-016-45  
 Property Class: 402  
 Map #:

2024 Est. T.C.V.  
 LAKE TOWNSHIP

LINDER FRED M & KARLL-LINDER STACY  
 8500 W LOTAN RD X  
 LAKE CITY, MI 49651

SEC 22 T22N R8W (0\*1999) PCL 13 OF THE SURVEY RECORDED IN LIBER S-4 PP 24-36.  
 13.82A. MISSAUKEE COUNTY RECORDS DESCRIBED AS:  
 COMMENCING AT THE S 1/4 CORNER OF SECTION 22, T22N, R8W; THENCE N89DEG38'49"W  
 ALONG THE SOUTH SECTION LINE 1319.70 FEET; THENCE N00DEG09'57"W ALONG THE W 1/8  
 TH LINE 1032.87 FEET TO THE TRUE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED  
 PARCEL OF LAND; THENCE CONTINUING N00DEG09'57"W ALONG THE W 1/18TH LINE 1555.53  
 FEET; THENCE S89DEG35'43"E ALONG THE E-W 1/4. LINE, 389 FEET; THENCE  
 S00DEG02'29"E PARALLEL WITH THE N-S 1/4 LINE 1548.43 FEET; THENCE 73.48 FEET  
 ALONG A 400.00 FOOT CURVE TO THE RIGHT HAVING A LONG CHORD BEARING S85DEG05'24"W  
 73.38 FEET; THENCE N89DEG38'50"W 312.5 I FEET BACK TO THE POINT OF BEGINNING.  
 (BEING A PART OF E Y2 OF SW Y. OF SECTION 22, T22N, R8W) TOGETHER WITH AND  
 SUBJECT TO A 66 FOOT WIDE EASEMENT FOR INGRESS, EGRESS AND THE INSTALLATION AND  
 MAINTENANCE OF PUBLIC UTILITIES ACROSS PART OF THE E 1/2 OF SW 1/4 AND ACROSS  
 PART OF SW 1/4 OF SE 1/4 ALL IN SECTION 22, T22N, R8W  
 WITH A CENTERLINE DESCRIBED AS: BEGINNING AT THE S 1/4 CORNER OF SAID SECTION  
 22; THENCE N00DEG02'29"W ALONG THE N-S 1/4 LINE 958.25 FEET; THENCE 175.57 FEET  
 ALONG A 117.97 FOOT CURVE TO THE LEFT HAVING A LONG CHORD BEARING N42DEG40'35"W  
 159.81 FEET; THENCE N85DEG18'41"W 32.44 FEET; THENCE 126.85 FEET ALONG A 200  
 FOOT RADIUS CURVE TO THE RIGHT HAVING A LONG CHORD BEARING N67DEG08'29"W 124.73  
 FEET; THENCE N48DEG58'17"W 19.88 FEET; THENCE 150.27 FEET ALONG A 200 FOOT  
 RADIUS CURVE TO THE LEFT HAVING A LONG CHORD BEARING N70DEG29'46"W 146.76 FEET;  
 THENCE S87DEG58'45"W 184.95 FEET; THENCE 76.84 FEET ALONG A 250 FOOT RADIUS  
 CURVE TO THE LEFT HAVING A  
 LONG CHORD BEARING S79DEGL 0'27"W 76 .54 FEET; THENCE S70DEG22'08"W 216.36 FEET;  
 THENCE 139.51 FEET ALONG A 400 FOOT RADIUS CURVE TO THE RIGHT HAVING A LONG  
 CHORD BEARING S89DEG21'39"W 138.8 I FEET; THENCE N89DEG38'50"W 312.51 FEET TO THE  
 POINT OF ENDING.

99 SPLIT FROM 016-00

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$3000		13.82 Acres			3000	100		41,460
		13.82 Total Acres					Total Est. Land Value =	41,460

2024 Est. T.C.V. 009-022-016-45							=	41,460
Est. TCV/Total Floor Area = 53.98, Most recent sale 09/12/2016 for 22,400								
2023 Assessed	MBOR	S.E.V.			Base for Cap	C.P.I.		
19,300	19,300	19,300			14,490	5.00		
2024 New Eq. Adjustment		Loss			Additions	Tax Adjustment	Losses	
0	1,400	0			0	724	0	
2024 Assessed	MBOR	S.E.V.			Capped	->Taxable<-	PRE/MBT	
20,700	20,700	20,700			15,214	15,214	15,214	



009-022-016-50	2024 Est. T.C.V.	RUPPEL DANNY R & JACQUELINE
Property Class: 402		W LOTAN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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SEC 22 T22N R8W (4\*1997) W 1/2 OF SW 1/4. 80A.

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97 SPLIT FROM 016-00 FOR 98  
 REMOVE +15 WOODED FOR 05..NO ADJUSTMENT ON SIMILIAR PCLS.

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Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 66 - 120	\$2800	80.00	Acres		2800	100		224,000
		80.00	Total Acres		Total Est.		Land Value =	224,000

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2024 Est. T.C.V. 009-022-016-50 = 224,000

Est. TCV/Total Floor Area = 291.67

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
96,000	96,000	96,000	49,306	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	16,000	0	2,465	0		
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
112,000	112,000	112,000	51,771	51,771	0	



Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
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Other Additions/Adjustments					
Plumbing					
	3 Fixture Bath		1	-3,245	-2,920

Water/Sewer					
	1000 Gal Septic		1	4,263	3,837
	Water Well, 100 Feet		1	5,506	4,955

Porches					
	WSEP (1 Story)		187	7,764	6,988
	CCP (1 Story)		31	868	781

Garages					
Class: D Exterior: Pole (Unfinished)					
	Base Cost		473	11,130	10,017

Totals:				26,286	23,658
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Notes: 3636 - REMOVED MANUFACTURED

ECF (416 RURAL METES & BOUNDS) 0.930 => TCV:					22,002
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2024 Est. T.C.V. 009-022-017-00	=	466,302
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Est. TCV/Total Floor Area = 280.23

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
206,500	206,500	206,500	123,368	5.00	
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	26,700	0	0	6,168	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
233,200	233,200	233,200	129,536	129,536	129,536





Parcel Number: 009-022-018-00

Page: 2

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
51,500	51,500	51,500	30,054	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,500	0	0	1,502	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
54,000	54,000	54,000	31,556	31,556	0	

009-022-019-00  
 Property Class: 401  
 Map #:

2024 Est. T.C.V.  
 LAKE TOWNSHIP

DICKISON SARAH H  
 8230 W LOTAN RD  
 LAKE CITY, MI 49651

PCL A OF THE SURVEY RECORDED IN BOOK OF SURVEYS S-6P31 DESC AS: A PARCEL OF LAND SITUATED IN THE SOUTH 1 / 2 OF THE SOUTHEAST 1 / 4 OF SECTION 22, T22N, R8W, TOWNSHIP OF LAKE, COUNTY OF MISSAUKEE, STATE OF MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AND SURVEYED AS FOLLOWS, TO-WIT: COMMENCING AT THE SOUTH 1 / 4 CORNER OF SECTION 22, T22N, R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN; THENCE ALONG THE SOUTH LINE OF THE SOUTHEAST 1 / 4 OF SAID SECTION 22, S89.43' 48"E, 1296.64 FEET (PREVIOUSLY RECORDED AS 1296.75 FEET), FOR A POINT OF BEGINNING; THENCE CONTINUING ALONG SAID SOUTH LINE, S89.43' 48"E, 174.37 FEET; THENCE PARALLEL WITH THE EAST 1 / 16 LINE OF SAID SECTION 22, N00-01 '55''W, 194.63 FEET; THENCE PARALLEL WITH SAID SOUTH LINE, N89"43'48"W, 167.97 FEET; THENCE S01.51'08"W, 194.70 FEET, TO THE POINT OF BEGINNING, CONTAINING 0.76 ACRES OF LAND, MORE OR LESS.

SUBJECT TO: A COUNTY ROAD RIGHT-OF-WAY FOR LOTAN ROAD OVER THE SOUTHERLY PORTION THEREOF.

FURTHER SUBJECT TO: RESTRICTIONS, RESERVATIONS, EASEMENTS, AGREEMENTS, COVENANTS RIGHTS-OF-WAY, ZONING, GOVERNMENTAL REGULATIONS, LEASE, LICENSE &/OR OTHER ENCUMBRANCE TO TITLE, IF ANY.

SPLIT PART ON 08/27/2020 TO 022-019-10

FORMERLY ABV AS SEC 22 T22N R8W W 1/2 OF W 1/2 OF SE 1/4 OF SE 1/4 & BEGS 89 DEG 43'48"E 1296.75 FT FROM S 1/4 COR TH S 89 DEG 43'48"E 24.37 FT, N 0 DEG 01'55"W 194.63 FT, N 89 DEG 43'48"W 17.97 FT, S 01 DEG 51'08"W 194.7 FT TO POB.  
 10.0946A.

1 10 X50 MH & 1 10X55 MH @ 1000 EA.  
 99 SPLIT .09 AC FROM 022-00 FOR 00 NO TV CHG..NEIGHBOR

Split/Comb. on 08/27/2020 completed 08/27/2020 TIM ;  
 Parent Parcel(s): 009-022-019-00;  
 Child Parcel(s): 009-022-019-10;

-----  
 SPLIT 9.25A TO 022-019-10

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C>	.50	-1.0	AC	M/L	12000	100		12,000
150 Actual Front Feet, 0.76 Total Acres							Total Est. Land Value =	12,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Solid, 6 ft.	26.88	50	0	0
Fencing: Wd, Picket, 30-40	11.14	120	0	0
D/W/P: 3.5 Concrete	5.78	99	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	100	1,000
Total Estimated Land Improvements True Cash Value =				1,000

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

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 844 SF Floor Area = 844 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1+ Story	Siding	Crawl Space	588		
1 Story	Siding	Basement	256		
Total:				104,689	62,811

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,025	615
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Parcel Number: 009-022-019-00

Page: 2

## Water/Sewer

1000 Gal Septic	1	4,263	2,558
Water Well, 50 Feet	1	2,498	1,499

## Porches

WSEP (1 Story)	160	6,893	4,136
Foundation: Shallow	160	-1,158	-695

## Deck

Treated Wood	163	3,464	2,078
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## Garages

Class: D Exterior: Pole (Unfinished)

Base Cost	576	12,799	7,679
Door Opener	1	430	258

Class: D Exterior: Pole (Unfinished)

Base Cost	528	12,038	7,223
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## Built-Ins

Appliance Allow.	1	1,638	983
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Totals:		148,579	89,145
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Notes:

ECF (416 RURAL METES & BOUNDS) 0.930 => TCV: 82,905

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2024 Est. T.C.V. 009-022-019-00	=	95,905
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Est. TCV/Total Floor Area = 113.63

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
46,200	46,200	46,200	30,986	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,800	0	0	1,549	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
48,000	48,000	48,000	32,535	32,535	0	



009-022-019-10	2024 Est. T.C.V.	CUDEBACK DAN & CINDY &
Property Class: 402		8204 W LOTAN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 22 T22N R8W (3\*2020) WEST 1/2 OF THE WEST 1/2 OF THE SE 1/4 OF THE SE 1/4  
 EXC THE WEST 150 FT OF THE SOUTH 194.63 FT THOF 9.25 A SUBJECT TO COUNTY ROAD  
 RIGHT-OF-WAY FOR LOTAN RD OVER THE SOUTHERLY PORTION THOF.  
 SPLIT ON 08/27/2020 FROM 009-022-019-00;

Split/Comb. on 08/27/2020 completed 08/27/2020 TIM ;

Parent Parcel(s): 009-022-019-00;

Child Parcel(s): 009-022-019-10;

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$3000			9.25 Acres		3000	100		27,750
			9.25 Total Acres				Total Est. Land Value =	27,750

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	7.35	992	50	3,645
Total Estimated Land Improvements True Cash Value =				3,645

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 2023

(11) Heating System: Wall/Floor Furnace

Ground Area = 832 SF Floor Area = 832 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Piers	832		
Total:				90,392	89,488

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,230	1,218
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Water/Sewer

1000 Gal Septic	1	4,550	4,504
Water Well, 100 Feet	1	5,640	5,584

Built-Ins

Appliance Allow.	1	1,934	1,915
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Totals: 103,746 102,709

Notes: SHED CONVERSION

ECF (416 RURAL METES & BOUNDS) 0.930 => TCV:	95,519	
80% Completed => Est. True Cash Value 2024 =		76,415

2024 Est. T.C.V. 009-022-019-10 = 107,810

Est. TCV/Total Floor Area = 129.58, Most recent sale 04/12/2021 for 29,900

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
36,400	36,400	36,400	32,940	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
15,700	1,800	0	15,700	1,647	0	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
53,900	53,900	53,900	50,287	50,287	0	0



009-022-022-00 2024 Est. T.C.V. LAURENT TOM & TAMI  
 Property Class: 401 8320 W LOTAN RD  
 Map #: LAKE TOWNSHIP Lake City, MI 49651

SEC 22 T22N R8W (0\*1999) PCL 1 OF THE SURVEY RECORDED IN LIBER S-4 PP 24-36 EXC  
 BEG S 89 DEG 43'48"E 1296.75 FT FROM S 1/4 COR TH S 89 DEG 43'48"E 24.37 FT, N 0  
 DEG 01'55"W 194.63FT, N 89 DEG 43'48"W 17.97 FT, S 01 DEG 51'08"W 194.7 FT TO  
 POB. 19.7454A.

ADD 16X24 HORSE BARN FOR 07..NO PERMIT

99 SPLIT 19.84 AC TO 022-50 FOR 00  
 99 SPLIT .09 AC TO 022-19 FOR 00 (NEIGHBOR)

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia INFERIOR@\$1400		19.74 Acres			1400	100		27,636
		19.74 Total Acres			Total Est. Land Value =			27,636

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.18	624	0	0
Wood Frame	22.74	384	50	4,366
Wood Frame	28.00	120	50	1,680
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	2	95	1,900
Total Estimated Land Improvements True Cash Value =				7,946

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C 10 Blt 2010

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1413 SF Floor Area = 1413 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,413		
			Total:	204,997	184,494

Other Additions/Adjustments

Exterior

Stone Veneer 32 1,215 1,093

Plumbing

Average Fixture(s) 1 1,476 1,328  
 3 Fixture Bath 1 4,646 4,181

Water/Sewer

1000 Gal Septic 1 4,864 4,378  
 Water Well, 100 Feet 1 5,808 5,227

Porches

WCP (1 Story) 408 13,338 6,002 \*45% Good  
 WCP (1 Story) 52 3,167 1,425 \*45% Good

Garages

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

Base Cost	832	32,065	28,858
Common Wall: 1 Wall	1	-2,686	-2,417
Door Opener	1	547	492
No Concrete Floor	624	-4,143	-3,729
Class: C Exterior: Pole (Unfinished)			
Base Cost	2944	71,039	63,935

Built-Ins

Appliance Allow. 1 2,766 2,489

Parcel Number: 009-022-022-00

Page: 2

Deck			
w/Roof (Roof portion)	660	10,012	9,011
	Totals:	349,111	306,767

Notes:

ECF (416 RURAL METES &amp; BOUNDS) 0.930 =&gt; TCV: 285,294

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 Cost Est. for Res. Bldg: 2 Single Family HUD Cls CD Blt 2001

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1280 SF Floor Area = 1280 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

## Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Piers	1,280		
			Total:	134,914	107,930

## Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	1,230	984

Water/Sewer			
1000 Gal Septic	1	4,550	3,640
Water Well, 50 Feet	1	2,585	2,068

## Garages

Class: CD Exterior: Pole (Unfinished)			
Base Cost	576	14,849	11,879

## Built-Ins

Appliance Allow.	1	1,934	1,547
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## Deck

w/Roof (Roof portion)	192	2,961	2,369
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Totals:	163,023	130,417
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Notes: 8350 W LOTAN RD

ECF (416 RURAL METES &amp; BOUNDS) 0.750 =&gt; TCV: 97,813

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 2024 Est. T.C.V. 009-022-022-00 = 418,689

Est. TCV/Total Floor Area = 155.47, Most recent sale 10/01/1999 for 35,590

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
198,200	198,200	198,200	127,223	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	11,100	0	0	6,361	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
209,300	209,300	209,300	133,584	133,584	80,150	

009-022-022-50 2024 Est. T.C.V. SCHRYER AMANDA  
 Property Class: 401 8500 W X 100 LOTAN RD  
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

SEC 22 T22N R8W (0\*1999) PCL 2 OF THE SURVEY RECORDED IN LIBER S-4 PP24-36 EXC N  
 5 ACRES THEREOF 14.84A  
 SPLIT ON 7/2020 5A PART TO 022-022-90  
 FORMERLY SEC 22 T22N R8W (0\*1999) PCL 2 OF THE SURVEY RECORDED IN LIBER S-4  
 PP24-36

99 SPLIT FROM 022-00 FOR 00  
 NEW HOUSE FOR 04  
 NEW PC GRG FOR 05

Split/Comb. on 07/10/2020 completed 07/10/2020 TIM ;  
 Parent Parcel(s): 009-022-022-50;  
 Child Parcel(s): 009-022-022-90;

#### Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 18	-29	@\$3000	14.84	Acres	3000	100		44,520
14.84 Total Acres Total Est. Land Value =								44,520

Cost Est. for Res. Bldg: 1 Single Family 1.75S Cls C Blt 2003

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1456 SF Floor Area = 2596 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

#### Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.75 Story	Siding	Basement	1,456		
1 Story	Siding	Overhang	48		
Total:				299,820	269,837

#### Other Additions/Adjustments

##### Plumbing

Average Fixture(s)	1	1,476	1,328
3 Fixture Bath	1	4,646	4,181

##### Water/Sewer

1000 Gal Septic	1	4,864	4,378
Water Well, 100 Feet	1	5,808	5,227

##### Porches

WCP (1 Story)	416	13,599	12,239
WPP	784	12,426	11,183

##### Garages

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

Base Cost	784	30,717	27,645
Common Wall: 1 Wall	1	-2,686	-2,417
Door Opener	2	1,093	984

Class: D Exterior: Pole (Unfinished)

Base Cost	1200	22,908	20,617
No Concrete Floor	1200	-6,684	-6,016

##### Built-Ins

Appliance Allow.	1	2,766	2,489
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Totals: 390,753 351,675

#### Notes:

ECF (416 RURAL METES & BOUNDS) 0.930 => TCV: 327,058

2024 Est. T.C.V. 009-022-022-50 = 371,578

Est. TCV/Total Floor Area = 143.13, Most recent sale 05/01/2001 for 44,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
177,800	177,800	177,800	118,117	5.00		
2024 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	8,000	0	0	5,905	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
185,800	185,800	185,800	124,022	124,022	124,022	



009-023-001-00                                2024 Est. T.C.V.                                DUTCHMAN PROPERTIES LLC  
 Property Class: 102                                W KELLY RD  
 Map #:    LAKE TOWNSHIP                                LAKE CITY, MI 49651

. SEC 23 T22N R8W NE 1/4 OF NE 1/4 & N 1/2 OF SE 1/4 OF NE1/4. 60A.

Land Value Estimates for Land Table Ag 1 .A - Agriculture

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
AGRICULTRU 30 - 65 ACRES		49.00 Acres			3900	100		191,100
AGRICULTRU SURPLUS 2800/		10.00 Acres			2800	100		28,000
AGRICULTRU ROW		1.00 Acres			0	100		0
60.00 Total Acres                                Total Est. Land Value =								219,100

Ag. Bld 1    0, 4 Wall Utility Building                                Class:D,Pole                                Quality:Low Cost  
 Height: 10 ft

Description	Rate	Size	Cost New
Base Cost	4.49	920	4,131
Default Walls	5.76	920	5,299

Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35    Depr. Cost =                                3,301  
 ECF (101 AGRICULTURE)                                0.660 => TCV of Bldg: 1 =                                2,178

Total Estimated True Cash Value of Agricultural Buildings                                =                                2,178

2024 Est. T.C.V. 009-023-001-00                                =                                221,278

Est. TCV/Total Floor Area = 85.24

Year	Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	Losses
2023	58,500	58,500	58,500	36,909	5.00	
2024	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	52,100	0	0	1,845	0
2024	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	110,600	110,600	110,600	38,754	38,754	38,754





Parcel Number: 009-023-002-00

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Description	Rate	Size	Cost New
Silo, Concrete Stave, 16' - 23' Dia.	25,628.00	1	25,628

Phy/Ab.Phy/Func/Econ/Comb. % Good=20/100/0/100/0	Depr. Cost =	0
ECF (416 RURAL METES & BOUNDS)	0.930 => TCV of Bldg: 1 =	0

Ag. Bld 2 1970, 4 Wall Utility Building      Class:D,Pole      Quality:Low Cost  
Height: 10 ft

Description	Rate	Size	Cost New
Base Cost	4.41	864	3,810
Default Walls	5.67	864	4,899

Phy/Ab.Phy/Func/Econ/Comb. % Good=40/100/100/100/40	Depr. Cost =	3,484
ECF (416 RURAL METES & BOUNDS)	0.930 => TCV of Bldg: 2 =	3,240

Ag. Bld 3 1951, 4 Wall Barn, General Purpose      Class:D,Frame      Quality:Low Cost  
Height: 30 ft

Description	Rate	Size	Cost New
Base Cost	22.36	1440	32,198
Default Walls	13.93	1440	20,059

Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/50/100/17.5	Depr. Cost =	9,145
ECF (416 RURAL METES & BOUNDS)	0.930 => TCV of Bldg: 3 =	8,505

Ag. Bld 4 1971, 4 Wall Utility Building      Class:D,Pole      Quality:Low Cost  
Height: 10 ft

Description	Rate	Size	Cost New
Base Cost	3.87	2560	9,907
Default Walls	4.97	2560	12,723

Phy/Ab.Phy/Func/Econ/Comb. % Good=40/100/100/100/40	Depr. Cost =	9,052
ECF (416 RURAL METES & BOUNDS)	0.930 => TCV of Bldg: 4 =	8,418

Ag. Bld 5 1971, Lean-To Utility Shed, Lean-To      Class:D,Pole      Quality:Low Cost  
Height: 10 ft

Description	Rate	Size	Cost New
Base Cost	3.27	1344	4,395
Default Walls	6.33	1008	6,381

Phy/Ab.Phy/Func/Econ/Comb. % Good=45/100/100/100/45	Depr. Cost =	4,849
ECF (416 RURAL METES & BOUNDS)	0.930 => TCV of Bldg: 5 =	4,510

Ag. Bld 6 1973, 4 Wall Equipment Shed      Class:D,Pole      Quality:Low Cost  
Height: 12 ft

Description	Rate	Size	Cost New
Base Cost	4.13	4480	18,502

Phy/Ab.Phy/Func/Econ/Comb. % Good=45/100/100/100/45	Depr. Cost =	8,326
ECF (416 RURAL METES & BOUNDS)	0.930 => TCV of Bldg: 6 =	7,743

Total Estimated True Cash Value of Agricultural Buildings      =      32,416

2024 Est. T.C.V. 009-023-002-00      =      335,919

Est. TCV/Total Floor Area = 246.09, Most recent sale 07/06/2017 for 252,450

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
157,100	157,100	157,100	141,771	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	10,900	0	7,088	0		
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
168,000	168,000	168,000	148,859	148,859	148,859	







009-023-007-00	2024 Est. T.C.V.	ARLENE PROPERTIES LLC
Property Class: 102		W KELLY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 23 T22N R8W W1/2 OF NE 1/4 EXC BEG 440 FT E OF NW COR OF NE 1/4 TH E 620 FT, S 1405 FT, W 620 FT, N 1405 FT TO POB; ALSO E 1/3 OF E 1/2 OF NW 1/4 EXC W 150 FT OF N 880 FTTHOF. 83.6387A.

Land Value Estimates for Land Table Ag 1 .A - Agriculture

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
AGRICULTRU 66 - 120 Acres			58.00 Acres		3900	100		226,200
AGRICULTRU UNTILLABLE			24.89 Acres		3000	100		74,670
AGRICULTRU ROW			0.75 Acres		0	100		0
			83.64 Total Acres				Total Est. Land Value =	300,870

2024 Est. T.C.V. 009-023-007-00 = 300,870

Est. TCV/Total Floor Area = 185.72, Most recent sale 01/01/2021 for 283,500

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
125,100	125,100	125,100	46,141	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	25,300	0	0	2,307	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
150,400	150,400	150,400	48,448	48,448	48,448	



Parcel Number: 009-023-007-90

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Est. TCV/Total Floor Area = 75.05, Most recent sale 12/01/2010 for 43,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
29,300	29,300	29,300	15,353	5.00		
2024 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	400	0	0	767	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
29,700	29,700	29,700	16,120	16,120	16,120	





009-023-008-90 2024 Est. T.C.V. ANDERSON BILLIE JO  
 Property Class: 401 3181 S DICKERSON RD  
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

SEC 23 T22N R8W S 500 FT OF W 220 FT OF NW 1/4 OF NW 1/4EXC S 200 FT THOF.  
 1.5151A.

Affidavit of Affixed Manufactured Home recorded @ 04-0, 3299. 1955 Redman,  
 Serial # 337J2190093 T. Model # 11250122.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 90/FF	220.00	500.00	0.9765	1.0574	90	100		20,443
220 Actual Front Feet, 2.52 Total Acres Total Est. Land Value =								20,443

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	29.53	96	50	1,417
Total Estimated Land Improvements True Cash Value =				1,417

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Average Blt 1995

(11) Heating System: Wall Furnace  
 Ground Area = 792 SF Floor Area = 792 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Siding	Comp.Shingle	792		
			Total:	52,043	28,623

Other Additions/Adjustments

Skirting, Metal or Vinyl, Vertical	156	1,772	975
Plumbing			
Average Fixture(s)	1	964	530
Water/Sewer			
1000 Gal Septic	1	4,864	2,675
Water Well, 100 Feet	1	5,808	3,194
Deck			
Treated Wood	240	4,670	4,110 *88% Good
Built-Ins			
Appliance Allow.	1	2,766	1,521
Totals:			72,887 41,628

Notes:

ECF (416 RURAL METES & BOUNDS) 0.800 => TCY: 33,302

2024 Est. T.C.V. 009-023-008-90	=	55,162			
Est. TCY/Total Floor Area = 69.65, Most recent sale 06/21/2004 for 49,350					
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
26,800	26,800	26,800	19,274	5.00	
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	800	0	963	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
27,600	27,600	27,600	20,237	20,237	20,237









009-023-009-60	2024 Est. T.C.V.	SIINO FAMILY TRUST
Property Class: 402		S DICKERSON RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 23 T22N R8W W 858 FT OF N 720 FT OF SW 1/4 OF NW 1/4EXC W 220 FT THOF &  
EXC N 285 FT THOF. 6.3712A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 3 - 7 @\$3000			6.37 Acres		3000	100		19,113
			6.37 Total Acres				Total Est. Land Value =	19,113

2024 Est. T.C.V. 009-023-009-60 = 19,113

Est. TCV/Total Floor Area = 20.08

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
9,600	9,600	9,600	6,060	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	303	0	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
9,600	9,600	9,600	6,363	6,363	0	0

009-023-009-90	2024 Est. T.C.V.	HILL GEOFFREY D
Property Class: 401		3305 S DICKERSON RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 23 T22N R8W (2\*2004) 1.0435 A M/L  
 W 539 FT OF N 285 FT OF SW 1/4 OF NW 1/4 EXC W 220 FT THEREOF AND EXC E 159.5 FT THEREOF.

REMOVE MH CHG PC GRG TO 1HS BEING REMODELED FOR 10 RECHECK 11

04 SPLIT 1.04 AC & 12X55 MH TO 009-95 FOR 05

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 1 -	2.99	@\$7000	1.04 Acres	7000	100			7,280
			1.04 Total Acres				Total Est. Land Value =	7,280

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls D Blt 2009

(11) Heating System: Wall/Floor Furnace  
 Ground Area = 1200 SF Floor Area = 1500 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Slab	1,200		
			Total:	137,378	75,557

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,025	564
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Water/Sewer

1000 Gal Septic	1	4,263	2,345
Water Well, 50 Feet	1	2,498	1,374

Deck

Treated Wood	80	2,164	1,190
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Built-Ins

Appliance Allow.	1	1,638	901
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Totals: 148,966 81,931

Notes:

ECF (416 RURAL METES & BOUNDS) 0.930 => TCV: 76,196

2024 Est. T.C.V. 009-023-009-90 = 83,476

Est. TCV/Total Floor Area = 55.65

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
36,900	36,900	36,900	12,846	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	4,800	0	0	642	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
41,700	41,700	41,700	13,488	13,488	13,488	



009-023-009-95                      2024 Est. T.C.V.                      HILL GEOFFREY D  
Property Class: 401                                                                3309 S DICKERSON RD  
Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

SEC 23    T22N 48W (0\*2004)    1.0435 A M/L  
W 539 FT OF N 285 FT OF SW/4 OF NW/4    EXC W 379.5 FT THEREOF.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 1 -	2.99	@\$7000	1.04	Acres	7000	100		7,280
			1.04	Total Acres			Total Est. Land Value =	7,280

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.49	100	50	324
			Total Estimated Land Improvements True Cash Value =	324

Cost Est. for Res. Bldg: 1 Single Family GRG                      Cls D                      Blt 2004

(11) Heating System: Forced Air w/o Ducts

Ground Area = 0 SF    Floor Area = 0 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					

Garages

Class: D Exterior: Pole (Unfinished)

Base Cost	1200	22,908	19,472
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Totals:	22,908	19,472
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Notes:

ECF (416 RURAL METES & BOUNDS) 0.930 => TCV:                      18,109

2024 Est. T.C.V. 009-023-009-95                      =                      25,713

Est. TCV/Total Floor Area = 0.00, Most recent sale 09/13/2004 for 2,500

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
12,600	12,600	12,600	8,652	5.00	
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	300	0	432	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
12,900	12,900	12,900	9,084	9,084	9,084

009-023-010-00	2024 Est. T.C.V.	SIINO FAMILY TRUST
Property Class: 401		3351 S DICKERSON RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 23 T22N R8W BEG 495 FT S OF NW COR OF SW 1/4 OF NW 1/4 TH E 220 FT S 225 FT W 220 FT N 225 FT TO POB. 1.1363 A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 1 -	2.99	@\$7000	1.14	Acres	7000	100		7,980
			1.14	Total Acres	Total Est. Land Value =			7,980

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	7.35	146	94	1,009
Wood Frame	28.72	80	50	1,149
	Total Estimated Land Improvements True Cash Value =			2,158

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

(11) Heating System: Electric Baseboard  
 Ground Area = 702 SF    Floor Area = 702 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	702		
			Total:	86,220	60,354

Other Additions/Adjustments

Plumbing

Average Fixture(s)    1                  1,230                  861

Water/Sewer

1000 Gal Septic    1                  4,550                  3,185  
 Water Well, 50 Feet    1                  2,585                  1,809

Porches

CGEP (1 Story)    306                  14,850                  13,365                  \*90% Good

Garages

Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)  
 Base Cost    352                  16,065                  11,245  
 Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)  
 Base Cost    493                  22,348                  15,644

Built-Ins

Appliance Allow.    1                  1,934                  1,354

Breezeways

Frame Wall    264                  15,827                  11,079

Totals:    165,609                  118,896

Notes:

ECF (416 RURAL METES & BOUNDS) 0.930 => TCV:                  110,573

2024 Est. T.C.V. 009-023-010-00    =                  120,711

Est. TCV/Total Floor Area = 171.95

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
58,600	58,600	58,600	39,654	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,800	0	0	1,982	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
60,400	60,400	60,400	41,636	41,636	0	

009-023-011-00	2024 Est. T.C.V.	SCHUT RANDALL R
Property Class: 401		3273 S DICKERSON RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 23 T22N R8W N 285 FT OF W 220 FT OF SW 1/4 OF NW 1/4. 1.4394 A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS  
\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 90/FF	220.00	285.00	0.9765	0.9187	90	100		17,763
220 Actual Front Feet, 1.44 Total Acres Total Est. Land Value =								17,763

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.18	432	50	1,767
D/W/P: 4in Ren. Conc.	8.18	360	50	1,472
Wood Frame	26.33	160	50	2,106
Total Estimated Land Improvements True Cash Value =				5,345

Cost Est. for Res. Bldg: 1 Single Family HUD Cls C Blt 1988

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 1568 SF Floor Area = 1568 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Piers	1,568		
Total:				184,656	129,260

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,476	1,033
2 Fixture Bath	1	3,108	2,176

Water/Sewer

1000 Gal Septic	1	4,864	3,405
Water Well, 100 Feet	1	5,808	4,066

Deck

Treated Wood w/Roof (Deck Portion)	96	2,505	1,753
Treated Wood w/Roof (Roof portion)	96	1,764	1,235
w/Roof (Roof portion)	48	955	668

Built-Ins

Appliance Allow.	1	2,766	1,936
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Fireplaces

Prefab 1 Story	1	2,592	1,814
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Porches

WCP (1 Story)	16	1,207	845
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Garages

Class: C Exterior: Pole (Unfinished)

Base Cost	1120	27,026	18,918
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Totals: 238,727 167,109

Notes: 2012-03519 AFFMAN

ECF (416 RURAL METES & BOUNDS) 0.750 => TCV: 125,332

2024 Est. T.C.V. 009-023-011-00 = 148,440

Est. TCV/Total Floor Area = 94.67, Most recent sale 09/27/2012 for 68,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
63,700	63,700	63,700	31,441	5.00		
2024	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	10,500	0	0	1,572	0

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Parcel Number: 009-023-011-00

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2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
74,200	74,200	74,200	33,013	33,013	33,013

009-023-012-00	2024 Est. T.C.V.	ROOT RENTALS LLC
Property Class: 401		3333 S DICKERSON RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 23 T22N R8W BEG 285 FT S OF NW COR OF SW 1/4 OF NW 1/4 TH E 220 FT S 210 FT W 220 FT N 210 FT TO POB. 1.0606 A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 90/FF	210.00	220.00	0.9879	0.8612	90	100		16,079
210 Actual Front Feet, 1.06 Total Acres Total Est. Land Value =								16,079

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	10.26	576	0	0
D/W/P: 3.5 Concrete	7.59	67	0	0
Wood Frame	34.76	140	50	2,433
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				3,383

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Good Blt 1984

(11) Heating System: Wall Furnace

Ground Area = 1274 SF Floor Area = 1274 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=40/100/100/100/40

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Comp.Shingle	938		
Addition	Siding	Crawl	336		
Total:				98,975	39,589

Other Additions/Adjustments

Skirting, Metal or Vinyl, Vertical 162 1,934 774

Plumbing

Average Fixture(s) 1 1,237 495

Water/Sewer

1000 Gal Septic 1 5,636 2,254

Water Well, 50 Feet 1 2,921 1,168

Deck

Treated Wood 144 3,535 1,414

Treated Wood 28 1,357 543

Treated Wood 16 772 309

Garages

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

Base Cost 896 40,535 16,214

Door Opener 2 1,366 546

Built-Ins

Appliance Allow. 1 3,975 1,590

Totals: 162,243 64,896

Notes: 1984 MARLETTE MH - HUD

ECF (416 RURAL METES & BOUNDS) 0.800 => TCv: 51,917

2024 Est. T.C.V. 009-023-012-00 = 71,379

Est. TCv/Total Floor Area = 56.03, Most recent sale 09/08/2015 for 20,000

2023 Assessed MBOR S.E.V. Base for Cap C.P.I.

36,200 36,200 36,200 23,197 5.00

2024 New Eq. Adjustment Loss Additions Tax Adjustment Losses

Parcel Number: 009-023-012-00

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0	-500	0	0	1,159	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
35,700	35,700	35,700	24,356	24,356	0

009-023-014-00 2024 Est. T.C.V. MCCLURE DOUGLAS M & HEATHER S  
 Property Class: 401 7680 W LOTAN RD  
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

SEC 23 T22N R8W (9\*2008) E 250 FT OF S 871.2 FT OF W 1/2 OF E 1/2 OF SW 1/4. 5A.  
 2008 PARCEL 009-023-014-00 SPLIT ON 09/04/2008 2009 PARCEL 009-023-014-00 SPLIT  
 ON 10/05/2009

## PREVIOUS

. SEC 23 T22N R8W E 250 FT OF S 871.2 FT OF W/2 OF E/2 OF SW/4. 5 AC.  
 SPLIT ON 09/02/2008 INTO 009-023-014-50,

SPLIT ON 09/28/2009 INTO 009-023-014-05;

I CHANGED TO 401 FOR 03..BOR CHANGED BACK TO 101

Split/Comb. on 09/28/2009 completed 09/28/2009 RAY ;  
 Parent Parcel(s): 009-023-014-00;  
 Child Parcel(s): 009-023-014-05;

-----  
 Split/Comb. on 09/02/2008 completed 09/02/2008 RAY ( ;  
 Parent Parcel(s): 009-023-014-00;  
 Child Parcel(s): 009-023-014-50, (Exempt 40 Ac. split)  
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Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 90/FF	250.00	871.20	0.9457	1.2148	90	100		25,851
250 Actual Front Feet, 5.00 Total Acres Total Est. Land Value =								25,851

## Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	10.26	675	94	6,510
D/W/P: 3.5 Concrete	7.59	140	94	999
Total Estimated Land Improvements True Cash Value =				7,509

Cost Est. for Res. Bldg: 1 Single Family 1S Cls BC Blt 2010

(11) Heating System: Forced Heat & Cool  
 Ground Area = 1823 SF Floor Area = 2268 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

## Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,823		
1 Story	Siding	Overhang	445		
Total:				381,281	324,089

## Other Additions/Adjustments

Exterior				
Stone Veneer		235	10,960	9,316
Plumbing				
Average Fixture(s)		1	2,172	1,846
2 Fixture Bath		1	4,577	3,890
Water/Sewer				
1000 Gal Septic		1	5,636	4,791
Water Well, 100 Feet		1	6,244	5,307
Porches				
CCP (1 Story)		178	6,139	5,218
WCP (1 Story)		216	10,971	9,325

## Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)  
 Base Cost 890 51,976 44,180

Parcel Number: 009-023-014-00

Page: 2

Common Wall: 2 Wall	1	-6,227	-5,293
Door Opener	1	683	581
<b>Built-Ins</b>			
Appliance Allow.	1	3,975	3,379
<b>Fireplaces</b>			
Prefab 1 Story	1	3,666	3,116
		<b>Totals:</b>	<b>482,053</b>
			<b>409,745</b>

Notes:

ECF (416 RURAL METES & BOUNDS) 0.930 => TCV: 381,063

Ag. Bld 1 1974, 4 Wall Barn, General Purpose Class:D,Pole Quality:Low Cost  
 Height: 10 ft

Description	Rate	Size	Cost New
Base Cost	14.78	2736	40,438
Default Walls	4.95	2736	13,543

Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35 Depr. Cost = 18,893  
 ECF (416 RURAL METES & BOUNDS) 0.930 => TCV of Bldg: 1 = 17,571

Total Estimated True Cash Value of Agricultural Buildings = 17,571

2024 Est. T.C.V. 009-023-014-00 = 431,994

Est. TCV/Total Floor Area = 190.47

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
213,100	213,100	213,100	135,009	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,900	0	0	6,750	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
216,000	216,000	216,000	141,759	141,759	141,759	







009-023-015-00	2024 Est. T.C.V.	KRAFVE LOIS A TRUST
Property Class: 102		W LOTAN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 23 T22N R8W W 1/2 OF SW 1/4. 80 A.

Land Value Estimates for Land Table Ag 1 .A - Agriculture

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
AGRICULTRU 30 - 65 ACRES		40.00 Acres			3900	100		156,000
AGRICULTRU SURPLUS 2800/		40.00 Acres			2800	100		112,000
		80.00 Total Acres					Total Est. Land Value =	268,000

2024 Est. T.C.V. 009-023-015-00 = 268,000

Est. TCV/Total Floor Area = 118.17

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
108,000	108,000	108,000	31,739	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	26,000	0	0	1,586	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
134,000	134,000	134,000	33,325	33,325	33,325	



009-023-017-00	2024 Est. T.C.V.	TACOMA DAIRY INC
Property Class: 102		W LOTAN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 23 T22N R8W W 1/2 OF SE 1/4. 80 A.

Land Value Estimates for Land Table Ag 1 .A - Agriculture

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
AGRICULTRU 66 - 120 Acres		70.50 Acres			3900	100		274,950
AGRICULTRU SURPLUS 2800/			9.50 Acres		2800	100		26,600
		80.00 Total Acres					Total Est. Land Value =	301,550

2024 Est. T.C.V. 009-023-017-00 = 301,550

Est. TCV/Total Floor Area = 194.93, Most recent sale 02/12/2010 for 240,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
132,400	132,400	132,400	94,093	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	18,400	0	0	4,704	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
150,800	150,800	150,800	98,797	98,797	98,797	

009-024-001-00	2024 Est. T.C.V.	LEHMANN FAMILY PROTECTION TRUST
Property Class: 102		W KELLY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 24 T22N R8W NE 1/4 OF NE 1/4. 40 A.

Land Value Estimates for Land Table Ag 1 .A - Agriculture

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
AGRICULTRU 30 - 65 ACRES		34.00 Acres			3900	100		132,600
AGRICULTRU ROW		4.00 Acres			0	100		0
AGRICULTRU UNTILLABLE		2.00 Acres			3000	100		6,000
		40.00 Total Acres					Total Est. Land Value =	138,600

2024 Est. T.C.V. 009-024-001-00 = 138,600

Est. TCV/Total Floor Area = 89.59

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
61,400	61,400	61,400	33,710	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	7,900	0	0	1,685	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
69,300	69,300	69,300	35,395	35,395	35,395	



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Parcel Number: 009-024-002-00

Page: 2

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2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
114,800	114,800	114,800	57,967	57,967	57,967













Parcel Number: 009-024-003-90

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Description	Rate	Size	Cost New
Base Cost	8.58	3648	31,300
Default Walls	6.02	3648	21,961

Phy/Ab.Phy/Func/Econ/Comb. % Good=45/100/100/100/45	Depr. Cost =	23,967
ECF (416 RURAL METES & BOUNDS)	0.930 => TCV of Bldg: 1 =	22,290

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Total Estimated True Cash Value of Agricultural Buildings	=	22,290
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2024 Est. T.C.V. 009-024-003-90	=	171,065
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Est. TCV/Total Floor Area = 97.09, Most recent sale 03/08/2018 for 120,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
80,900	80,900	80,900	67,690	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	4,600	0	0	3,384	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
85,500	85,500	85,500	71,074	71,074	71,074	



009-024-005-00	2024 Est. T.C.V.	DUTCHMAN PROPERTIES LLC
Property Class: 101		6557 W KELLY RD
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

. SEC 24 T22N R8W E 1/2 OF NW 1/4. 80A.

## Land Value Estimates for Land Table Ag 1 .A - Agriculture

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
AGRICULTRU 66 - 120 Acres		35.00 Acres			3900	100		136,500
AGRICULTRU UNTILLABLE			45.00 Acres		3000	100		135,000
		80.00 Total Acres					Total Est. Land Value =	271,500

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C -5 Blt 0

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1332 SF Floor Area = 1716 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

## Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Basement	384		
1 Story	Siding	Basement	288		
1 Story	Siding	Crawl Space	660		
			Total:	210,138	126,078

## Other Additions/Adjustments

## Plumbing

Average Fixture(s)	1	1,476	886
2 Fixture Bath	1	3,108	1,865

## Water/Sewer

1000 Gal Septic	1	4,864	2,918
Water Well, 100 Feet	1	5,808	3,485

## Porches

CPP	48	1,174	704
-----	----	-------	-----

## Built-Ins

Appliance Allow.	1	2,766	1,660
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Totals: 229,334 137,596

## Notes:

ECF (101 AGRICULTURE) 0.930 =&gt; TCV: 127,964

Ag. Bld 1 1986, 4 Wall Barn, General Purpose Class:D,Pole Quality:Low Cost  
Height: 10 ft

Description	Rate	Size	Cost New
Base Cost	14.04	4608	64,696
Default Walls	4.70	4608	21,658

Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55 Depr. Cost = 47,495  
ECF (101 AGRICULTURE) 0.660 => TCV of Bldg: 1 = 31,347Ag. Bld 2 1950, 4 Wall Barn, General Purpose Class:C Quality:Low Cost  
Height: 10 ft

Description	Rate	Size	Cost New
Base Cost	13.99	1440	20,146
Default Walls	19.34	1440	27,850

Phy/Ab.Phy/Func/Econ/Comb. % Good=25/50/100/100/12.5 Depr. Cost = 6,000  
ECF (101 AGRICULTURE) 0.660 => TCV of Bldg: 2 = 3,960Ag. Bld 3 1972, 4 Wall Barn, General Purpose Class:C Quality:Low Cost  
Height: 24 ft



Parcel Number: 009-024-005-00

Page: 2

Description	Rate	Size	Cost New
Base Cost	17.11	1800	30,798
Default Walls	23.64	1800	42,552

Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35	Depr. Cost =	25,673
ECF (101 AGRICULTURE)	0.660 => TCV of Bldg: 3 =	16,944

Ag. Bld 4 1981, 4 Wall Barn, General Purpose Class:D,Pole Quality:Low Cost  
Height: 14 ft

Description	Rate	Size	Cost New
Base Cost	15.95	2400	38,280
Default Walls	5.34	2400	12,816

Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35	Depr. Cost =	17,884
ECF (101 AGRICULTURE)	0.660 => TCV of Bldg: 4 =	11,803

Ag. Bld 5 1983, 4 Wall Barn, General Purpose Class:D,Pole Quality:Low Cost  
Height: 10 ft

Description	Rate	Size	Cost New
Base Cost	15.01	1776	26,658
Default Walls	5.02	1776	8,916

Phy/Ab.Phy/Func/Econ/Comb. % Good=53/100/100/100/53	Depr. Cost =	18,854
ECF (101 AGRICULTURE)	0.660 => TCV of Bldg: 5 =	12,444

Ag. Bld 6 1966, 4 Wall Cylindrical Silo Class:C Quality:Good

Description	Rate	Size	Cost New
Silo, Concrete Stave, No Roof, 16' - 23' Dia.	23,307.00	1	23,307

Phy/Ab.Phy/Func/Econ/Comb. % Good=20/100/0/100/0	Depr. Cost =	0
ECF (101 AGRICULTURE)	0.660 => TCV of Bldg: 6 =	0

Ag. Bld 7 1966, 4 Wall Cylindrical Silo Class:C Quality:Excellent

Description	Rate	Size	Cost New
Silo, Concrete Stave, 16' - 23' Dia.	25,628.00	1	25,628

Phy/Ab.Phy/Func/Econ/Comb. % Good=20/100/0/100/0	Depr. Cost =	0
ECF (101 AGRICULTURE)	0.660 => TCV of Bldg: 7 =	0

Ag. Bld 8 1996, 4 Wall Utility Building Class:C Quality:Average  
Height: 8 ft

Description	Rate	Size	Cost New
Base Cost	7.16	3840	27,494
Default Walls	18.37	3840	70,541

Phy/Ab.Phy/Func/Econ/Comb. % Good=50/100/100/100/50	Depr. Cost =	49,018
ECF (101 AGRICULTURE)	0.660 => TCV of Bldg: 8 =	32,352

Total Estimated True Cash Value of Agricultural Buildings = 108,850

2024 Est. T.C.V. 009-024-005-00 = 508,314

Est. TCV/Total Floor Area = 296.22

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
239,500	239,500	239,500	142,797	5.00	
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	14,700	0	0	7,139	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
254,200	254,200	254,200	149,936	149,936	149,936

009-024-007-00	2024 Est. T.C.V.	MILLER CASEY JOHN
Property Class: 201		6857 W KELLY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 24 T22N R8W N 20 RDS; OF W 1/2 OF NW 1/4. 10 A.

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
COMMERCIAL 10A M/L	10000	5.00	Acres	10000	100			50,000
COMMERCIAL AGRICULTURE		4.00	Acres	4500	100			18,000
COMMERCIAL ROW		1.00	Acres	0	100			0
		10.00	Total Acres				Total Est. Land Value =	68,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	19.82	200	50	1,982
Total Estimated Land Improvements True Cash Value =				1,982

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 0

Costs are taken from the Sheds - Equipment 4 Wall Building cost schedules.

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

Class: D,Pole Quality: Average

Stories: 1 Story Height: 14 Perimeter: 328

Base Rate for Upper Floors = 25.67

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

Adjusted Square Foot Cost for Upper Floors = 25.67

Total Floor Area: 5,220 Base Cost New of Upper Floors = 133,998

Reproduction/Replacement Cost = 133,998

Eff.Age:1 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 96 /100/100/100/96.0

Total Depreciated Cost = 128,638

<<<<< Segregated Cost Computations >>>>>

Costs taken from Segregated Cost Section 4: Garages, Industrials, Warehouses

Item Description	Cost	# or	Height	Storys	Cost
	Col.	Rate	SqFt	Adj.	Adj.
Total Cost New =					0

Architectural Multiplier: 0.00

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

Unit in Place Items

/CI4/ROOC/ALUSCOTPBL	Rate	Quantity	Arch	%Good	Depr.Cost
	6.54	2510	1.00	100	16,415

ECF (201B COMMERCIAL GROUP B) 0.850 => TCV of Bldg: 1 = 123,295

Replacement Cost/Floor Area= 28.81 Est. TCV/Floor Area= 23.62

80 % Completed => Est. True Cash Value 2024 = 98,636

Total Estimated True Cash Value of Commercial/Industrial Buildings = 98,636

2024 Est. T.C.V. 009-024-007-00 = 168,618

Est. TCV/Total Floor Area = 32.30

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
70,300	70,300	70,300	62,531	5.00	
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	14,000	0	0	3,126	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
84,300	84,300	84,300	65,657	65,657	0



009-024-010-00	2024 Est. T.C.V.	KOŁODZIEJ PATRICIA TRUST
Property Class: 102		S GREEN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 24 T22N R8W N 1/2 OF SW 1/4 OF NW 1/4. 20 A.

Land Value Estimates for Land Table Ag 1 .A - Agriculture

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
AGRICULTRU 18 - 29 Acres		10.00 Acres			3900	100		39,000
AGRICULTRU INFERIOR		10.00 Acres			1500	100		15,000
		20.00 Total Acres					Total Est. Land Value =	54,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	23.41	96	10	225
				Total Estimated Land Improvements True Cash Value = 225

2024 Est. T.C.V. 009-024-010-00 = 54,225

Est. TCv/Total Floor Area = 10.39

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
24,600	24,600	24,600	8,904	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,500	0	0	445	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
27,100	27,100	27,100	9,349	9,349	9,349	

009-024-011-00	2024 Est. T.C.V.	MILLER JOHN R TRUST
Property Class: 402		S GREEN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 24 T22N R8W S 1/2 OF SW 1/4 OF NW 1/4. 20A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS  
\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 18	-29 @\$3000	20.00	Acres	3000	100			60,000
		20.00	Total Acres				Total Est. Land Value =	60,000

2024 Est. T.C.V. 009-024-011-00 = 60,000

Est. TCV/Total Floor Area = 11.49

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
26,000	26,000	26,000	9,662	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	4,000	0	0	483	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
30,000	30,000	30,000	10,145	10,145	10,145	

009-024-013-00                                      2024 Est. T.C.V.                                      CHRISTIE JOSEPH E  
 Property Class: 101                                      W LOTAN RD  
 Map #:                                      LAKE TOWNSHIP                                      LAKE CITY, MI 49651

2015-00723 AGAFF SEC 24 T22N R8W E 1/2 OF SW 1/4. 80 A.

LOW WET & WOODED

Land Value Estimates for Land Table Ag 1 .A - Agriculture

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
AGRICULTRU 30 - 65 ACRES		20.00	Acres		3900	100		78,000
AGRICULTRU INFERIOR		60.00	Acres		1500	100		90,000
80.00 Total Acres					Total Est. Land Value =			168,000

Ag. Bld 1      0, 4 Wall Utility Building                                      Class:D,Pole                                      Quality:Low Cost  
 Height: 12 ft

Description	Rate	Size	Cost New
Base Cost	3.96	2400	9,504
Default Walls	5.08	2400	12,192

Phy/Ab.Phy/Func/Econ/Comb. % Good=40/100/100/100/40      Depr. Cost =                                      8,678  
 ECF (101 AGRICULTURE)                                      0.660 => TCV of Bldg: 1 =                                      5,728

Total Estimated True Cash Value of Agricultural Buildings                                      =                                      5,728

2024 Est. T.C.V. 009-024-013-00                                      =                                      173,728

Est. TCV/Total Floor Area = 33.28

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
80,900	80,900	80,900	36,909	5.00		
2024 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	6,000	0	0	1,845	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
86,900	86,900	86,900	38,754	38,754	38,754	



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	67,800	67,800	67,800	43,970	5.00	
2024	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	2,100	0	0	2,198	0
2024	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	69,900	69,900	69,900	46,168	46,168	46,168



009-024-014-20	2024 Est. T.C.V.	NEBLOCK THOMAS & MOLLY TRUSTS
Property Class: 102		S GREEN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 24 T22N R8W (4\*2000) THAT PART OF W 1/2 OF SW 1/4 LYING N'LY OF A LINE BEG N  
 01 DEG 04'06"W 1396.45 FT FROM SW COR TH S 89 DEG 44'29"E 457.52 FT, N 16 DEG  
 46'35"W 153.08 FT, N 84 DEG 20'52"W 815.95 FT TO W 1/8 LINE 33.38A.

00 SPLIT FROM 014-000 FOR 01 4 DIV

Land Value Estimates for Land Table Ag 1 .A - Agriculture

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
AGRICULTRU 8 - 17 Acres		8.00 Acres	3900	100				31,200
AGRICULTRU SURPLUS 2800/		12.46 Acres	2800	100				34,874
AGRICULTRU INFERIOR		12.00 Acres	1500	100				18,000
AGRICULTRU ROW		0.93 Acres	0	100				0
		33.38 Total Acres	Total Est. Land Value =					84,074

2024 Est. T.C.V. 009-024-014-20 = 84,074

Est. TCV/Total Floor Area = 68.24, Most recent sale 04/01/2001 for 47,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
43,700	43,700	43,700	38,099	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-1,700	0	0	1,904	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
42,000	42,000	42,000	40,003	40,003	40,003	



Parcel Number: 009-024-014-60

Page: 2

Class: C Exterior: Pole (Unfinished)

Door Opener	1	547	465
Base Cost	1280	30,886	26,253

Built-Ins

Appliance Allow.	1	2,766	2,351
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Totals:		363,762	309,197
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Notes:

ECF (416 RURAL METES & BOUNDS) 0.930 => TCV: 287,553

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2024 Est. T.C.V. 009-024-014-60 = 305,138

Est. TCV/Total Floor Area = 139.72, Most recent sale 02/24/2017 for 198,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
148,100	148,100	148,100	117,514	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	4,500	0	0	5,875	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
152,600	152,600	152,600	123,389	123,389	123,389	

009-024-014-90	2024 Est. T.C.V.	NEBLOCK THOMAS & MOLLY TRUST
Property Class: 102		3845 S GREEN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

LEGAL DESCRIPTION: PARCEL 'A' AS RECORDED ON SURVEY RECORDED IN LIBER S-5 P A PARCEL OF LAND SITUATED IN THE SOUTHWEST 1/4 OF SECTION 24, T22N-R.08W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION: THENCE N00°28'39"E ALONG THE WEST SECTION LINE, 543.38 FEET; THENCE S90°00'00"E, 141 .50 FEET: THENCE N26°43'19"E, 107.13 FEET; THENCE S90°00'00"E, 238.00 FEET; THENCE N00°00'00"W, 301.57 FEET; THENCE S90°00'00"W, 82.90 FEET; THENCE N00°00'00"W, 225.00 FEET; THENCE S90°00'00"W, 339.59 FEET TO SAID WEST SECTION LINE; THENCE N00°28'39"E ALONG SAID LINE, 230.79 FEET; THENCE S88°11'44"E, 457.52 FEET: THENCEN 18°19'20"E 153.08 FEET; THENCE N85°53'16"E, 815 .86 FEET TO THE WEST 1/16TH LINE; THENCE S00°33'08"W ALONG SAID LINE, 1619.46 FEET TO THE SOUTH SECTION LINE; THENCE N88°32'17"W ALONG SAID LINE, 131.64 FEET; THENCE N01°27'43"E, 225.00 FEET; THENCE N88°32'17"W PARALLEL WITH SAID SOUTH SECTION LINE, 780.00 FEET: THENCE S01°27'44"W, 225.00 FEET TO SAID SOUTH SECTION LINE; THENCE N88°32'17"W ALONG SAID LINE, 404.00 FEET TO THE POINT OF BEGINNING. CONTAINING 36.59 ACRES MORE OR LESS. SUBJECT TO THE RIGHT-OF-WAY FOR GREEN ROAD ACROSS THE WESTERLY 33 FEET THEREOF, AS DEPICTED ON THE CERTIFICATE OF SURVEY. SUBJECT TO THE RIGHT-OF-WAY FOR LOTAN ROAD ACROSS THE SOUTHERLY 33 FEET THEREOF, AS DEPICTED ON THE CERTIFICATE OF SURVEY. SUBJECT TO ALL AGREEMENTS, COVENANTS, EASEMENTS, AND RESTRICTIONS OF RECORD, IF ANY.

SPLIT/COMBINED ON 10/14/2016 FROM 009-024-014-60; FORMERLY PART OF 024-014-60 SEC 24 T22N R8W (4\*2000) BEG AT SW COR OF SW 1/4 TH N 01 DEG 04' 06"W 1396.45 FT S 89 DEG 44'29"E 457.52FT, N 16 DEG 46'35"E 153.08 FT, N 84 DEG 20'52"E 815.95 FT, S 0 DEG 59'33"E 1619.46 FT, S 89 DEG 55'09"W 131.70 FT, N 0 DEG 04'51"W 225 FT, S 89 DEG 55'09"W780 FT, S 0 DEG 04'51"E 225 FT, S 89 DEG 55'09"W 404 FT TO POB. 41.66A.

SPLIT ON 10/14/2016 COMPLETED 10/14/2016 TIM ;

PARENT PARCEL(S): 009-024-014-60;

CHILD PARCEL(S): 009-024-014-90;

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Land Value Estimates for Land Table Ag 1 .A - Agriculture

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
AGRICULTRU 30 - 65 ACRES		32.00 Acres			3900	100		124,816
AGRICULTRU INFERIOR		4.00 Acres			1500	100		6,000
AGRICULTRU ROW		0.59 Acres			0	100		0
		36.59 Total Acres			Total Est.		Land Value =	130,816

2024 Est. T.C.V. 009-024-014-90 = 130,816

Est. TCV/Total Floor Area = 59.90

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
64,000	64,000	64,000	51,765	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	1,400	0	2,588	0		
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
65,400	65,400	65,400	54,353	54,353	54,353	



Parcel Number: 009-024-015-00

Page: 2

Phy/Ab.Phy/Func/Econ/Comb. % Good=94/100/100/100/94    Depr. Cost =            1,966  
 ECF (101 AGRICULTURE)    0.660 => TCV of Bldg: 2 =            1,297

Ag. Bld 3 2013, 4 Wall Greenhouse, Shade            Class:S    Quality:Average  
 Height: 14 ft

Description	Rate	Size	Cost New
Base Cost	3.69	1152	4,251

Phy/Ab.Phy/Func/Econ/Comb. % Good=96/100/100/100/96    Depr. Cost =            4,081  
 ECF (101 AGRICULTURE)    0.660 => TCV of Bldg: 3 =            2,693

Total Estimated True Cash Value of Agricultural Buildings            =            8,900

2024 Est. T.C.V. 009-024-015-00    =            0

Est. TCV/Total Floor Area = 0.00, Most recent sale 01/15/2010 for 200,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
0	0	0	0	5.00		
2024	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
0	0	0	0	0	0	

009-024-015-20                            2024 Est. T.C.V.                            ARLENE PROPERTIES LLC  
Property Class: 102                            3636 S MOREY RD  
Map #:                            LAKE TOWNSHIP                            LAKE CITY, MI 49651

BEG N88°39'52"W 1322.24FT FROM E1/4 COR TH N88°39'52"W 1322.23FT, S0°37'38"W  
1309.39FT, S88°36'10"E 1747.96FT, N0°38'17"E 170.37FT, N54°41'47"W 145.83FT,  
N22°28'38"W 246.19FT, N63°13'39"W 101.36FT, S85°41'21"W 211.19FT, N 04°04'26E  
211.63 FT, S88°40'01"E 78.87FT, N0°41'19"E 600FT TO POB. SEC24 T22N R8W 43.18 A  
2021-00017 EASE ACCESS  
SPLIT ON 11/02/2020 FROM 009-024-015-00

Split/Comb. on 11/02/2020 completed 11/02/2020 TIM ;  
Parent Parcel(s): 009-024-015-00;  
Child Parcel(s): 009-024-015-20;  
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Land Value Estimates for Land Table Ag 1 .A - Agriculture

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
AGRICULTRU 18 - 29 Acres		17.18 Acres	3900	100			67,002
AGRICULTRU INFERIOR		26.00 Acres	1500	100			39,000
		43.18 Total Acres	Total Est. Land Value =				106,002

2024 Est. T.C.V. 009-024-015-20	=	106,002			
Est. TCV/Total Floor Area = 48.54, Most recent sale 11/24/2020 for 108,360					
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
48,300	48,300	48,300	46,095	5.00	
2024 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses
0	4,700	0	0	2,304	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
53,000	53,000	53,000	48,399	48,399	48,399

009-024-015-60	2024 Est. T.C.V.	FRIENDS MINISTRY
Property Class: 401		3636 S MOREY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

BEG 600FT S OF NE CNR OF SE 1/4 THENCE SOUTH 195FT W 335FT N 195 FT E 335FT TO  
POB SEC 24 T22N R8W 1.50 AC MOL

2010 PARCEL 009-024-015-00 SPLIT ON 12/22/2010 -

2011 SPLIT - CHILD 009-024-015-60 1.50 AC  
54.5007A.

2010 PARCEL 009-024-015-00 SPLIT ON 10/04/2010

2011 SPLIT - CHILD PARCEL 009-024-015-65 3.0303 AC  
FORMER -SEC 24 T22N R8W N 1/2 OF SE 1/4 EXC N 500 FT OF NE 1/4 OF SE 1/4 & EXC E  
750 FT OF S 425 FT, OF NE 1/4 OF SE 1/4. 57.531A.  
SPLIT ON 10/03/2010 INTO 009-024-015-65;

HISTORY-SEC 24 T22N R8W BEG 600 FT S OF NE COR OF SE 1/4, TH S 195 FT, W 335 FT,  
N 195 FT, E 335 FT TO POB. 1.5A. 2010 Parcel 009-024-015-00 Split on 10/04/2010  
2010 Split of 009-024-015-00 on 12/23/2010

2011 ROLL SPLIT OFF 024-015-00 53.007 AC TO 1.5 WITH HOUSE

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 90/FF	195.00	335.00	1.0063	0.9566	90	100		16,896
195 Actual Front Feet, 1.50 Total Acres					Total Est. Land Value =			16,896

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.89	4400	0	0
D/W/P: 4in Concrete	6.49	1600	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 5000	5,000.00	1	95	4,750
Total Estimated Land Improvements True Cash Value =				4,750

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1989

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 2080 SF Floor Area = 2080 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	2,080		
Total:				213,652	160,238

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,230	922
3 Fixture Bath	1	3,860	2,895

Water/Sewer

1000 Gal Septic	1	4,550	3,412
Water Well, 50 Feet	1	2,585	1,939

Porches

CGEP (1 Story)	180	10,249	7,687
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Built-Ins

Appliance Allow.	1	1,934	1,450
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Deck

w/Roof (Roof portion)	100	1,665	1,249
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Parcel Number: 009-024-015-60

Page: 2

## Garages

Class: CD Exterior: Pole (Unfinished)

Base Cost	1200	25,920	19,440
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Totals:	265,645	199,232
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Notes:

ECF (416 RURAL METES & BOUNDS) 0.930 => TCV: 185,286

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2024 Est. T.C.V. 009-024-015-60 = 206,932

Est. TCV/Total Floor Area = 99.49

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
98,700	98,700	98,700	60,033	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	4,800	0	0	3,001	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
103,500	103,500	103,500	63,034	63,034	0	



009-024-015-70 2024 Est. T.C.V. FRIENDS MINISTRY  
 Property Class: 201 3728 S MOREY RD  
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

SEC 24 T22N R8W E 750 FT OF S 425 FT OF NE 1/4 OF SE 1/4. EXCEPT PIN 024-015-79  
 EXC .229A COMM AT NE COR OF SE 1/4 OF SE 1/4, TH N 00 DEG 35'43"E ALONG E LINE  
 OF SAID SE 1/4 24.73 FT, TH N 89 DEG 24'17"W 225.44 FT TO POB, TH N 89 DEG  
 50'52"W 100 FT, TH N 00 DEG 09'08"E 100 FT, TH S 89 DEG 50'52"E 100 FT, TH S 00  
 DEG 09'08"W 100 FT TO POB. 7.3175A. SPLIT ON 10/24/2018 INTO 009-024-015-79

FRIENDS Ministry Office hours: Mon.-Fri. 10:00-5:00 Office  
 Phone: 231-839-8816  
 3728 S. Morey Rd. (M-66)  
 Fax: 231-839-4511  
 Lake City, MI 49651

Email: friendsministry@yahoo.com

SPLIT ON 10/24/2018 INTO 009-024-015-79 . .229A

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
COMMERCIAL 4-6A	15000		7.32 Acres		15000	100		109,755
			7.32 Total Acres				Total Est. Land Value =	109,755

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	3.15	23500	50	37,012
D/W/P: Asphalt Paving	3.15	6000	50	9,450
D/W/P: 4in Ren. Conc.	8.29	1036	50	4,294
Total Estimated Land Improvements True Cash Value =				50,756

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Low Blt 0

(11) Heating System: Forced Warm Air  
 Ground Area = 660 SF Floor Area = 660 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Metal	660		
Total:				37,648	13,177

Other Additions/Adjustments

Totals: 37,648 13,177

Notes:

ECF (201A GENERAL COMMERCIAL ) 0.800 => TCV: 10,542

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 0  
 Description of Occupancy: TWICE AS NICE: MIDDLE BLDGS

Costs are taken from the Stores - Warehouse Discount cost schedules.

<<<<<< Calculator Cost Computations >>>>>>  
 Class: D Quality: Low Cost  
 Stories: 1 Story Height: 12 Perimeter: 522

Base Rate for Upper Floors = 44.07

(10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 4.11 100%  
 Adjusted Square Foot Cost for Upper Floors = 48.18

Total Floor Area: 10,138 Base Cost New of Upper Floors = 488,449  
 Reproduction/Replacement Cost = 488,449  
 Eff.Age:35 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 49 /100/100/100/49.0  
 Total Depreciated Cost = 239,340

Parcel Number: 009-024-015-70

Page: 2

ECF (201A GENERAL COMMERCIAL ) 1.386 => TCV of Bldg: 1 = 331,725  
 Replacement Cost/Floor Area= 48.18 Est. TCV/Floor Area= 32.72

Cost Estimates for Commercial/Industrial Building/Section: 2 Built 0  
 Description of Occupancy: FRIENDS MINISTRY: EAST BLDG

Costs are taken from the Stores - Warehouse Discount cost schedules.

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

Class: D,Pole Quality: Low Cost

Stories: 1 Story Height: 12 Perimeter: 216

Base Rate for Upper Floors = 47.10

(10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 4.69 100%  
 Adjusted Square Foot Cost for Upper Floors = 51.79

Total Floor Area: 2,592 Base Cost New of Upper Floors = 134,239

Reproduction/Replacement Cost = 134,239  
 Eff.Age:35 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 49 /100/100/100/49.0  
 Total Depreciated Cost = 65,777

ECF (201A GENERAL COMMERCIAL ) 1.386 => TCV of Bldg: 2 = 91,167  
 Replacement Cost/Floor Area= 51.79 Est. TCV/Floor Area= 35.17

Cost Estimates for Commercial/Industrial Building/Section: 3 Built 0  
 Description of Occupancy: BUILDING @ REAR/WEST

Costs are taken from the Sheds - Equipment 4 Wall Building cost schedules.

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

Class: D,Pole Quality: Average

Stories: 1 Story Height: 12 Perimeter: 214

Base Rate for Upper Floors = 26.60

(10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 3.39 100%  
 Adjusted Square Foot Cost for Upper Floors = 29.99

Total Floor Area: 2,398 Base Cost New of Upper Floors = 71,916

Reproduction/Replacement Cost = 71,916  
 Eff.Age:10 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 66 /100/100/100/66.0  
 Total Depreciated Cost = 47,465

ECF (201A GENERAL COMMERCIAL ) 1.386 => TCV of Bldg: 3 = 65,786  
 Replacement Cost/Floor Area= 29.99 Est. TCV/Floor Area= 27.43

Cost Estimates for Commercial/Industrial Building/Section: 4 Built 2023  
 Description of Occupancy: WEST BLDG 2023 ADJ CANOPY

Costs are taken from the Sheds - Equipment 4 Wall Building cost schedules.

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

Class: D,Pole Quality: Average

Stories: 1 Story Height: 12 Perimeter: 192

Overall Building Height: 12

Base Rate for Upper Floors = 26.15

(10) Heating system: Wall or Floor Furnace Cost/SqFt: 3.09 100%  
 Adjusted Square Foot Cost for Upper Floors = 29.24

Total Floor Area: 2,304 Base Cost New of Upper Floors = 67,369

Reproduction/Replacement Cost = 67,369  
 Eff.Age:1 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 96 /100/100/100/96.0  
 Total Depreciated Cost = 64,674

<<<<< Segregated Cost Computations >>>>>

Costs taken from Segregated Cost Section 4: Garages, Industrials, Warehouses

Item Description	Cost		# or SqFt	Height Stories		Cost
	Col.	Rate		Adj.	Adj.	
(13) Roof Structure:						
Steel Joist, Wood or Composite Deck 1 Up		5.98	1036	1.030	1.000	6,381
Total Cost of Upper Stories =						6,381
1 Stories Above Ground, Number of stories multiplier for upper stories =						1.000
Total Cost New =						6,381
Architectural Multiplier: 1.00						
Reproduction/Replacement Cost =						6,381
Eff.Age:1	Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 96 /100/100/100/96.0					
Total Depreciated Cost =						6,126
ECF (201A GENERAL COMMERCIAL )						
1.386 => TCV of Bldg: 4 =						98,129
Replacement Cost/Floor Area= 32.01						Est. TCV/Floor Area= 42.59

Total Estimated True Cash Value of Commercial/Industrial Buildings = 586,807

2024 Est. T.C.V. 009-024-015-70 = 0

Est. TCV/Total Floor Area = 0.00, Most recent sale 06/01/2000 for 80,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
0	0	0	0	5.00		
2024 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
0	0	0	0	0	0	

009-024-015-79	2024 Est. T.C.V.	FRIENDS MINISTRY
Property Class: 201		3728 S MOREY RD TOWER
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 24 T22N R8W COMM AT NE COR OF SE 1/4 OF SE 1/4, TH N 00 DEG 35'43"E ALONG E LINE OF SAID SE 1/4 24.73 FT, TH N 89 DEG 24'17"W 225.44 FT TO POB, TH N 89 DEG 50'52"W 100 FT, TH N 00 DEG 09'08"E 100 FT, TH S 89 DEG 50'52"E 100 FT, TH S 00 DEG 09'08"W 100 FT TO POB. .229A. SPLIT/COMBINED ON 10/24/2018 FROM 009-024-015-70;

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
COMMERCIAL	\$.30/SQFT		0.23 Acres		13068	100		3,006
			0.23 Total Acres				Total Est. Land Value =	3,006

2024 Est. T.C.V. 009-024-015-79 = 3,006

Est. TCV/Total Floor Area = 0.17

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
2,000	2,000	2,000	2,000	5.00		
2024 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-500	0	0	-500	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
1,500	1,500	1,500	2,100	1,500	0	

009-024-015-80	2024 Est. T.C.V.	HILL JOHN & MICHELLE
Property Class: 401		3580 S MOREY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 24 T22N R8W N 500 FT OF NE 1/4 OF SE 1/4. 15.1515 A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS  
\* Factors \* 500' X 1319.868

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$3000		15.15 Acres	3000	100				45,450
		15.15 Total Acres					Total Est. Land Value =	45,450

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Split, 2 Rail	16.48	50	0	0
Fencing: Wire Mesh, #9	3.79	240	0	0
D/W/P: 4in Ren. Conc.	8.18	480	0	0
D/W/P: Asphalt Paving	3.10	2000	0	0
Wood Frame	24.47	218	50	2,667
Wood Frame	24.41	224	50	2,734

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
				Total Estimated Land Improvements True Cash Value = 7,776

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 1982

(11) Heating System: Forced Hot Water  
Ground Area = 1187 SF Floor Area = 1187 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	923		
1 Story	Siding	Slab	264		
			Total:	176,988	123,891

Other Additions/Adjustments

Recreation Room	1000	19,330	13,531
Exterior			
Brick Veneer	396	6,807	4,765
Plumbing			
Average Fixture(s)	1	1,476	1,033
3 Fixture Bath	1	4,646	3,252
Water/Sewer			
1000 Gal Septic	1	4,864	3,405
Water Well, 50 Feet	1	2,686	1,880
Porches			
WGEP (1 Story)	168	13,506	9,454
Foundation: Shallow	168	-1,215	-850
WPP	133	3,551	2,486
Deck			
Treated Wood	240	4,670	3,269
Garages			
Class: C Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	576	29,854	20,898
Door Opener	2	1,093	765
Class: C Exterior: Pole (Unfinished)			
Base Cost	787	20,856	14,599
Class: C Exterior: Pole (Unfinished)			
Base Cost	864	22,360	15,652
No Concrete Floor	864	-5,737	-4,016

Parcel Number: 009-024-015-80

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## Built-Ins

Appliance Allow.	1	2,766	1,936
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## Fireplaces

Exterior 2 Story	1	8,024	5,617
Wood Stove	1	2,551	1,786

Totals:		319,076	223,353
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## Notes:

ECF (416 RURAL METES & BOUNDS) 0.930 => TCV: 207,718

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2024 Est. T.C.V. 009-024-015-80 = 260,944

Est. TCV/Total Floor Area = 219.83, Most recent sale 11/10/2016 for 185,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
125,500	125,500	125,500	97,368	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	5,000	0	4,868	0		
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
130,500	130,500	130,500	102,236	102,236	102,236	



009-024-016-00  
 Property Class: 201  
 Map #:

2024 Est. T.C.V.  
 LAKE TOWNSHIP

FRIENDS CHRISTIAN COMMUNITY DEVELOP  
 W LOTAN RD  
 LAKE CITY, MI 49651

REMAINDER PARCEL OF THE SURVEY SHOWN IN LIBER S-5 P0138 SEC 24 T22N R82W 11.24 A DESCRIBED ON SURVEY AS: A PARCEL OF LAND SITUATED IN THE SOUTHEAST ¼ OF SECTION 24, T22N-R08W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION; THENCE S00°45'01 "W ALONG THE EAST SECTION LINE, 1607.26 FEET TO THE POINT OF BEGINNING; THENCE N88°35' 14"W, 330.13 FEET; THENCE N00°44'06"E, 294.97 TO THE SOUTH 1/16TH LINE; THENCE N88°36'10"W ALONG SAID LINE, 660.42 FEET; THENCE S00°42' 15"W, 715.16 FEET; THENCE S88°32'29"E 585.05 FEET; THENCE N00°44'06"E, 59.89 FEET; THENCE S88°34' 18"E, 75.00 FEET; THENCE N00°44'06"E, 294.97 FEET; THENCE S88°35' 14"E, 330.11 FEET TO THE EAST SECTION LINE; THENCE N00°45'01 "E ALONG SAID LINE, 66.00 FEET TO THE POINT OF BEGINNING. CONTAINING 11.24 ACRES MORE OR LESS. SUBJECT TO THE RIGHT-OF-WAY FOR HIGHWAY M-55 ACROSS THE EASTERLY 100 FEET THEREOF, AS DEPICTED ON THE CERTIFICATE OF SURVEY. SUBJECT TO ALL AGREEMENTS, COVENANTS, EASEMENTS, AND RESTRICTIONS OF RECORD, IF ANY. SPLIT ON 10/13/2022 PART TO 024-016-40 FORMERLY . SEC 24 T22N R8W W 1/2 OF E 1/2 OF SE 1/4 OF SE 1/4 EXC E 75 FT OF W 1/2 OF SE 1/4 OF SE 1/4 OF SE 1/4 & E 1/2 OF W 1/2 OF SE 1/4 OF SE 1/4 & N 33 FT OF SE 1/4 OF NE 1/4 OF SE 1/4 OF SE 1/4 & S 33 FT OF NE 1/4 OF NE 1/4 OF SE 1/4 OF SE 1/4. 19.3628A.

Split/Comb. on 10/13/2022 completed 10/13/2022 TIM ;  
 Parent Parcel(s): 009-024-016-00;  
 Child Parcel(s): 009-024-016-40;

Land Value Estimates for Land Table Ag 1 .A - Agriculture

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
AGRICULTRU 8 - 17 Acres			11.24 Acres		3900	100		43,836
			11.24 Total Acres				Total Est. Land Value =	43,836

2024 Est. T.C.V. 009-024-016-00	=	0
Est. TCV/Total Floor Area =	0.00, Most recent sale 11/30/2020 for 65,000	
2023 Assessed	MBOR	S.E.V.
0	0	0
		Base for Cap
		C.P.I.
		5.00
2024	New Eq. Adjustment	Loss
		Additions
		Tax Adjustment
		Losses
		0
2024 Assessed	MBOR	S.E.V.
		Capped
		->Taxable<-
		PRE/MBT
		0
		0

009-024-016-40	2024 Est. T.C.V.	FOSTER BROS TRANSFER & STORAGE CO
Property Class: 202		6082 W LOTAN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

PCL B OF THE SURVEY 2022-03245 AS SHOWN IN LIBER S- P SEC 24 T22N R8W 8AC DESCRIBED ON SURVEY AS A PARCEL OF LAND SITUATED IN THE SOUTHEAST 1/4 OF SECTION 24 T22N-R08W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION; THENCE S88°32'27"E ALONG THE SOUTH SECTION LINE, 1649.32 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S88°32'27"E ALONG SAID LINE, 584.73 FEET; THENCE N00°44'0G"E, 596.00 FEET; THENCE N88°32'29"W, 585.05 FEET; THENCE S00°42'15"W, 596.00 FEET TO THE POINT OF BEGINNING. CONTAINING 8.00 ACRES MORE OR LESS. SUBJECT TO THE RIGHT-OF-WAY FOR HIGHWAY M-55 ACROSS THE EASTERLY 100 FEET THEREOF AND FOR LOTAN ROAD ACROSS THE SOUTHERLY 33 FEET THEREOF, AS DEPICTED ON THE CERTIFICATE OF SURVEY. SUBJECT TO ALL AGREEMENTS, COVENANTS, EASEMENTS, AND RESTRICTIONS OF RECORD, IF ANY.  
SPLIT ON 10/13/2022 FROM 009-024-016-00;

Split/Comb. on 10/13/2022 completed 10/13/2022 TIM ;  
Parent Parcel(s): 009-024-016-00;  
Child Parcel(s): 009-024-016-40;

Land Value Estimates for Land Table Ag 1 .A - Agriculture  
\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
AGRICULTRU 8 - 17 Acres		7.56 Acres			3900	100		29,472
AGRICULTRU ROW		0.44 Acres			0	100		0
		8.00 Total Acres			Total Est. Land Value =			29,472

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.53	560	50	2,388
	Total Estimated Land Improvements True Cash Value =			2,388

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 2023  
Description of Occupancy: 20230367: 14 UNIT BLDG

Costs are taken from the Warehouses - Mini cost schedules.  
<<<<<< Calculator Cost Computations >>>>>>  
Class: S Quality: Low Cost  
Stories: 1 Story Height: 8 Perimeter: 320  
Overall Building Height: 8

Base Rate for Upper Floors = 39.31

Adjusted Square Foot Cost for Upper Floors = 39.31

Total Floor Area: 2,800 Base Cost New of Upper Floors = 110,068  
Reproduction/Replacement Cost = 110,068  
Eff.Age:1 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 96 /100/100/100/96.0  
Total Depreciated Cost = 105,665

ECF (201B COMMERCIAL GROUP B) 0.850 => TCV of Bldg: 1 = 89,815  
Replacement Cost/Floor Area= 39.31 Est. TCV/Floor Area= 32.08

Total Estimated True Cash Value of Commercial/Industrial Buildings = 89,815

2024 Est. T.C.V. 009-024-016-40 = 121,675  
Est. TCV/Total Floor Area = 43.46, Most recent sale 05/11/2023 for 35,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
0	0	0	0	5.00	
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
60,800	0	60,800	0	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
60,800	60,800	60,800	60,800	60,800	0

009-024-016-50	2024 Est. T.C.V.	HOLTON'S L P GAS CO LAKE CITY
Property Class: 202		3922 S MOREY RD
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

. SEC 24 T22N R8W E 75 FT OF W 1/2 OF SE 1/4 OF SE 1/4 OF SE 1/4. 1.1364A.

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP C	50/FF	75.00	656.00	1.0000	1.0000	50	100	3,750
	75 Actual Front Feet, 1.13 Total Acres					Total Est.	Land Value =	3,750

2024 Est. T.C.V. 009-024-016-50 = 3,750

Est. TCV/Total Floor Area = 1.34

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
1,900	1,900	1,900	1,626	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	81	0	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
1,900	1,900	1,900	1,707	1,707	0	

009-024-016-60                      2024 Est. T.C.V.                      FRIENDS MINISTRY  
 Property Class: 201                      LAKE TOWNSHIP                      S MOREY RD A/K/A M 66  
 Map #:                                      LAKE CITY, MI 49651

. SEC 24 T22N R8W NE 1/4 OF NE 1/4 OF SE 1/4 OF SE 1/4 EXCS 33 FT THOF. 2.25A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 90/FF	294.97	330.13	0.9074	0.9531	90	100		22,961
295 Actual Front Feet, 2.24 Total Acres                      Total Est. Land Value =								22,961

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.97	304	94	1,992
D/W/P: Crushed Rock	2.27	1032	94	2,202
Wood Frame	22.57	504	50	5,687
Wood Frame	22.57	1040	50	11,736
Ad-Hoc Unit-In-Place Items				
Description	Rate	Size	% Good	Cash Value
/CI16/YARI/CHALF/04'/211	9.70	119	100	1,154
/CI16/YARI/CHALF/04'/GATW5	330.00	1	100	330
Total Estimated Land Improvements True Cash Value =				23,101

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

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 0 SF      Floor Area = 0 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Porches					
WCP	(1 Story)		384	12,561	9,421
Garages					
Class: D Exterior: Pole (Unfinished)					
	Base Cost		2048	39,096	29,322
Totals:				51,657	38,743

Notes: POLE BARN

ECF (416 RURAL METES & BOUNDS) 0.930 => TCV:                      36,031

2024 Est. T.C.V. 009-024-016-60		=	0
Est. TCV/Total Floor Area = 0.00, Most recent sale 08/29/2023 for 55,000			
2023 Assessed	MBOR	S.E.V.	Base for Cap      C.P.I.
37,200	37,200	37,200	31,294      5.00
2024	New Eq. Adjustment	Loss	Additions      Tax Adjustment      Losses
0	0	37,200	0      0      31,294
2024 Assessed	MBOR	S.E.V.	Capped      ->Taxable<-      PRE/MBT
0	0	0	0      0      0



Parcel Number: 009-024-016-75

Page: 2

Stories: 1 Story Height: 12 Perimeter: 160

Base Rate for Upper Floors = 27.38

(10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 3.49 100%  
 Adjusted Square Foot Cost for Upper Floors = 30.87

Total Floor Area: 1,584 Base Cost New of Upper Floors = 48,898

Reproduction/Replacement Cost = 48,898

Eff.Age:15 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 54 /100/100/100/54.0

Total Depreciated Cost = 26,405

ECF (201A GENERAL COMMERCIAL ) 1.386 =&gt; TCV of Bldg: 2 = 36,597

Replacement Cost/Floor Area= 30.87 Est. TCV/Floor Area= 23.10

Cost Estimates for Commercial/Industrial Building/Section: 3 Built 1987

Description of Occupancy: CAL 168 FILING STATION

Costs are taken from the Sheds - Equipment 4 Wall Building cost schedules.

&lt;&lt;&lt;&lt;&lt; Calculator Cost Computations &gt;&gt;&gt;&gt;&gt;

Class: C Quality: Average

Stories: 1 Story Height: 8 Perimeter: 112

Base Rate for Upper Floors = 44.35

Adjusted Square Foot Cost for Upper Floors = 44.35

Total Floor Area: 784 Base Cost New of Upper Floors = 34,770

Reproduction/Replacement Cost = 34,770

Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 74 /100/100/100/74.0

Total Depreciated Cost = 25,730

ECF (201A GENERAL COMMERCIAL ) 1.386 =&gt; TCV of Bldg: 3 = 35,662

Replacement Cost/Floor Area= 44.35 Est. TCV/Floor Area= 45.49

Total Estimated True Cash Value of Commercial/Industrial Buildings = 555,376

2024 Est. T.C.V. 009-024-016-75 = 601,893

Est. TCV/Total Floor Area = 152.30

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
256,000	256,000	256,000	154,946	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	44,900	0	0	7,747	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
300,900	300,900	300,900	162,693	162,693	0	

009-024-016-85	2024 Est. T.C.V.	HILL LUCAS A & BODE ALYSSA J
Property Class: 402		W LOTAN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 24 T22N R8W W 1/2 OF W 1/2 OF SE 1/4 OF SE 1/4 EXC S300 FT OF W 297 FT  
THOF. 7.9545A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 3 - 7 @\$3000			7.95 Acres		3000	100		23,850
			7.95 Total Acres				Total Est. Land Value =	23,850

2024 Est. T.C.V. 009-024-016-85 = 23,850

Est. TCV/Total Floor Area = 6.03, Most recent sale 06/23/2023 for 215,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
11,900	11,900	11,900	10,395	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	1,505	0		
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
11,900	11,900	11,900	10,914	11,900	11,900	

009-024-016-90    2024 Est. T.C.V.    HILL LUCAS A & BODE ALYSSA J  
 Property Class: 401       6240 W LOTAN RD  
 Map #:    LAKE TOWNSHIP    LAKE CITY, MI 49651

. SEC 24 T22N R8W S 300 FT OF W 297 FT OF SE 1/4 OF SE 1/4. 2.0455A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 90/FF	300.00	297.00	0.9036	0.9283	90	100		22,647
300 Actual Front Feet, 2.04 Total Acres					Total Est. Land Value =			22,647

Cost Est. for Res. Bldg: 1 Single Family 1S    Cls C -5 Blt 1979

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 960 SF    Floor Area = 960 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/90/63

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	960		
			Total:	122,315	77,058

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,476	930
2 Fixture Bath	1	3,108	1,958

Water/Sewer

1000 Gal Septic	1	4,864	3,064
Water Well, 50 Feet	1	2,686	1,692

Garages

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

Base Cost	432	20,447	12,882
Common Wall: 1 Wall	1	-2,686	-1,692
Door Opener	1	547	345

Built-Ins

Appliance Allow.	1	2,766	1,743
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Deck

Treated Wood	20	913	575
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Totals:    156,436    98,555

Notes:

ECF (416 RURAL METES & BOUNDS) 0.930 => TCV:    91,656

2024 Est. T.C.V. 009-024-016-90    =    114,303

Est. TCV/Total Floor Area = 119.07, Most recent sale 06/23/2023 for 215,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
47,600	47,600	47,600	30,229	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
6,000	3,600	0	6,000	20,971	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
57,200	57,200	57,200	37,740	57,200	57,200	









89,400

89,400

89,400

56,786

56,786

56,786



009-025-001-00	2024 Est. T.C.V.	ARLENE PROPERTIES LLC
Property Class: 102		W KELLY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 25 T22N R8W (14\*1997) NE 1/4 EXC N 225 FT OF E 210 FT THOF & EXC BEG 25 FT N OF SE COR OF NE 1/4, TH N 305 FT, W 335 FT, S 305 FT, E 335 FT TO POB & EXC S 330 FT OF W 1320 FT OF NE 1/4 & EXC BEG 212.5 FT S OF N 1/4 CORTH S 375 FT, E 375 FT, N 375 FT, W 375 FT TO POB. 143.3414A.

NO VALUE GIVEN TO BLDG  
97 SPLIT 10 AC TO 001-85 FOR 98

Land Value Estimates for Land Table Ag 1 .A - Agriculture

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
AGRICULTRU 121 - 400 Acres		112.66 Acres			3900	100		439,370
AGRICULTRU SURPLUS 2800/		25.00 Acres			2800	100		70,000
AGRICULTRU ROW		2.84 Acres			0	100		0
		140.50 Total Acres			Total Est.	Land Value =		509,370

2024 Est. T.C.V. 009-025-001-00 = 509,370

Est. TCV/Total Floor Area = 273.56, Most recent sale 12/31/2015 for 0

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
192,900	192,900	192,900	72,945	5.00		
2024 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	61,800	0	0	3,647	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
254,700	254,700	254,700	76,592	76,592	76,592	







009-025-001-90 2024 Est. T.C.V. ROOT RENTALS LLC  
 Property Class: 401 4030 S MOREY RD  
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

. SEC 25 T22N R8W N 225 FT OF E 210 FT OF NE 1/4 OFNE 1/4.1.0847A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 90/FF	210.00	225.00	1.0000	0.0000	90	100*		0
Residentia 1 - 2.99 @\$7000			1.09 Acres		7000	100		7,595
* denotes lines that do not contribute to the total acreage calculation.								
210 Actual Front Feet, 1.09 Total Acres Total Est. Land Value =								7,595

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	7.35	285	94	1,969
Wood Frame	28.72	80	0	0
Total Estimated Land Improvements True Cash Value =				1,969

Cost Est. for Res. Bldg: 1 Single Family 2S Cls CD Blt 1928

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 930 SF Floor Area = 1860 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Mich Bsmnt.	528		
2 Story	Siding	Crawl Space	402		
			Total:	196,214	129,869

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,230	799
3 Fixture Bath	1	3,860	2,509

Water/Sewer

1000 Gal Septic	1	4,550	2,957
Water Well, 50 Feet	1	2,585	1,680

Porches

CCP (1 Story)	205	4,902	3,186
CCP (1 Story)	23	1,084	705

Garages

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

Base Cost	776	27,439	17,835
Common Wall: 1 Wall	1	-2,512	-1,633

Built-Ins

Appliance Allow.	1	1,934	1,257
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Totals: 241,286 156,834

Notes:

ECF (416 RURAL METES & BOUNDS) 0.930 => TCV: 145,855

2024 Est. T.C.V. 009-025-001-90 = 155,419

Est. TCV/Total Floor Area = 83.56, Most recent sale 10/09/2009 for 14,500

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
75,400	75,400	75,400	42,348	5.00	
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,300	0	0	2,117	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
77,700	77,700	77,700	44,465	44,465	0

009-025-003-00 2024 Est. T.C.V. ZUBACK DARIN  
 Property Class: 401 4478 S MOREY RD  
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

. SEC 25 T22N R8W BEG 220 FT N OF SE COR OF NE 1/4 N 110 FT, W 120 FT, S 110 FT, E 120 FT TO POB. .3030A.

SPLIT BARN FROM HOUSE FOR 94

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 90/FF	110.00	120.00	1.1612	0.7401	90	100		8,508
110 Actual Front Feet, 0.30 Total Acres Total Est. Land Value =								8,508

Cost Est. for Res. Bldg: 1 Single Family 2S Cls D Blt 1938

(11) Heating System: Forced Heat & Cool  
 Ground Area = 926 SF Floor Area = 1726 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Basement	800		
1 Story	Siding	Slab	126		
			Total:	177,171	97,444

Other Additions/Adjustments

Plumbing					
Average Fixture(s)			1	1,025	564

Water/Sewer					
1000 Gal Septic			1	4,263	2,345
Water Well, 50 Feet			1	2,498	1,374

Porches					
CGEP (1 Story)			160	8,397	4,618
CCP (1 Story)			80	1,940	1,067
CGEP (1 Story)			84	5,367	2,952

Deck					
Treated Wood			400	6,224	3,423
w/Roof (Roof portion)			42	729	401

Totals: 207,614 114,188

Notes:

ECF (416 RURAL METES & BOUNDS) 0.930 => TCY: 106,195

2024 Est. T.C.V. 009-025-003-00 = 114,703

Est. TCY/Total Floor Area = 66.46, Most recent sale 11/30/2017 for 58,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
54,800	54,800	54,800	40,906	5.00	
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,600	0	0	2,045	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
57,400	57,400	57,400	42,951	42,951	42,951

009-025-003-50	2024 Est. T.C.V.	ZUBACK DARIN
Property Class: 401		S MOREY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 25 T22N R8W BEG 25 FT N OF SE COR OF NE 1/4, N 305 FT, W 335 FT, S 305 FT,  
E 335 FT TO POB EXC BEG 220 FT N OF SE COR OF NE 1/4, N 110 FT, W 120 FT, S 110  
FT, E 120 FT TO POB. 2.0426A.

SPLIT BARN & MAJORITY OF PROPERTY FOR 94

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 90/FF	195.00	455.70	1.0063	1.0331	90	100		18,247
195 Actual Front Feet, 2.04 Total Acres							Total Est. Land Value =	18,247

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	7.45	580	50	2,160
Wood Frame	25.55	112	94	2,690
Total Estimated Land Improvements True Cash Value =				4,850

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 0

Description of Occupancy: GENE'S FULL SERVICE

Costs are taken from the Sheds - Equipment 4 Wall Building cost schedules.

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

Class: D,Pole Quality: Average  
Stories: 1 Story Height: 14 Perimeter: 198

Base Rate for Upper Floors = 27.10

(10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 3.46 50%  
Adjusted Square Foot Cost for Upper Floors = 28.83

Total Floor Area: 2,394 Base Cost New of Upper Floors = 69,019

Reproduction/Replacement Cost = 69,019

Eff.Age:30 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 35 /100/100/100/35.0

Total Depreciated Cost = 24,157

ECF (416 RURAL METES & BOUNDS) 0.930 => TCV of Bldg: 1 = 22,466

Replacement Cost/Floor Area= 28.83 Est. TCV/Floor Area= 9.38

Total Estimated True Cash Value of Commercial/Industrial Buildings = 22,466

2024 Est. T.C.V. 009-025-003-50 = 45,563

Est. TCV/Total Floor Area = 19.03, Most recent sale 11/30/2017 for 58,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
20,500	20,500	20,500	11,765	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	2,300	0	0	588	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
22,800	22,800	22,800	12,353	12,353	0	

009-025-005-00	2024 Est. T.C.V.	JOHNSTON JOHN & JOHNSTON JEFFREY &
Property Class: 102		W LOTAN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 25 T22N R8W E 1/2 OF NW 1/4. 80 A.

Land Value Estimates for Land Table Ag 1 .A - Agriculture

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
AGRICULTRU 66 - 120 Acres		45.00 Acres			3900	100		175,500
AGRICULTRU SURPLUS 2800/		35.00 Acres			2800	100		98,000
		80.00 Total Acres					Total Est. Land Value =	273,500

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	26.29	75	50	986
				Total Estimated Land Improvements True Cash Value = 986

2024 Est. T.C.V. 009-025-005-00 = 274,486

Est. TC/Total Floor Area = 114.66

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
112,500	112,500	112,500	40,791	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	24,700	0	0	2,039	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
137,200	137,200	137,200	42,830	42,830	42,830	

009-025-006-00	2024 Est. T.C.V.	DEZEEUW BRIAN P & DALE M TRUST
Property Class: 102		W LOTAN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

PA 116 2003 SEC 25 T22N R8W W 1/2 OF NW 1/4. 80 A.

Land Value Estimates for Land Table Ag 1 .A - Agriculture  
\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
AGRICULTRU 66 - 120 Acres		80.00 Acres			3900	100		312,000
		80.00 Total Acres					Total Est. Land Value =	312,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Agricultural Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
8' DIAMETER WELL	15,750.00	1	100	15,750
				Total Estimated Land Improvements True Cash Value = 15,750

2024 Est. T.C.V. 009-025-006-00	=	327,750			
Est. TCV/Total Floor Area = 136.90, Most recent sale 02/01/2003 for 380,000					
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
140,000	140,000	140,000	85,228	5.00	
2024 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses
0	23,900	0	0	4,261	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
163,900	163,900	163,900	89,489	89,489	89,489

009-025-007-00                      2024 Est. T.C.V.                      JOHNSTON VICTOR R & DEBORAH K &  
 Property Class: 101    W BLUE RD  
 Map #:    LAKE TOWNSHIP    LAKE CITY, MI 49651

. SEC 25 T22N R8W E 1/2 OF SW 1/4 EXC THAT PART S OF A LINE 75 FT N OF BEG S 52' 56" W 2.55 FT FROM SW COR BEING ON THE ARC OF A 17188.734 FT RADIUS CURVE SE'LY & TO THE RIGHT CHORD BEARING S 89 DEG 29' 35" E 225.18 FT TH ALONG SAID CURVE 225.19 FT TH S 89 DEG 7' 4" E 2500 FT TO POE & EXC S 416 FT OF E 208 FT THOF. 76.4573A.

SPLIT 1.27 AC TO 007-95 FOR 96

Land Value Estimates for Land Table Ag 1 .A - Agriculture

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
AGRICULTRU 66 - 120 Acres		56.46 Acres			3900	100		220,194
AGRICULTRU SURPLUS 2800/		20.00 Acres			2800	100		56,000
76.46 Total Acres      Total Est. Land Value =								276,194

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Metal Prefab	11.38	300	50	1,707
Wood Frame	18.92	480	50	4,541
Total Estimated Land Improvements True Cash Value =				6,248

Ag. Bld 1 1926, 4 Wall Barn, General Purpose      Class:D,Frame      Quality:Low Cost  
 Height: 30 ft

Description	Rate	Size	Cost New
Base Cost	20.35	3150	64,103
Default Walls	12.68	3150	39,942

Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/40/100/14      Depr. Cost =      14,566  
 ECF (101 AGRICULTURE)      0.660 => TCV of Bldg: 1 =      9,614

Total Estimated True Cash Value of Agricultural Buildings      =      9,614

2024 Est. T.C.V. 009-025-007-00      =      292,056

Est. TCV/Total Floor Area = 121.99

Year	Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
2023	127,200	127,200	127,200	63,393	5.00					
2024	0	18,800	0	0				3,169		0
2024	Assessed	MBOR	S.E.V.	Capped	->Taxable<-					PRE/MBT
	146,000	146,000	146,000	66,562	66,562					66,562

009-025-007-95 2024 Est. T.C.V. OLE RED BARN SELF STORAGE LLC  
 Property Class: 201 W BLUE RD  
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

SEC 25 T22N R8W S 416 FT OF E 208 FT O E 1/2 OF SW 1/4 LYING N'LY OF HWY M-55  
 R/W. 1.27A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 200/	208.00	416.00	0.9902	1.0099	200	100		41,600
208 Actual Front Feet, 1.99 Total Acres Total Est. Land Value =								41,600

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Crushed Rock	2.15	2000	50	2,150
Total Estimated Land Improvements True Cash Value =				2,150

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1995  
 Description of Occupancy: CAL 208

Costs are taken from the Warehouses - Mini cost schedules.

<<<<<< Calculator Cost Computations >>>>>>  
 Class: D,Pole Quality: Low Cost  
 Stories: 1 Story Height: 8 Perimeter: 260

Base Rate for Upper Floors = 32.11

Adjusted Square Foot Cost for Upper Floors = 32.11

Total Floor Area: 3,000 Base Cost New of Upper Floors = 96,330  
 Reproduction/Replacement Cost = 96,330  
 Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 67 /100/100/100/67.0  
 Total Depreciated Cost = 64,541

ECF (201B COMMERCIAL GROUP B) 0.850 => TCV of Bldg: 1 = 54,860  
 Replacement Cost/Floor Area= 32.11 Est. TCV/Floor Area= 18.29

Total Estimated True Cash Value of Commercial/Industrial Buildings = 54,860

2024 Est. T.C.V. 009-025-007-95	=	98,610			
Est. TCV/Total Floor Area = 32.87, Most recent sale 01/01/2004 for 22,000					
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
38,700	38,700	38,700	30,478	5.00	
2024 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses
0	10,600	0	0	1,523	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
49,300	49,300	49,300	32,001	32,001	0

009-025-008-00	2024 Est. T.C.V.	MICH STATE HWY COMM
Property Class: 402		W BLUE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 25 T22N R8W S 75 FT OF SECTION ALSO THAT PART SE'LY OF BEG 350 FT N OF SE  
COR TH S 45 DEG 23' 4" W TO INTERSECTION WITH PREVIOUS DESC. 9.9590 A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$3000			9.96 Acres		3000	100		29,877
			9.96 Total Acres				Total Est. Land Value =	29,877

2024 Est. T.C.V. 009-025-008-00							=	0
Est. TCV/Total Floor Area =	0.00							
2023 Assessed	MBOR	S.E.V.		Base for Cap		C.P.I.		
0	0	0		0		5.00		
2024	New Eq. Adjustment	Loss		Additions		Tax Adjustment	Losses	
0	0	0		0		0	0	
2024 Assessed	MBOR	S.E.V.		Capped		->Taxable<-	PRE/MBT	
0	0	0		0		0	0	



009-025-009-00	2024 Est. T.C.V.	BENTHEM PROPERTIES LLC
Property Class: 102		6900 W BLUE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

LEGAL DESCRIPTION: PARCEL 'B' A PARCEL OF LAND BEING PART OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 25, T22N-R08W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION; THENCE N00.44'41" E ALONG THE WEST SECTION LINE, 448.98 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N00.44'41"E ALONG THE WEST SECTION LINE, 2169.66 FEET TO THE EAST-WEST 1/4 LINE; THENCE S88.40'01"E ALONG SAID LINE, 1313.65 FEET TO THE WEST 1/16 TH LINE; THENCE S00.42'33W ALONG SAID LINE, 2350.94 FEET; THENCE N88.23'4G"W PARALLEL WITH THE NORTHERLY RIGHT OF LINE FOR HIGHWAY M-55, 200.00 FEET; THENCE S00.42'33W, 200.00 FEET TO SAID RIGHT OF WAY LINE FOR HIGHWAY M-55; THENCE N88°23'46W ALONG SAID RIGHT OF WAY LINE, 509.30 FEET; THENCE N00.44'41"E PARALLEL WITH THE WEST SECTION LINE 196.49 FEET; THENCE N88.23'46W, 356.00 FEET; THENCE N00.44'41"E PARALLEL WITH THE WEST SECTION LINE, 178.44 FEET; THENCE N88.23'05W PARALLEL WITH THE SOUTH SECTION LINE, 250.00 FEET TO THE POINT OF BEGINNING. CONTAINING 72.20 ACRES MORE OR LESS. SUBJECT TO ALL AGREEMENTS, COVENANTS, EASEMENTS, AND RESTRICTIONS OF RECORD, IF ANY

2012 SPLIT ON 12/04/2012 INTO 009-025-009-80;  
FORMERLY: . SEC 25 T22N R8W W 1/2 OF SW 1/4 EXC HWY M 55 & EXC W 250 FT OF S 375 FT LYING N'LY OF HWY M 55 & EXC BEG AT INT OF N LINE HWY M-55 & E LINE OF W 1/2 OF SW 1/4 TH N 200 FT, W 200 FT, S 200 FT, E 200 FT TO POB. 74.0885 AC M/L  
SPLIT ON 06/24/2009 INTO 009-025-009-90;

Split/Comb. on 12/04/2012 completed 12/04/2012 TIM ;  
Parent Parcel(s): 009-025-009-00;  
Child Parcel(s): 009-025-009-80;

-----  
Split/Comb. on 06/24/2009 completed 06/24/2009 RAY ;  
Parent Parcel(s): 009-025-009-00;  
Child Parcel(s): 009-025-009-90;

Land Value Estimates for Land Table Ag 1 .A - Agriculture

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
AGRICULTRU 66 - 120 Acres			74.09 Acres		3900	100		288,951
			74.09 Total Acres				Total Est. Land Value =	288,951

2024 Est. T.C.V. 009-025-009-00	=	288,951				
Est. TCV/Total Floor Area = 96.32, Most recent sale 09/12/2012 for 265,000						
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
129,700	129,700	129,700	55,790	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	14,800	0	2,789	0		
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
144,500	144,500	144,500	58,579	58,579	58,579	



Parcel Number: 009-025-009-80

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Comp.Shingle	516	8,452	5,071
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Totals:	344,578	206,748
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Notes:

ECF (416 RURAL METES & BOUNDS) 0.930 => TCV: 192,276

Ag. Bld 1 1972, 4 Wall Barn, General Purpose Class:D,Pole Quality:Low Cost  
Height: 10 ft

Description	Rate	Size	Cost New
Base Cost	15.59	1891	29,481
Default Walls	5.22	1891	9,871

Phy/Ab.Phy/Func/Econ/Comb. % Good=45/100/100/100/45 Depr. Cost = 17,708  
ECF (416 RURAL METES & BOUNDS) 0.930 => TCV of Bldg: 1 = 16,469

Total Estimated True Cash Value of Agricultural Buildings = 16,469

2024 Est. T.C.V. 009-025-009-80 = 231,953

Est. TCV/Total Floor Area = 91.18, Most recent sale 12/12/2012 for 90,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
110,100	110,100	110,100	60,340	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	5,900	0	0	3,017	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
116,000	116,000	116,000	63,357	63,357	63,357	





(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1060 SF Floor Area = 1060 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

## Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,060		
			Total:	303,662	106,281

## Other Additions/Adjustments

## Plumbing

Average Fixture(s)	2	2,951	2,066
3 Fixture Bath	1	4,646	3,252

## Water/Sewer

1000 Gal Septic	1	4,864	3,405
Water Well, 100 Feet	1	5,808	4,066

## Deck

Treated Wood	80	2,264	1,585
Treated Wood	80	2,264	1,585

## Garages

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

Base Cost	528	28,100	19,670
Common Wall: 1.5 Wall	1	-4,028	-2,820
Door Opener	1	547	383

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

Base Cost	528	28,100	19,670
Common Wall: 1.5 Wall	1	-4,028	-2,820
Door Opener	1	547	383

## Built-Ins

Appliance Allow.	2	5,533	3,873
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## Porches

CCP (1 Story)	22	1,108	776
CCP (1 Story)	22	1,108	776

Totals:		463,230	324,262
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Notes: BASEMENT

ECF (201C COMMERCIAL GROUP C) 0.700 =&gt; TCV: 226,983

2024 Est. T.C.V. 009-025-009-95 = 413,862

Est. TCV/Total Floor Area = 103.67, Most recent sale 07/02/2019 for 300,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
185,900	185,900	185,900	160,025	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	21,000	0	0	8,001	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
206,900	206,900	206,900	168,026	168,026	42,007	

009-025-010-00 2024 Est. T.C.V. VANPOLEN RICK & BRANDY  
 Property Class: 401 6980 W BLUE RD  
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

. SEC 25 T22N R8W W 125 FT OF S 375 FT OF W 1/2 OF SW 1/4 LYING N'LY OF HWY M  
 55. 1.0771A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 90/FF	125.00	375.00	1.1247	0.9840	90	100		12,450
125 Actual Front Feet,	1.08	Total Acres			Total Est.	Land Value =		12,450

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

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1590 SF Floor Area = 1590 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,344		
1 Story	Siding	Crawl Space	246		
			Total:	196,639	157,312

Other Additions/Adjustments

Recreation Room	1100	20,383	16,306
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Plumbing

Average Fixture(s)	1	1,230	984
2 Fixture Bath	1	2,596	2,077

Water/Sewer

1000 Gal Septic	1	4,550	3,640
Water Well, 50 Feet	1	2,585	2,068

Deck

Treated Wood	36	1,476	1,181
Treated Wood	161	3,513	2,810

Garages

Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	731	26,338	21,070
Class: CD Exterior: Pole (Unfinished)			
Base Cost	779	18,447	14,758
No Concrete Floor	779	-4,760	-3,808

Built-Ins

Appliance Allow.	1	1,934	1,547
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Totals: 274,931 219,945

Notes: MODULAR

ECF (416 RURAL METES & BOUNDS) 0.930 => TCY: 204,549

2024 Est. T.C.V. 009-025-010-00 = 216,999

Est. TCY/Total Floor Area = 136.48, Most recent sale 02/11/2022 for 215,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
104,000	104,000	104,000	104,000	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	4,500	0	0	4,500	0	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
108,500	108,500	108,500	109,200	108,500	108,500	















Parcel Number: 009-025-011-60

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2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
378,600	378,600	378,600	193,528	193,528	0



Base Cost	2396	45,740	32,018	
Built-Ins				
Appliance Allow.	1	2,766	1,936	
Fireplaces				
Interior 1 Story	1	5,338	3,737	
Unit-in-Place Cost Items				
ROOF STRUCT. (SQ FT)	256	1,434	1,362	*95% Good
Totals:		392,594	275,174	

Notes:

ECF (416 RURAL METES & BOUNDS) 0.930 => TCV: 255,912

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2024 Est. T.C.V. 009-025-011-70 = 344,762

Est. TCV/Total Floor Area = 183.58

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
142,400	142,400	142,400	101,382	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	30,000	0	0	5,069	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
172,400	172,400	172,400	106,451	106,451	106,451	



009-025-011-80                          2024 Est. T.C.V.                          WOLVERINE POWER SUPPLY COOPERATIVE  
 Property Class: 202                          M 66  
 Map #:    LAKE TOWNSHIP                          LAKE CITY, MI 49651

. SEC 25 T22N R8W BEG S 0 DEG 56'30" E 1016.31 FT FROM E 1/4 COR, TH S 0 DEG 56'30" E 212.88 FT, S 89 DEG 54'25" W 660 FT, N 0 DEG 56' 30" W 212.88 FT, N 89 DEG 54'25" E 660 FT TO POB. 3.23A.

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	212.88	660.00	1.0000	1.0000	300	100		63,864
213 Actual Front Feet, 3.23 Total Acres                  Total Est. Land Value =								63,864

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
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Commercial Local Cost Land Improvements

Description	Rate	Size	% Good	Arch	Mult	Cash Value
PAVING	0.40	10000	88	100		3,520
Outdoor Lighting	590.00	9	67	100		3,558

Ad-Hoc Unit-In-Place Items

Description	Rate	Size	% Good	Cash Value
/CI16/YARI/OUTL/2AVG/POLA	131.00	2	85	223
Total Estimated Land Improvements True Cash Value =				7,301

2024 Est. T.C.V. 009-025-011-80                          =                          71,165

Est. TCV/Total Floor Area = 37.89, Most recent sale 07/31/2017 for 900,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
35,600	35,600	35,600	35,600	5.00	
2024	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	0	0	0	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
35,600	35,600	35,600	37,380	35,600	0

009-025-011-90	2024 Est. T.C.V.	PETTY DEVELOPMENT LLC
Property Class: 201		6262 W BLUE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 25 T22N R8W E 1/2 OF E 1/2 OF SW 1/4 OF SE 1/4 EXC S75 FT THOF, ALSO S 83 FT OF E 1/2 OF E 1/2 OF NW 1/4 OF SE 1/4. 10.06A.

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP H 75/FF	329.801328.70	1.0000	0.0000		75	100*		0
COMMERCIAL 10A M/L	10000	7.06 Acres			10000	100		70,600
COMMERCIAL AGRICULTURE		3.00 Acres			4500	100		13,500

\* denotes lines that do not contribute to the total acreage calculation.  
 330 Actual Front Feet, 10.06 Total Acres      Total Est. Land Value =      84,100

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Commercial Local Cost Land Improvements				
Description	Rate	Size	% Good Arch Mult	Cash Value
PAVING	0.40	41230	87 100	14,348
Total Estimated Land Improvements True Cash Value =				14,348

Cost Estimates for Commercial/Industrial Building/Section: 1      Built 1984  
 Description of Occupancy: CAL 8

Costs are taken from the Automotive Centers cost schedules.  
 <<<<<      Calculator Cost Computations      >>>>>  
 Class: S      Quality: Average  
 Stories: 1      Story Height: 14      Perimeter: 440  
 Overall Building Height: 14

Base Rate for Upper Floors = 89.66

(10) Heating system: Space Heaters, Gas with Fan      Cost/SqFt: 4.88      100%  
 Adjusted Square Foot Cost for Upper Floors = 94.54

Total Floor Area: 10,500      Base Cost New of Upper Floors =      992,670  
 Reproduction/Replacement Cost =      992,670  
 Eff.Age:28      Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 43 /100/100/100/43.0  
 Total Depreciated Cost =      426,848

<<<<<      Segregated Cost Computations      >>>>>

Costs taken from Segregated Cost Section 3: Stores & Commercials

Item Description	Cost Col.	Rate	# or SqFt	Height	Storys	Cost
				Adj.	Adj.	
(39) Miscellaneous						
Canopies & Marquees:						
Steel Frame	1 Up	40.60	178	1.000	1.000	7,227
Total Cost of Lump-Sum Items =						7,227
Total Cost New =						7,227

Architectural Multiplier: 1.00

Reproduction/Replacement Cost =      7,227  
 Eff.Age:28      Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 43 /100/100/100/43.0  
 Total Depreciated Cost =      3,108

ECF (201A GENERAL COMMERCIAL )      1.386 => TCV of Bldg: 1 =      595,918  
 Replacement Cost/Floor Area= 95.23      Est. TCV/Floor Area= 56.75

Total Estimated True Cash Value of Commercial/Industrial Buildings =      595,918

2024 Est. T.C.V. 009-025-011-90      =      694,366  
 Est. TCV/Total Floor Area = 66.13  
 2023 Assessed      MBOR      S.E.V.      Base for Cap      C.P.I.  
 273,200      273,200      273,200      137,826      5.00

Parcel Number: 009-025-011-90

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2024	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	74,000	0	0	6,891	0
2024 Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	347,200	347,200	347,200	144,717	144,717	0

009-025-012-00 2024 Est. T.C.V. WOLVERINE POWER SUPPLY COOPERATIVE  
 Property Class: 201 4800 S MOREY RD  
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

. SEC 25 T22N R8W BEG 1229 FT 2 1/4 IN S OF NE CORNER OF THE SE 1/4 SECTION TH W  
 660 FT S 330 FT E 660 FT N 330 FT TO POB. 5 A.

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	330.00	660.00	1.0000	1.0000	300	100	99,000
330 Actual Front Feet, 5.00 Total Acres Total Est. Land Value =								99,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Commercial Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
PAVING	0.40	12000	86	4,128
Outdoor Lighting	590.00	4	55	850
Total Estimated Land Improvements True Cash Value =				4,978

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1974

Costs are taken from the Industrial - Light Manufacturing cost schedules.

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

Class: S Quality: Average  
 Stories: 1 Story Height: 11 Perimeter: 846  
 Overall Building Height: 14

Base Rate for Upper Floors = 56.89

(10) Heating system: Package Heating & Cooling Cost/SqFt: 17.98 80%  
 (10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 4.66 20%  
 Combined Heating System adjustment: 15.32 100%  
 Adjusted Square Foot Cost for Upper Floors = 72.21

Total Floor Area: 18,666 Base Cost New of Upper Floors = 1,347,800

19,000 Sq.Ft. of Sprinklers @ 3.21, Cost New = 60,990

Reproduction/Replacement Cost = 1,408,790  
 Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 67 /100/100/100/67.0  
 Total Depreciated Cost = 943,889

Local Cost Items	Rate	Quantity/Area	%Good	Depr.Cost
WATER WELL	5000.00	1	95	4,750
SEPTIC SYSTEM	2000.00	1	95	1,900

ECF (201B COMMERCIAL GROUP B) 0.850 => TCV of Bldg: 1 = 807,958  
 Replacement Cost/Floor Area= 75.83 Est. TCV/Floor Area= 43.29

Total Estimated True Cash Value of Commercial/Industrial Buildings = 807,958

2024 Est. T.C.V. 009-025-012-00 = 911,936

Est. TCV/Total Floor Area = 48.86, Most recent sale 07/31/2017 for 900,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
434,800	434,800	434,800	232,775	5.00	
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	21,200	0	11,638	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
456,000	456,000	456,000	244,413	244,413	0

009-025-013-00  
 Property Class: 201  
 Map #:

2024 Est. T.C.V.  
 LAKE TOWNSHIP

PEARSON WILLIAM F  
 6100 W BLUE RD  
 LAKE CITY, MI 49651

. SEC 25 T22N R8W SE 1/4 OF SE 1/4 OF SE 1/4 EXC S 75 FT THEREOF & EXC THAT PART  
 SE'LY OF BEG 350 FT N OF SE COR TH S 45 DEG 23' 4" W TO INTERSECTION WITH  
 PREVIOUS EXC & EXC S 240.01 FT OF W 175 FT THOF & EXC BEG N 89 DEG 57'17"W  
 482.67 FT & N 0 DEG 55' 49"W 75.01 FT FROM SE COR OF SE 1/4 TH N0 DEG 55'49"W  
 165 FT, N 89 DEG 57'17"W 175 FT, N 66 DEG 26'23"E 51.20 FT, N 86 DEG 39'35"E  
 140.80 FT, S 02 DEG 53'57"W 194.03 FT TO POB. 7.2207A.

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

\* Factors \* 315 X 998.423  
 Description Frontage Depth Front Depth Rate %Adj. Reason Value  
 COMMERCIAL \$.50/SQFT 7.22 Acres 21780 100 157,252  
 7.22 Total Acres Total Est. Land Value = 157,252

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Commercial Local Cost Land Improvements				
Description	Rate	Size	% Good Arch Mult	Cash Value
PAVING	0.40	3500	87 100	1,218
CONCRETE	0.40	5255	87 100	1,829
Ad-Hoc Unit-In-Place Items				
Description	Rate	Size	% Good	Cash Value
/CI16/YARI/CHALF/06'/211	14.00	1800	100	25,200
Total Estimated Land Improvements True Cash Value =				28,247

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1974  
 Description of Occupancy: CAL 210: NORTH BLDG W/3WALL

Costs are taken from the Warehouses - Storage cost schedules.

<<<<< Calculator Cost Computations >>>>>  
 Class: D Quality: Low Cost  
 Stories: 1 Story Height: 16 Perimeter: 260  
 Overall Building Height: 16

Base Rate for Upper Floors = 42.46

(10) Heating system: No Heating or Cooling Cost/SqFt: 0.00 100%  
 Adjusted Square Foot Cost for Upper Floors = 42.46

Total Floor Area: 3,000 Base Cost New of Upper Floors = 127,380  
 Reproduction/Replacement Cost = 127,380  
 Eff.Age:30 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 64 /100/100/100/64.0  
 Total Depreciated Cost = 81,523

<<<<< Segregated Cost Computations >>>>>

Costs taken from Segregated Cost Section 4: Garages, Industrials, Warehouses

Item Description	Cost Col.	Rate	# or SqFt	Height Adj.	Stories Adj.	Cost
(4) Floor Structure:						
Concrete, On Ground	1 Up	4.72	1200	1.000	1.000	5,664
(13) Roof Structure:						
Wood Joists, Add for Snow Roof	1 Up	2.55	1200	1.000	1.000	3,060
(14) Roof Cover:						
Alum./Steel Corrugated or Crimped	1 Up	2.39	1200	1.000	1.000	2,868

Total Cost of Upper Stories = 11,592  
 1 Stories Above Ground, Number of stories multiplier for upper stories = 1.000  
 Total Cost New = 11,592

Architectural Multiplier: 1.00

Reproduction/Replacement Cost = 11,592  
 Eff.Age:30 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 64 /100/100/100/64.0

Parcel Number: 009-025-013-00

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Total Depreciated Cost = 7,419

ECF (201B COMMERCIAL GROUP B) 0.850 => TCV of Bldg: 1 = 75,601  
 Replacement Cost/Floor Area= 46.32 Est. TCV/Floor Area= 25.20

Cost Estimates for Commercial/Industrial Building/Section: 2 Built 1976  
 Description of Occupancy: CAL 210: N PT OF S BLDG

Costs are taken from the Warehouses - Storage cost schedules.

&lt;&lt;&lt;&lt;&lt; Calculator Cost Computations &gt;&gt;&gt;&gt;&gt;

Class: D Quality: Low Cost  
 Stories: 1 Story Height: 16 Perimeter: 200  
 Overall Building Height: 16

Base Rate for Upper Floors = 41.91

(10) Heating system: No Heating or Cooling Cost/SqFt: 0.00 100%  
 Adjusted Square Foot Cost for Upper Floors = 41.91

Total Floor Area: 2,400 Base Cost New of Upper Floors = 100,584

Reproduction/Replacement Cost = 100,584  
 Eff.Age:30 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 64 /100/100/100/64.0  
 Total Depreciated Cost = 64,374

ECF (201B COMMERCIAL GROUP B) 0.850 => TCV of Bldg: 2 = 54,718  
 Replacement Cost/Floor Area= 41.91 Est. TCV/Floor Area= 22.80

Cost Estimates for Commercial/Industrial Building/Section: 3 Built 1976  
 Description of Occupancy: CAL 210 CENTER OF BLDG

Costs are taken from the Warehouses - Storage cost schedules.

&lt;&lt;&lt;&lt;&lt; Calculator Cost Computations &gt;&gt;&gt;&gt;&gt;

Class: D Quality: Low Cost  
 Stories: 1 Story Height: 14 Perimeter: 32  
 Overall Building Height: 14

Base Rate for Upper Floors = 35.34

(10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 4.96 100%  
 Adjusted Square Foot Cost for Upper Floors = 40.30

Total Floor Area: 640 Base Cost New of Upper Floors = 25,791

Reproduction/Replacement Cost = 25,791  
 Eff.Age:30 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 64 /100/100/100/64.0  
 Total Depreciated Cost = 16,506

ECF (201B COMMERCIAL GROUP B) 0.850 => TCV of Bldg: 3 = 14,030  
 Replacement Cost/Floor Area= 40.30 Est. TCV/Floor Area= 21.92

Cost Estimates for Commercial/Industrial Building/Section: 4 Built 2001  
 Description of Occupancy: CAL 140: FRONT OF BLDG

Costs are taken from the Office Buildings cost schedules.

&lt;&lt;&lt;&lt;&lt; Calculator Cost Computations &gt;&gt;&gt;&gt;&gt;

Class: S Quality: Low Cost  
 Stories: 1 Story Height: 12 Perimeter: 160  
 Overall Building Height: 12

Base Rate for Upper Floors = 94.84

(10) Heating system: Package Heating & Cooling Cost/SqFt: 28.81 100%  
 Adjusted Square Foot Cost for Upper Floors = 123.65

Total Floor Area: 1,600 Base Cost New of Upper Floors = 197,840

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Reproduction/Replacement Cost = 197,840  
 Eff.Age:30 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 64 /100/100/100/64.0  
 Total Depreciated Cost = 126,618

ECF (201B COMMERCIAL GROUP B) 0.850 => TCV of Bldg: 4 = 107,625  
 Replacement Cost/Floor Area= 123.65 Est. TCV/Floor Area= 67.27

Cost Estimates for Commercial/Industrial Building/Section: 5 Built 2021  
 Description of Occupancy: PERMIT 20200681 60'X120'

Costs are taken from the Sheds - Equipment 4 Wall Building cost schedules.

<<<<< Calculator Cost Computations >>>>>  
 Class: S Quality: Average  
 Stories: 1 Story Height: 14 Perimeter: 360  
 Overall Building Height: 14

Base Rate for Upper Floors = 28.89

(10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 3.24 100%  
 Adjusted Square Foot Cost for Upper Floors = 32.13

Total Floor Area: 7,200 Base Cost New of Upper Floors = 231,336

Reproduction/Replacement Cost = 231,336  
 Eff.Age:4 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 85 /100/100/100/85.0  
 Total Depreciated Cost = 196,636

ECF (201B COMMERCIAL GROUP B) 0.850 => TCV of Bldg: 5 = 167,140  
 Replacement Cost/Floor Area= 32.13 Est. TCV/Floor Area= 23.21

Total Estimated True Cash Value of Commercial/Industrial Buildings = 419,114

2024 Est. T.C.V. 009-025-013-00 = 604,613

Est. TCV/Total Floor Area = 40.74

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
272,600	272,600	272,600	223,680	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	29,700	0	0	11,184	0	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
302,300	302,300	302,300	234,864	234,864	0	0

009-025-013-65	2024 Est. T.C.V.	PEARSON DEBRA L TRUSTEE
Property Class: 202		W BLUE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 25 T22N R8W BEG N 89 DEG 57'17"W 482.67 FT & N 0 DEG 55'49"W 75.01 FT FROM SE COR OF SE 1/4, TH N 0 DEG 55'49"W 165 FT, N 89 DEG 57' 17"W 175 FT, N 66 DEG 26' 23"E 51.20 FT, N 86 DEG 39'35"E 140.80 FT, S 02 DEG 53'57"W 194.03 FT TO POB. .18A.

SMALL STRIP OF LAND BEHIND 013-70

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
COMMERCIAL	\$ .30/SQFT		0.18 Acres		13068	100		2,352
			0.18 Total Acres		Total Est.		Land Value =	2,352

2024 Est. T.C.V. 009-025-013-65					=	2,352
Est. TCV/Total Floor Area =	0.16					
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
1,600	1,600	1,600	1,600	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-400	0	0	-400	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
1,200	1,200	1,200	1,680	1,200	0	



009-025-013-70	2024 Est. T.C.V.	PEARSON DEBRA L TRUSTEE
Property Class: 201		W BLUE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 25 T22N R8W S 240.01 FT OF W 175 FT OF SE 1/4 OF SE 1/4 OF SE 1/4 EXC S  
75.01 FT THOF. .6629A.

CHURCH..SOLD RETURNED TO ROLL FOR 03

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BACK STREETS	175.00	165.00	1.0000	0.0000	200	100*		0
COMMERCIAL \$1.8/SQFT		0.66 Acres	78408	100				51,985
* denotes lines that do not contribute to the total acreage calculation.								
175 Actual Front Feet, 0.66 Total Acres								Total Est. Land Value = 51,985

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Commercial Local Cost Land Improvements				
Description	Rate	Size	% Good Arch Mult	Cash Value
PAVING	0.40	12000	88 100	4,224
Total Estimated Land Improvements True Cash Value =				4,224

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1973  
Description of Occupancy: CAL 140

Costs are taken from the Warehouses - Mini cost schedules.

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

Class: D Quality: Average  
Stories: 1 Story Height: 8 Perimeter: 254  
Overall Building Height: 8

Base Rate for Upper Floors = 48.45

(10) Heating system: Package Heating & Cooling Cost/SqFt: 19.59 100%  
Adjusted Square Foot Cost for Upper Floors = 68.04

Total Floor Area: 2,910 Base Cost New of Upper Floors = 197,996  
Reproduction/Replacement Cost = 197,996  
Eff.Age:25 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 60 /100/100/100/60.0  
Total Depreciated Cost = 118,798

ECF (201B COMMERCIAL GROUP B) 0.850 => TCV of Bldg: 1 = 100,978  
Replacement Cost/Floor Area= 68.04 Est. TCV/Floor Area= 34.70

Total Estimated True Cash Value of Commercial/Industrial Buildings = 100,978

2024 Est. T.C.V. 009-025-013-70 = 157,187

Est. TCV/Total Floor Area = 54.02, Most recent sale 01/01/2002 for 80,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
68,200	68,200	68,200	52,461	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	10,400	0	0	2,623	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
78,600	78,600	78,600	55,084	55,084	0	

009-025-014-00	2024 Est. T.C.V.	HELSEL EARL J JR TRUST &
Property Class: 202		S MOREY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 25 T22N R8W S 420 FT 9 3/4 IN OF NE 1/4 OF SE 1/4 OFSE 1/4. 6.3759 A.

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B GRADE 125/FF	420.80	660.01	1.0000	0.0000	125	100*		0
COMMERCIAL 20A M/L	3900		6.06 Acres		3900	100		23,626
COMMERCIAL ROW			0.32 Acres		0	100		0
* denotes lines that do not contribute to the total acreage calculation.								
421 Actual Front Feet, 6.38 Total Acres								
Total Est. Land Value =								23,626

2024 Est. T.C.V. 009-025-014-00 = 23,626

Est. TCV/Total Floor Area = 8.12

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
9,100	9,100	9,100	9,100	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	2,700	0	0	455		0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
11,800	11,800	11,800	9,555	9,555		0

009-025-015-00	2024 Est. T.C.V.	RDS REAL PROPERTY LLC
Property Class: 201		6170 W BLUE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 25 T22N R8W E 1/2 OF W 1/2 OF SE 1/4 OF SE 1/4 EXC S75 FT THOF, ALSO S 83 FT OF E 1/2 OF W 1/2 OF NE 1/4 OF SE 1/4. 10.06A.

4-16-09..Samuel Fowler conveyed to his Trust. However, Northern Michigan Harvestore has long term lease so that conveyance has no effect on ownership.

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP H 75/FF	328.00	1336.02	1.0000	0.0000	75	100*		0
COMMERCIAL 10A M/L	10000		3.00 Acres		10000	100		30,000
COMMERCIAL AGRICULTURE			7.06 Acres		4500	100		31,770

\* denotes lines that do not contribute to the total acreage calculation.  
328 Actual Front Feet, 10.06 Total Acres      Total Est. Land Value = 61,770

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	7.45	3044	94	21,317

Commercial Local Cost Land Improvements

Description	Rate	Size	% Good	Arch	Mult	Cash Value
PAVING	0.40	10520	88		100	3,703

Total Estimated Land Improvements True Cash Value = 25,020

Cost Estimates for Commercial/Industrial Building/Section: 1      Built 1975  
Description of Occupancy: CAL 174

Costs are taken from the Sheds - Equipment 4 Wall Building cost schedules.

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

Class: D      Quality: Average  
Stories: 1      Story Height: 12      Perimeter: 436  
Overall Building Height: 12

Base Rate for Upper Floors = 27.86

(10) Heating system: Space Heaters, Gas with Fan      Cost/SqFt: 3.06      100%  
Adjusted Square Foot Cost for Upper Floors = 30.92

Total Floor Area: 8,456      Base Cost New of Upper Floors = 261,459  
Reproduction/Replacement Cost = 261,459  
Eff.Age:20      Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 44 /100/100/100/44.0  
Total Depreciated Cost = 115,042

<<<<<      Segregated Cost Computations      >>>>>

Costs taken from Segregated Cost Section 4: Garages, Industrials, Warehouses

Item Description	Cost	Col.	Rate	# or	Height	Storys	Cost
				SqFt	Adj.	Adj.	
(39) Miscellaneous Canopies & Marquees: Wood Frame	1 Up	30.64	400	1.000	1.000		12,256

Total Cost of Lump-Sum Items = 12,256  
Total Cost New = 12,256

Architectural Multiplier: 0.00

Reproduction/Replacement Cost = 0  
Eff.Age:20      Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 44 /100/100/100/44.0  
Total Depreciated Cost = 0

Unit in Place Items	Rate	Quantity	Arch	%Good	Depr.Cost
GLASS LINED SILO	27238.10	1	0.66	10	1,798

ECF (201A GENERAL COMMERCIAL )      1.386 => TCV of Bldg: 1 = 161,940  
Replacement Cost/Floor Area= 33.05      Est. TCV/Floor Area= 19.15

Parcel Number: 009-025-015-00

Page: 2

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 Total Estimated True Cash Value of Commercial/Industrial Buildings = 161,940
 

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2024 Est. T.C.V. 009-025-015-00 = 248,730

Est. TCV/Total Floor Area = 29.41, Most recent sale 11/27/2023 for 280,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
84,200	84,200	84,200	68,408	5.00		
2024	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	40,200	0	0	55,992	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
124,400	124,400	124,400	71,828	124,400	0	

009-025-016-00	2024 Est. T.C.V.	PETTY DEVELOPMENT LLC
Property Class: 201		6190 W BLUE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 25 T22N R8W W 1/2 OF W 1/2 OF SE 1/4 OF SE 1/4 EXC THAT PORTION M-55 AS SHOWN IN LIBER 180 PAGE 1134 MISSAUKEE COUNTY RECORDS ALSO S 83 FT OF W 1/2 OF W 1/2 OF NE 1/4 OF SE 1/4. 10.06A.

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP H 75/FF	329.801	327.80	1.0000	0.0000	75	100*		0
COMMERCIAL 10A M/L	10000		3.00 Acres		10000	100		30,000
COMMERCIAL AGRICULTURE			7.05 Acres		4500	100		31,739
* denotes lines that do not contribute to the total acreage calculation.								
330 Actual Front Feet, 10.05 Total Acres								Total Est. Land Value = 61,739

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value		
Fencing: Wd, Basket, 6 ft.	32.92	288	50	4,740		
Commercial Local Cost Land Improvements						
Description	Rate	Size	% Good	Arch	Mult	Cash Value
PAVING	0.40	14340	88	100		5,048
Outdoor Lighting	590.00	5	88	100		2,596
Total Estimated Land Improvements True Cash Value =						12,384

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1977  
 Description of Occupancy: CAL 8

Costs are taken from the Auto Dealerships - Complete cost schedules.  
 <<<<< Calculator Cost Computations >>>>>  
 Class: S Quality: Average  
 Stories: 1 Story Height: 14 Perimeter: 542  
 Overall Building Height: 14

Base Rate for Upper Floors = 97.20

(10) Heating system: Package Heating & Cooling Cost/SqFt: 18.34 100%  
 Adjusted Square Foot Cost for Upper Floors = 115.54

Total Floor Area: 15,000 Base Cost New of Upper Floors = 1,733,100  
 Reproduction/Replacement Cost = 1,733,100  
 Eff.Age:25 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 53 /100/100/100/53.0  
 Total Depreciated Cost = 918,543

<<<<< Segregated Cost Computations >>>>>

Costs taken from Segregated Cost Section 3: Stores & Commercials

Item Description	Cost Col.	Rate	# or SqFt	Height Adj.	Storys Adj.	Cost
(39) Miscellaneous						
Canopies & Marquees:						
Steel Frame	1 Up	40.60	1436	1.000	1.000	58,302
Total Cost of Lump-Sum Items =						58,302
Total Cost New =						58,302

Architectural Multiplier: 0.66

Reproduction/Replacement Cost = 38,479  
 Eff.Age:25 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 53 /100/100/100/53.0  
 Total Depreciated Cost = 20,394

ECF (201A GENERAL COMMERCIAL ) 1.386 => TCV of Bldg: 1 = 1,301,367  
 Replacement Cost/Floor Area= 118.11 Est. TCV/Floor Area= 86.76

Total Estimated True Cash Value of Commercial/Industrial Buildings = 1,301,367

2024 Est. T.C.V. 009-025-016-00 = 1,375,490

Parcel Number: 009-025-016-00

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Est. TCV/Total Floor Area = 91.70

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
568,300	568,300	568,300	312,222	5.00		
2024 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	119,400	0	0	15,611	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
687,700	687,700	687,700	327,833	327,833	0	

009-026-001-00 2024 Est. T.C.V. DEZEEUW BRIAN P & DALE M TRUST  
 Property Class: 101 7079 W LOTAN RD  
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

PA 116 2003 SEC 26 T22N R8W E 1/2 OF NE 1/4. 80 A.

Land Value Estimates for Land Table Ag 1 .A - Agriculture  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
AGRICULTRU 66 - 120 Acres		40.00 Acres			3900	100		156,000
AGRICULTRU UNTILLABLE		39.00 Acres			3000	100		117,000
AGRICULTRU ROW		1.00 Acres			0	100		0
		80.00 Total Acres					Total Est. Land Value =	273,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.51	412	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	2	95	1,900
			Total Estimated Land Improvements True Cash Value =	1,900

Cost Est. for Res. Bldg: 1 Single Family 1.75S Cls CD Blt 1914

(11) Heating System: Electric Baseboard  
 Ground Area = 1103 SF Floor Area = 1930 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.75 Story	Brick	Basement	1,103		
			Total:	206,006	123,605

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,230	738
2 Fixture Bath	1	2,596	1,558

Water/Sewer

1000 Gal Septic	1	4,550	2,730
Water Well, 100 Feet	1	5,640	3,384

Porches

WCP (1 Story)	306	8,951	5,371
CGEP (1 Story)	96	6,590	3,954
WPP	110	2,763	1,658
CCP (1 Story)	54	1,479	887
Foundation: Basement	54	1,315	789

Built-Ins

Appliance Allow.	1	1,934	1,160
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Totals: 243,054 145,834

Notes:

ECF (101 AGRICULTURE) 0.930 => TCV: 135,625

Ag. Bld 1 1973, 4 Wall Barn, Free-Stall Class:D,Pole Quality:Low Cost  
 Height: 10 ft

Description	Rate	Size	Cost New
Base Cost	8.50	4032	34,272
Default Walls	5.39	4032	21,732

Phy/Ab.Phy/Func/Econ/Comb. % Good=40/100/100/100/40 Depr. Cost = 22,402

Unit in Place Item(s)	Rate	Quantity/Area	Depr.	Depr. Cost
/A22/UCONYMRT4A	8.88	3,800	45	15,184

ECF (101 AGRICULTURE) 0.660 => TCV of Bldg: 1 = 24,807

Parcel Number: 009-026-001-00

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Ag. Bld 2 1972, 4 Wall Barn, General Purpose Class:D,Pole Quality:Low Cost  
Height: 8 ft

Description	Rate	Size	Cost New
Base Cost	14.87	1920	28,550
Default Walls	4.98	1920	9,562

Phy/Ab.Phy/Func/Econ/Comb. % Good=40/100/100/100/40 Depr. Cost = 15,245  
ECF (101 AGRICULTURE) 0.660 => TCV of Bldg: 2 = 10,062

Ag. Bld 3 1950, 4 Wall Barn, General Purpose Class:D,Pole Quality:Low Cost  
Height: 10 ft

Description	Rate	Size	Cost New
Base Cost	15.83	1440	22,795
Default Walls	5.30	1440	7,632

Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/80/100/28 Depr. Cost = 8,520  
ECF (101 AGRICULTURE) 0.660 => TCV of Bldg: 3 = 5,623

Ag. Bld 4 1975, 4 Wall Utility Shed, 3 Wall Class:D,Pole Quality:Low Cost  
Height: 10 ft

Description	Rate	Size	Cost New
Base Cost	2.79	2720	7,589
Default Walls	4.84	2720	13,165

Phy/Ab.Phy/Func/Econ/Comb. % Good=40/100/100/100/40 Depr. Cost = 8,302  
ECF (101 AGRICULTURE) 0.660 => TCV of Bldg: 4 = 5,479

Ag. Bld 5 1962, Lean-To Utility Shed, Lean-To Class:D,Pole Quality:Low Cost  
Height: 10 ft

Description	Rate	Size	Cost New
Base Cost	3.74	342	1,279
Default Walls	7.22	257	1,856

Phy/Ab.Phy/Func/Econ/Comb. % Good=40/100/100/100/40 Depr. Cost = 1,254  
ECF (101 AGRICULTURE) 0.660 => TCV of Bldg: 5 = 828

Ag. Bld 6 1962, Lean-To Utility Shed, Lean-To Class:D,Pole Quality:Low Cost  
Height: 10 ft

Description	Rate	Size	Cost New
Base Cost	2.65	1440	3,816
Default Walls	5.13	1080	5,540

Phy/Ab.Phy/Func/Econ/Comb. % Good=40/100/100/100/40 Depr. Cost = 3,742  
ECF (101 AGRICULTURE) 0.660 => TCV of Bldg: 6 = 2,470

Ag. Bld 7 2013, 4 Wall Utility Building Class:D,Pole Quality:Average  
Height: 10 ft

Description	Rate	Size	Cost New
Base Cost	8.76	2720	23,827
Default Walls	6.16	2720	16,755

Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80 Depr. Cost = 32,466  
ECF (101 AGRICULTURE) 0.660 => TCV of Bldg: 7 = 21,427

Ag. Bld 8 2013, 4 Wall Commodity Shelter Class:D,Frame Quality:Average  
Height: 14 ft

Description	Rate	Size	Cost New
Base Cost	6.40	5376	34,406

Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80 Depr. Cost = 27,525



Parcel Number: 009-026-001-00

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 ECF (101 AGRICULTURE) 0.660 => TCV of Bldg: 8 = 18,166
 

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 Total Estimated True Cash Value of Agricultural Buildings = 88,862
 

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 2024 Est. T.C.V. 009-026-001-00 = 499,387
 

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Est. TCV/Total Floor Area = 258.75

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
233,800	233,800	233,800	143,142	5.00		
2024 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	15,900	0	0	7,157	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
249,700	249,700	249,700	150,299	150,299	150,299	

009-026-002-00	2024 Est. T.C.V.	VANDRIE BUILDING COMPANY INC
Property Class: 102		W LOTAN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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SEC 26 T22N R8W (15\*TRACT\*2003) W 1/2 OF NE 1/4. 80A.

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FILED FROM 3676 IN 2001 WILL NOT UNCAP

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Land Value Estimates for Land Table Ag 1 .A - Agriculture

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
AGRICULTRU 66 - 120 Acres		40.00	Acres	40.00	Acres	3900	100	156,000
AGRICULTRU SURPLUS 2800/		40.00	Acres			2800	100	112,000
		80.00	Total Acres			Total Est. Land Value =		268,000

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2024 Est. T.C.V. 009-026-002-00 = 268,000

Est. TCV/Total Floor Area = 138.86, Most recent sale 10/01/2000 for 256,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
108,000	108,000	108,000	36,540	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	26,000	0	1,827	0		
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
134,000	134,000	134,000	38,367	38,367	38,367	



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168,900

168,900

168,900

108,984

108,984

108,984

009-026-004-00	2024 Est. T.C.V.	TACOMA ROY & MARILYN TRUSTS
Property Class: 102		W LOTAN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 26 T22N R8W NE 1/4 OF NW 1/4 EXC W 2 RDS THEREOF. 39 A.

Land Value Estimates for Land Table Ag 1 .A - Agriculture

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
AGRICULTRU 30 - 65 ACRES		38.00 Acres			3900	100		148,200
AGRICULTRU ROW		1.00 Acres			0	100		0
		39.00 Total Acres					Total Est. Land Value =	148,200

2024 Est. T.C.V. 009-026-004-00 = 148,200

Est. TCV/Total Floor Area = 92.63, Most recent sale 03/02/2018 for 144,300

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
66,500	66,500	66,500	23,436	5.00		
2024 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	7,600	0	0	1,171	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
74,100	74,100	74,100	24,607	24,607	24,607	



Parcel Number: 009-026-005-00

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0	4,000	0	0	3,453	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
105,200	105,200	105,200	72,522	72,522	72,522

009-026-006-00	2024 Est. T.C.V.	STILES BEVERLY KAY
Property Class: 402		S DICKERSON RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 26 T22N R8W S 1/2 OF NW 1/4 OF NW 1/4. 20 A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 18 -29 @\$3000		19.50	Acres	3000	100			58,500
Residentia ROAD @ ZERO		0.50	Acres	0	100			0
		20.00	Total Acres				Total Est. Land Value =	58,500

2024 Est. T.C.V. 009-026-006-00 = 58,500

Est. TCV/Total Floor Area = 52.99

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
25,400	25,400	25,400	8,522	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	3,900	0	426	0		
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
29,300	29,300	29,300	8,948	8,948	8,948	





009-026-008-00	2024 Est. T.C.V.	KING LARRY WELLS
Property Class: 402		S DICKERSON RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 26 T22N R8W SW 1/4 OF NW 1/4 EXC N 450 FT OF W 600 FT. 33.8017 A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS  
\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 30 - 65	\$3000	33.80	Acres	3000	100			101,400
		33.80	Total Acres				Total Est. Land Value =	101,400

2024 Est. T.C.V. 009-026-008-00 = 101,400

Est. TCV/Total Floor Area = 125.03

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
40,600	40,600	40,600	18,770	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	10,100	0	0	938	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
50,700	50,700	50,700	19,708	19,708	0	

009-026-009-00	2024 Est. T.C.V.	STILES BEVERLY KAY
Property Class: 401		4341 S DICKERSON RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 26 T22N R8W N 450 FT OF W 600 FT OF SW 1/4 OF NW 1/4EXC N 150 FT OF W 300 FT THEREOF. 5.1652 A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 90/FF	300.00	749.96	0.9036	1.1702	90	100		28,549
300 Actual Front Feet, 5.17 Total Acres Total Est. Land Value =								28,549

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	17.91	468	50	4,191
Total Estimated Land Improvements True Cash Value =				4,191

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Low Blt 1964

(11) Heating System: Wall Furnace

Ground Area = 1138 SF Floor Area = 1138 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Siding	Comp.Shingle	720		
Addition	Siding	Crawl	418		
			Total:	62,806	21,982

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	748	262
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Water/Sewer

1000 Gal Septic	1	4,263	1,492
Water Well, 50 Feet	1	2,498	874

Garages

Class: D Exterior: Pole (Unfinished)

Base Cost	960	19,200	6,720
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Built-Ins

Appliance Allow.	1	1,638	573
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Deck

w/Roof (Roof portion)	1067	13,252	4,638
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Totals:	104,405	36,541
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Notes:

ECF (416 RURAL METES & BOUNDS) 0.800 => TCY: 29,233

2024 Est. T.C.V. 009-026-009-00 = 61,973

Est. TCY/Total Floor Area = 54.46

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
29,000	29,000	29,000	14,464	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,000	0	0	723	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
31,000	31,000	31,000	15,187	15,187	15,187	

009-026-010-00	2024 Est. T.C.V.	MORRIS-SIMS AMBER H &
Property Class: 401		4301 S DICKERSON RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 26 T22N R8W N 150 FT OF W 300 FT OF SW 1/4 OF NW 1/4. 1.0331 A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 90/FF	150.00	299.98	1.0746	0.9306	90	100		13,500
150 Actual Front Feet, 1.03 Total Acres Total Est. Land Value =								13,500

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	0.00	0	95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Average Blt 1967

(11) Heating System: Forced Warm Air  
 Ground Area = 1200 SF Floor Area = 1200 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Comp.Shingle	720		
Addition	Siding	Crawl	480		
			Total:	83,456	29,210

Other Additions/Adjustments

Skirting, Metal or Vinyl, Vertical	144	1,636	573
Plumbing			
Average Fixture(s)	1	964	337
Water/Sewer			
1000 Gal Septic	1	4,864	1,702
Water Well, 50 Feet	1	2,686	940
Garages			
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	390	17,020	5,957
Built-Ins			
Appliance Allow.	1	2,766	968
Deck			
w/Roof (Roof portion)	880	13,350	4,672
		Totals:	126,742 44,359

Notes: 1967 ROLO HOME MOBILE S/N 22462

ECF (416 RURAL METES & BOUNDS) 0.800 => TCV: 35,487

2024 Est. T.C.V. 009-026-010-00	=	49,937			
Est. TCV/Total Floor Area = 41.61, Most recent sale 10/10/2010 for 19,500					
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
25,100	25,100	25,100	11,854	5.00	
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-100	0	0	592	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
25,000	25,000	25,000	12,446	12,446	0



Parcel Number: 009-026-011-00

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 ECF (416 RURAL METES & BOUNDS) 0.930 => TCV of Bldg: 1 = 23,189
 

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 Total Estimated True Cash Value of Agricultural Buildings = 23,189
 

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 2024 Est. T.C.V. 009-026-011-00 = 219,236
 

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Est. TCV/Total Floor Area = 108.91, Most recent sale 06/10/2022 for 225,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
129,900	129,900	129,900	129,900	5.00		
2024 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-20,300	0	0	-20,300	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
109,600	109,600	109,600	136,395	109,600	0	







Parcel Number: 009-026-012-00

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0	0	0	0	0	0	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
0	0	0	0	0	0	0



009-026-014-00 2024 Est. T.C.V. SMITH DOUGLAS A & MARCELLE A  
 Property Class: 401 7650 W BLUE RD  
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

SEC 26 T22N R8W (4\*1999) BEG 312 FT W OF SE COR OF SE 1/4 OF SW 1/4 TH N 622 FT,  
 W 156 FT, S 622 FT, E 156 FT TO POB. 2.2275A.

99 EXEMPT0' SPLIT TO 017-85 FOR 00

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 90/FF	156.00	622.00	1.0641	1.1167	90	100		16,683
156 Actual Front Feet, 2.23 Total Acres Total Est. Land Value =								16,683

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Solid, 6 ft.	30.88	40	50	617
Fencing: Wire Mesh, #9	3.79	776	50	1,470
D/W/P: Asphalt Paving	3.10	2800	0	0
D/W/P: 5in Ren. Conc.	8.94	529	0	0
D/W/P: 3.5 Concrete	6.58	2873	0	0
D/W/P: Brick on Sand	18.02	174	0	0
Pool: Concrete	85.87	648	50	27,822
Wood Frame	28.83	100	50	1,441
Pool Equipment	1,410.00	1	50	705

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 5000	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				37,055

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

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1452 SF Floor Area = 1452 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,452		
Total:				209,714	136,314

Other Additions/Adjustments

Recreation Room	1000	19,330	12,564
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Plumbing

Average Fixture(s)	1	1,476	959
2 Fixture Bath	1	3,108	2,020

Water/Sewer

1000 Gal Septic	1	4,864	3,162
Water Well, 50 Feet	1	2,686	1,746

Porches

CCP (1 Story)	144	3,927	2,553
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Deck

Treated Wood	192	4,028	2,618
w/Roof (Roof portion)	84	1,574	1,023

Garages

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

Base Cost	676	27,777	18,055
Common Wall: 1 Wall	1	-2,686	-1,746

Class: C Exterior: Pole (Unfinished)

Base Cost	864	22,360	14,534
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Built-Ins

Parcel Number: 009-026-014-00

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Appliance Allow.	1	2,766	1,798
Fireplaces			
Direct-Vented Gas	1	3,021	1,964
	Totals:	303,945	197,564

Notes:

ECF (416 RURAL METES & BOUNDS) 0.930 => TCV: 183,735

2024 Est. T.C.V. 009-026-014-00	=	237,473				
Est. TCV/Total Floor Area = 163.55, Most recent sale 08/09/2018 for 184,000						
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
112,900	112,900	112,900	102,824	5.00		
2024	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	5,800	0	0	5,141	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
118,700	118,700	118,700	107,965	107,965	107,965	

009-026-015-00	2024 Est. T.C.V.	SAWMILLER JEREMY & HILARY
Property Class: 401		7600 W BLUE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 26 T22N R8W E 312 FT OF SE 1/4 OF SW 1/4. 9.4545 A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$3000			9.46 Acres		3000	100		28,365
			9.46 Total Acres				Total Est. Land Value =	28,365

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	3.10	4000	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	97	2,425
Total Estimated Land Improvements True Cash Value =				2,425

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

(11) Heating System: Forced Hot Water  
 Ground Area = 1452 SF Floor Area = 1452 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,452		
Total:				215,348	161,510

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,476	1,107
2 Fixture Bath	1	3,108	2,331

Water/Sewer

1000 Gal Septic	1	4,864	3,648
Water Well, 50 Feet	1	2,686	2,014

Porches

CCP (1 Story)	25	845	634
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Deck

Treated Wood	438	6,925	5,194
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Garages

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

Base Cost	676	27,777	20,833
Common Wall: 1 Wall	1	-2,686	-2,014
Door Opener	1	547	410

Class: C Exterior: Pole (Unfinished)

Base Cost	816	21,404	16,053
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Built-Ins

Appliance Allow.	1	2,766	2,074
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Fireplaces

Interior 1 Story	2	10,676	8,007
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Totals: 295,736 221,801

Notes:

ECF (416 RURAL METES & BOUNDS) 0.930 => TCv: 206,275

2024 Est. T.C.V. 009-026-015-00 = 237,065

Est. TCv/Total Floor Area = 163.27, Most recent sale 08/14/2014 for 127,000

2023 Assessed MBOR S.E.V. Base for Cap C.P.I.

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	114,400	114,400	114,400	80,394	5.00	
2024	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	4,100	0	0	4,019	0
2024	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	118,500	118,500	118,500	84,413	84,413	84,413

009-026-016-00 2024 Est. T.C.V. CLARK ANNA M  
 Property Class: 401 7668 W BLUE RD  
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

. SEC 26 T22N R8W BEG 468 FT W OF S 1/4 POST TH N 632 FT W 156 FT S 632 FT E 156 FT TO POB. 2.2634 A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 90/FF	156.00	632.00	1.0641	1.1212	90	100		16,750
156 Actual Front Feet, 2.26 Total Acres Total Est. Land Value =								16,750

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	322	50	1,059
Total Estimated Land Improvements True Cash Value =				1,059

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1200 SF Floor Area = 1200 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,200		
Total:				178,045	115,729

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,476	959
2 Fixture Bath	1	3,108	2,020

Water/Sewer

1000 Gal Septic	1	4,864	3,162
Water Well, 50 Feet	1	2,686	1,746

Garages

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

Base Cost	528	23,396	15,207
Common Wall: 1 Wall	1	-2,686	-1,746

Built-Ins

Appliance Allow.	1	2,766	1,798
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Totals: 213,655 138,875

Notes:

ECF (416 RURAL METES & BOUNDS) 0.930 => TCV: 129,154

2024 Est. T.C.V. 009-026-016-00 = 146,963

Est. TCV/Total Floor Area = 122.47, Most recent sale 12/08/2022 for 195,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
69,600	69,600	69,600	69,600	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	3,900	0	3,480	0		
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
73,500	73,500	73,500	73,080	73,080	73,080	

009-026-017-00 2024 Est. T.C.V. WALSH TRUDIE J  
 Property Class: 401 7670 W 7670 X 150 W BLUE RD  
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

SEC 26 T22N R8W 1.2534 A M/L  
 W 312 FT OF E 624 FT OF SE 1/4 OF SW 1/4 EXC S 732 FT THEREOF AND EXC N 413 FT THEREOF.

Chg land rate form 3-7 ac. to 1-2.99 for 08.

04 SPLIT TO 026-017-40 TOGETHER WITH OLD HOUSE & BLDGS

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 90/FF	162.00	312.00	1.0541	0.9398	90	100		14,443
162 Actual Front Feet, 1.16 Total Acres Total Est. Land Value =								14,443

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 2002

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1344 SF Floor Area = 1344 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,344		
Total:				134,286	107,429

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,025	820
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Water/Sewer

1000 Gal Septic	1	4,263	3,410
Water Well, 100 Feet	1	5,506	4,405

Deck

Pine w/Roof (Deck Portion)	144	2,549	2,039
Pine w/Roof (Roof portion)	144	2,107	1,686

Built-Ins

Appliance Allow.	1	1,638	1,310
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Totals: 151,374 121,099

Notes:

ECF (416 RURAL METES & BOUNDS) 0.930 => TCV: 112,622

2024 Est. T.C.V. 009-026-017-00 = 127,065

Est. TCV/Total Floor Area = 94.54, Most recent sale 04/13/2004 for 36,394

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
60,200	60,200	60,200	36,228	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,300	0	0	1,811	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
63,500	63,500	63,500	38,039	38,039	38,039	





Parcel Number: 009-026-017-40

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2024 Est. T.C.V. 009-026-017-40	=	240,678				
Est. TCV/Total Floor Area = 143.26, Most recent sale 11/04/2021 for 205,000						
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
114,000	114,000	114,000	108,675	5.00		
2024	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	6,300	0	0	5,433	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
120,300	120,300	120,300	114,108	114,108	114,108	



57,200

57,200

57,200

30,658

30,658

30,658

009-026-018-00	2024 Est. T.C.V.	PARKER TYRRELL J
Property Class: 401		7878 W BLUE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 26 T22N R8W SW 1/4 OF SW 1/4. 40A.

1800 SQ FT BARN PRICE FROM PG 204 FV QUANSET IS 1600 SQ FT.  
HOUSE/GRG MOVED ON FROM CAD. NOT COMPLETE FOR 00  
ADD WW SS1 TO CHILD MH FOR 01

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia PARTOF>80@\$2800		38.00 Acres			2800	100		106,400
Residentia ROW @ ZERO			2.00 Acres		0	100		0
		40.00 Total Acres					Total Est. Land Value =	106,400

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	6.61	504	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	2	95	1,900
Total Estimated Land Improvements True Cash Value =				1,900

Cost Est. for Res. Bldg: 1 Single Family 1.75S Cls D Blt 1938

(11) Heating System: No Heating/Cooling  
Ground Area = 1244 SF Floor Area = 2177 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.75 Story	Siding	Mich Bsmnt.	1,244		
			Total:	194,996	110,519

Other Additions/Adjustments

Porches

WGEP (1 Story)	224	13,662	7,514
		Totals:	208,658
			114,763

Notes: 5/18/15 INTERIOR STRIPPING TO STUDS IN PROGRESS. -TIM

ECF (416 RURAL METES & BOUNDS) 0.930 => TCV: 106,730  
40% Completed => Est. True Cash Value 2024 = 42,692

Cost Est. for Res. Bldg: 2 Mobile Home HUD Cls Low-10 Blt 1994

(11) Heating System: Wall Furnace  
Ground Area = 924 SF Floor Area = 924 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Siding	Metal	924		
			Total:	42,702	14,946

Other Additions/Adjustments

Skirting, Metal or Vinyl, Vertical	160	1,726	604
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Plumbing

3 Fixture Bath	1	-2,371	-830
		Totals:	42,057
			14,720

Notes: HUD

Parcel Number: 009-026-018-00

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ECF (416 RURAL METES & BOUNDS) 0.800 => TCV: 11,776  
 1% Completed => Est. True Cash Value 2024 = 118

Cost Est. for Res. Bldg: 3 Single Family 1S Cls CD Blt 1969

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1680 SF Floor Area = 1680 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

## Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,680		
Total:				178,205	106,923

## Other Additions/Adjustments

## Plumbing

Average Fixture(s)	1	1,230	738
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## Water/Sewer

1000 Gal Septic	1	4,550	2,730
Water Well, 50 Feet	1	2,585	1,551

## Porches

CGEP (1 Story)	240	12,586	7,552
CCP (1 Story)	168	4,123	2,474
WCP (1 Story)	160	6,200	3,720

## Garages

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

Base Cost	720	26,064	15,638
Common Wall: 1 Wall	1	-2,512	-1,507
Door Opener	2	970	582

## Built-Ins

Appliance Allow.	1	1,934	1,160
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Totals:		235,935	141,561
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Notes: RELOCATED IN 1998

ECF (416 RURAL METES & BOUNDS) 0.930 => TCV: 131,652

Ag. Bld 1 1935, 4 Wall Barn, General Purpose Class:D,Pole Quality:Low Cost  
 Height: 24 ft

Description	Rate	Size	Cost New
Base Cost	19.56	1750	34,230
Default Walls	6.55	1750	11,463

Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/25/100/8.75 Depr. Cost = 3,998  
 ECF (416 RURAL METES & BOUNDS) 0.930 => TCV of Bldg: 1 = 3,718

Total Estimated True Cash Value of Agricultural Buildings = 3,718

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1935  
 Description of Occupancy: UNSOUND

Costs are taken from the Sheds - Arch-Rib (Quonset), Light Commercial cost schedules.  
 <<<<< Calculator Cost Computations >>>>>

Class: S Quality: Low Cost  
 Stories: 1 Story Height: 12 Perimeter: 0

Base Rate for Upper Floors = 24.24

Adjusted Square Foot Cost for Upper Floors = 24.24

Total Floor Area: 1,600 Base Cost New of Upper Floors = 38,784

Parcel Number: 009-026-018-00

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	Reproduction/Replacement Cost =	38,784
Eff.Age:45	Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 35 /1 /100/100/0.4	
	Total Depreciated Cost =	136
Weighting Factor (%): 1.00	Contribution to Total Building Cost =	1
ECF (416 RURAL METES & BOUNDS)	0.930 => TCV of Bldg: 1 =	1
Replacement Cost/Floor Area= 24.24	Est. TCV/Floor Area= 0.00	

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Total Estimated True Cash Value of Commercial/Industrial Buildings = 1

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2024 Est. T.C.V. 009-026-018-00 = 286,481

Est. TCV/Total Floor Area = 59.72

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
132,900	132,900	132,900	91,614	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	10,300	0	0	4,580	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
143,200	143,200	143,200	96,194	96,194	96,194	

009-026-018-60	2024 Est. T.C.V.	SEYER DRENDA L (L/E)
Property Class: 402		S DICKERSON RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 26 T22N R8W N 300 FT OF W 600 FT OF NW 1/4 OF SW 1/44.1322A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS  
\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 90/FF	300.00	600.00	0.9036	1.1067	90	100		27,000
300 Actual Front Feet, 4.13 Total Acres							Total Est. Land Value =	27,000

2024 Est. T.C.V. 009-026-018-60 = 27,000

Est. TCV/Total Floor Area = 5.63

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
10,500	10,500	10,500	5,147	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	3,000	0	0	257	0	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
13,500	13,500	13,500	5,404	5,404	0	0



009-026-018-65	2024 Est. T.C.V.	PARKER TYRRELL JAMES
Property Class: 402		S DICKERSON RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC26 T22N R8W NW1/4 OF SW1/4 EXC W 600 FT THOF 21 A M/L  
12/2018 SPLIT FROM 026-018-70

12/2018 SPLIT FROM 026-017-70

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia PARTOF>80@\$2800		21.65 Acres			2800	100		60,623
		21.65 Total Acres			Total Est.	Land Value =		60,623

2024 Est. T.C.V. 009-026-018-65 = 60,623

Est. TCV/Total Floor Area = 12.64, Most recent sale 01/09/2019 for 74,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
26,000	26,000	26,000	20,580	5.00			
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses			
0	4,300	0	1,029	0			
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
30,300	30,300	30,300	21,609	21,609	21,609		

009-026-018-70 2024 Est. T.C.V. PARKER TYRRELL JAMES  
 Property Class: 402 S DICKERSON RD  
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

SEC 26 T22N R8W W 600 FT OF NW 1/4 OF SW 1/4 EXC N 700 FT THOF. 8.5399 A  
 COMBINE ON 12/26/2018 WITH 009-026-018-95  
 FORMERLY SEC 26 T22N R8W W 600 FT OF NW 1/4 OF SW 1/4 EXC N 900 FT TH OF 5.785  
 A  
 SPLIT ON 12/20/2018 TO 009-026-018-65 FORMERLY PART OF SEC 26 T22N R8W NW 1/4  
 OF SW 1/4 EXC N 900 FT OF W 600 FT THOF. 27.6033A.

MOVED ALL BLDGS TO 011-00 FOR 00

SPLIT ON 12/20/2018 COMPLETED 12/20/2018 TIM ;  
 PARENT PARCEL(S): 009-026-018-70;  
 CHILD PARCEL(S): 009-026-018-65;

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia PARTOF>80@\$2800			7.92 Acres		2800	100		22,190
Residentia ROW @ ZERO			0.46 Acres		0	100		0
8.39 Total Acres Total Est. Land Value =								22,190

2024 Est. T.C.V. 009-026-018-70							=	22,190
Est. TCV/Total Floor Area = 4.63, Most recent sale 06/10/2022 for 225,000								
2023 Assessed	MBOR	S.E.V.	Base for Cap		C.P.I.			
9,500	9,500	9,500	9,500		5.00			
2024 New Eq. Adjustment	Loss	Additions		Tax Adjustment		Losses		
0	1,600	0		475		0		
2024 Assessed	MBOR	S.E.V.	Capped		->Taxable<-		PRE/MBT	
11,100	11,100	11,100	9,975		9,975		9,975	



96,800

96,800

96,800

61,356

61,356

61,356

009-026-019-00 2024 Est. T.C.V. LANGE DONALD A  
 Property Class: 401 4611 S DICKERSON RD  
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

SEC 26 T22N R8W A PCL OF LAND BEG 400 FT S OF NW COR OF SW 1/4 OF SEC TH S 100  
 FT TH E 200 FT TH S 100 FT TH E 400 FT TH N 300 FT TH W 400 FT TH S 100 FT TH W  
 200 FT TO POB. 3.2139 A

&

SEC 26 T22N R8W BEG 300 FT S OF NW COR OF NW 1/4 OF SW 1/4 TH S 100 FT, E 200  
 FT, N 100 FT, W 200 FT TO POB. .4591A.

2012 COMINATION 009-026-018-68

2012 COMBINED 009-026-018-68 WITH 019-00

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

2012 COMBINED SITE 018-68

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 90/FF	200.00	600.00	0.9036	1.1067	90	100		18,000
A 200' @ 90/FF	100.00	400.00	0.9036	1.0000	90	100	SURPLUS	8,132
300 Actual Front Feet, 3.67 Total Acres Total Est. Land Value =								26,132

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.89	3700	0	0
Wood Frame	26.25	96	50	1,260

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 5000	5,000.00	1	95	4,750
Total Estimated Land Improvements True Cash Value =				6,010

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1977

(11) Heating System: Forced Heat & Cool

Ground Area = 1080 SF Floor Area = 1080 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,080		
			Total:	147,547	95,906

Other Additions/Adjustments

Recreation Room	1080	20,012	10,006
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Plumbing

Average Fixture(s)	1	1,230	799
3 Fixture Bath	1	3,860	2,509

Water/Sewer

1000 Gal Septic	1	4,550	2,957
Water Well, 50 Feet	1	2,585	1,680

Porches

WCP (1 Story)	144	5,736	3,728
Foundation: Shallow	144	-1,110	-721

Deck

Treated Wood	128	3,021	1,964
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Garages

Class: CD Exterior: Pole (Unfinished)

Base Cost	576	14,849	9,652
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Built-Ins

Appliance Allow.	1	1,934	1,257
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Breezeways

Frame Wall	36	2,158	1,403
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Totals: 206,372 131,140

Notes:

ECF (416 RURAL METES & BOUNDS) 0.930 => TCV: 121,960

2024 Est. T.C.V. 009-026-019-00 = 154,102

Est. TCV/Total Floor Area = 142.69, Most recent sale 10/31/2011 for 86,920

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
72,200	72,200	72,200	48,347	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	4,900	0	0	2,417	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
77,100	77,100	77,100	50,764	50,764	50,764	



009-026-020-20	2024 Est. T.C.V.	NEWELL NATHAN & JAMIE
Property Class: 402		W BLUE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 26 T22N R8W PCL B OF SURVEY RECORDED IN LIBER S-1 PGS 479-482 INCL. 10.01  
A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$3000		10.01	Acres		3000	100		30,030
		10.01	Total Acres				Total Est. Land Value =	30,030

2024 Est. T.C.V. 009-026-020-20 = 30,030

Est. TCV/Total Floor Area = 30.03, Most recent sale 10/10/2014 for 22,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
14,000	14,000	14,000	10,500	5.00			
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses			
0	1,000	0	0	525	0		
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
15,000	15,000	15,000	11,025	11,025	11,025		



009-026-020-30	2024 Est. T.C.V.	NEWELL NATHAN
Property Class: 401		7140 W BLUE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 26 T22N R8W PCL C OF SURVEY RECORDED IN LIBER S-1 PGS 479-482 INCL. 10.01 A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$3000		10.01	Acres		3000	100		30,030
		10.01	Total Acres				Total Est. Land Value =	30,030

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.97	889	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	97	2,425
			Total Estimated Land Improvements True Cash Value =	2,425

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C 5 Blt 2003

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 960 SF Floor Area = 1200 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Basement	960		
			Total:	174,260	148,103

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade	1	2,560	2,176
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Plumbing

Average Fixture(s)	1	1,476	1,255
3 Fixture Bath	1	4,646	3,949

Water/Sewer

1000 Gal Septic	1	4,864	4,134
Water Well, 100 Feet	1	5,808	4,937

Porches

WCP (1 Story)	240	8,926	7,587
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Deck

Treated Wood	192	4,028	3,424
w/Roof (Roof portion)	864	13,107	11,141

Garages

Class: C Exterior: Pole (Unfinished)

Door Opener	1	547	465
Base Cost	1280	30,886	26,253

Class: C Exterior: Pole (Unfinished)

Base Cost	1728	41,697	35,442
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Built-Ins

Appliance Allow.	1	2,766	2,351
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Totals:		295,571	251,217
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Notes:

ECF (416 RURAL METES & BOUNDS) 0.930 => TCV: 233,632

2024 Est. T.C.V. 009-026-020-30 = 266,087

Est. TCV/Total Floor Area = 221.74, Most recent sale 03/01/2003 for 23,500

2023 Assessed MBOR S.E.V. Base for Cap C.P.I.

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	128,400	128,400	128,400	87,584	5.00	
2024	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	4,600	0	0	4,379	0
2024	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	133,000	133,000	133,000	91,963	91,963	91,963

009-026-020-40	2024 Est. T.C.V.	NEWELL LYNN & EILEEN
Property Class: 402		W BLUE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 26 T22N R8W PCL D OF SURVEY RECORDED IN LIBER S-1 PGS 479-482 INCL. 10.01 A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$3000		10.01	Acres		3000	100		30,030
		10.01	Total Acres				Total Est. Land Value =	30,030

2024 Est. T.C.V. 009-026-020-40 = 30,030

Est. TCV/Total Floor Area = 25.02, Most recent sale 10/22/2004 for 30,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
14,000	14,000	14,000	10,500	5.00			
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	1,000	0	0	525	0		
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
15,000	15,000	15,000	11,025	11,025	0		

009-026-020-50                                      2024 Est. T.C.V.                                      MOORE PATRICIA J  
Property Class: 401                                      7200 W BLUE RD  
Map #:                                      LAKE TOWNSHIP                                      LAKE CITY, MI 49651

. SEC 26 T22N R8W PCL E OF SURVEY RECORDED IN LIBER S-2 PG65. 10.1A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS  
\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$3000		10.01	Acres		3000	100		30,030
		10.01	Total Acres				Total Est. Land Value =	30,030

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
	Total Estimated Land Improvements True Cash Value =			950

Cost Est. for Res. Bldg: 1 Single Family 2S                                      Cls CD                                      Blt 1979

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 987 SF      Floor Area = 1974 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=62/100/100/100/62

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Basement	987		
			Total:	212,580	131,800

Other Additions/Adjustments

Exterior

Brick Veneer	120	1,897	1,176
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Plumbing

Average Fixture(s)	1	1,230	763
3 Fixture Bath	1	3,860	2,393

Water/Sewer

1000 Gal Septic	1	4,550	2,821
Water Well, 50 Feet	1	2,585	1,603

Porches

WCP (1 Story)	572	16,617	10,303
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Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	576	19,791	12,270
Class: D Exterior: Pole (Unfinished)			
Base Cost	1344	25,657	15,907

Built-Ins

Appliance Allow.	1	1,934	1,199
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Fireplaces

Exterior 2 Story	1	7,050	4,371
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Totals:                                      297,751                                      184,606

Notes:

ECF (416 RURAL METES & BOUNDS) 0.930 => TCV:                                      171,684

2024 Est. T.C.V. 009-026-020-50                                      =                                      202,664

Est. TCV/Total Floor Area = 102.67

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
97,700	97,700	97,700	67,319	5.00		
2024	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	3,600	0	0	3,365	0

Parcel Number: 009-026-020-50

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2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
101,300	101,300	101,300	70,684	70,684	70,684

009-026-020-60	2024 Est. T.C.V.	MOORE PATRICIA J
Property Class: 402		W BLUE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 26 T22N R8W PCL F OF SURVEY RECORDED IN LIBER S-2 PG65. 4.5A.

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP C	50/FF	330.00	594.00	1.0000	1.0000	50	100	16,500
330 Actual Front Feet, 4.50 Total Acres Total Est. Land Value =								16,500

2024 Est. T.C.V. 009-026-020-60 = 16,500

Est. TCV/Total Floor Area = 8.36

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
8,300	8,300	8,300	4,539	5.00		
2024 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	226	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
8,300	8,300	8,300	4,765	4,765	4,765	

009-026-020-70    2024 Est. T.C.V.    LANGWORTHY DOUGLAS K JR & JANA L  
 Property Class: 401    7110 W BLUE RD  
 Map #:    LAKE TOWNSHIP    LAKE CITY, MI 49651

SEC 26 T22N R8W PCL G OF SURVEY RECORDED IN LIBER S-1 PGS 479-482 INCL. THAT PART OF THE EAST½ OF THE SOUTHEAST¼ OF SECTION 26, T22N, R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN, DESCRIBED AS: COMMENCING AT THE EAST¼ CORNER OF SAID SECTION 26; THENCE S00°00'54"W, ALONG THE EAST LINE OF SAID SECTION 26, 1317.92 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S00°00'54"W ALONG THE EAST LINE, 660.50 FEET; THENCE S89°57'49"W, 660.00 FEET; THENCE N00°02'11"W, 660.50 FEET; THENCE N89°57'49"E, 660.59 FEET TO THE POINT OF BEGINNING. TOGETHER WITH AND SUBJECT TO A HEREINAFTER DESCRIBED EASEMENT FOR ACCESS AND UTILITIES. 10.01 A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$3000		10.01	Acres		3000	100		30,030
		10.01	Total Acres				Total Est. Land Value =	30,030

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.97	450	0	0
Wood Frame	23.74	288	0	0
Wood Frame	27.67	128	25	885
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				1,835

Cost Est. for Res. Bldg: 1 Single Family 1+S    Cls C 10 Blt 1996

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1632 SF    Floor Area = 1806 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,632		
1 Story	Siding	Overhang	174		
			Total:	269,913	202,437

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,476	1,107
3 Fixture Bath	1	4,646	3,484
2 Fixture Bath	1	3,108	2,331
Separate Shower	1	1,360	1,020

Water/Sewer

1000 Gal Septic	1	4,864	3,648
Water Well, 100 Feet	1	5,808	4,356

Porches

CCP (1 Story)	72	2,098	1,573
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Deck

Treated Wood	192	4,028	3,021
Treated Wood	240	4,670	3,502

Garages

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

Base Cost	728	29,244	21,933
Door Opener	2	1,093	820

Built-Ins

Appliance Allow.	1	2,766	2,074
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Parcel Number: 009-026-020-70

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## Fireplaces

Exterior 1 Story	1	6,513	4,885
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Totals:	341,587	256,191
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## Notes:

ECF (416 RURAL METES & BOUNDS) 0.930 => TCV: 238,258

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2024 Est. T.C.V. 009-026-020-70 = 270,123

Est. TCV/Total Floor Area = 149.57, Most recent sale 10/22/2020 for 210,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
130,300	130,300	130,300	116,924	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	4,800	0	0	5,846	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
135,100	135,100	135,100	122,770	122,770	122,770	



009-026-020-80	2024 Est. T.C.V.	DELBELLO FLOYD L & JAN M
Property Class: 402		W BLUE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 26 T22N R8W PCL H OF SURVEY RECORDED IN LIBER S-2 PG65. 4.5A.

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP C	50/FF	330.00	594.00	1.0000	1.0000	50	100	16,500
330 Actual Front Feet, 4.50 Total Acres Total Est. Land Value =								16,500

2024 Est. T.C.V. 009-026-020-80 = 16,500

Est. TCV/Total Floor Area = 9.14

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
8,300	8,300	8,300	4,539	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	226	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
8,300	8,300	8,300	4,765	4,765	4,765	



Parcel Number: 009-026-020-90

Page: 2

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2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
92,300	92,300	92,300	63,373	63,373	63,373

009-026-020-95  
Property Class: 401  
Map #:

2024 Est. T.C.V.  
  
LAKE TOWNSHIP

TRAVELBEE JOYCE M & BALDWIN LOIS E  
7026 W BLUE RD  
LAKE CITY, MI 49651

. SEC 26 T22N R8W PCL J OF SURVEY RECORDED IN LIBER S-1 PGS 479-482 INCL.  
MISSAUKEE COUNT RECORD (BEING A PART OF THE EAST 1/2 OF THE SE 1/4 SUBJECT TO  
EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD IF ANY 4.35 A.

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP C 50/FF	330.00	574.20	1.0000	1.0000	50	100		16,500
330 Actual Front Feet, 4.35 Total Acres Total Est. Land Value =								16,500

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

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

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 1392 SF Floor Area = 1392 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,392		
			Total:	202,304	131,499

Other Additions/Adjustments

Exterior

Brick Veneer 136 2,338 1,520

Plumbing

Average Fixture(s) 1 1,476 959  
2 Fixture Bath 1 3,108 2,020

Water/Sewer

1000 Gal Septic 1 4,864 3,162  
Water Well, 50 Feet 1 2,686 1,746

Deck

Treated Wood 340 5,865 3,812  
w/Roof (Roof portion) 240 3,902 2,536

Garages

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

Base Cost 440 20,698 13,454  
Common Wall: 1 Wall 1 -2,686 -1,746

Class: C Exterior: Pole (Unfinished)

Base Cost 960 24,317 15,806

Built-Ins

Appliance Allow. 1 2,766 1,798

Totals: 271,638 176,566

Notes:

ECF (416 RURAL METES & BOUNDS) 0.930 => TCv: 164,206

2024 Est. T.C.V. 009-026-020-95 = 181,656

Est. TCv/Total Floor Area = 130.50, Most recent sale 11/18/2006 for 1

2023 Assessed MBOR S.E.V. Base for Cap C.P.I.  
88,300 88,300 88,300 60,828 5.00

2024 New Eq. Adjustment Loss Additions Tax Adjustment Losses

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	0	2,500	0	0	3,041	0
2024 Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	90,800	90,800	90,800	63,869	63,869	63,869

009-026-021-00 2024 Est. T.C.V. MICH STATE HWY COMM  
 Property Class: 402 M-55  
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

. SEC 26 T22N R8W THAT PART OF E 1/2 OF SE 1/4 S OF A LINE 75 FT N OF BEG 1.07 FT S 52' 56" W & 225.18 FT S 89 DEG 7' 4" E OF SE COR TH ON A CURVE OF 17188.734 FT RADIUS SW'LY & TO THE LEFT THE CHORD BEARING S 85 DEG 47' 11.5" W A DISTANCE OF 3053.39 FT, TH ALG THE CURVE 3057.41 FT TO PT OF ENDING ALSO COMM 1.07 FT S 52' 56" W & 225.18 FT S 89 DEG 7' 4" E OF SE COR TH ALONG ABOVE DESC. CURVE 1082.41 FT, TH N 02 DEG 43' 33" W 75 FT TO POB, TH N 02 DEG 43' 33" W 40 FT, TH ON A CURVE OF 17303.734 FT RADIUS SW'LY & TO LEFT THE CHORD BEARING S 87 DEG 11' 27" W 50.33 FT, TH S 02 DEG 53' 33" E 40 FT, TH ON A CURVE OF RADIUS 17263.734 FT NE'LY & TO THE RIGHT THE CHORD BEARING 87 DEG 11' 27" E 50.22 FT TO POB. 1.76A.

Land Value Estimates for Land Table Res 6. RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 1 -	2.99	@\$7000	1.76 Acres		7000	100		12,320
			1.76 Total Acres				Total Est. Land Value =	12,320

2024 Est. T.C.V. 009-026-021-00							=	0
Est. TC/V/Total Floor Area =								0.00
2023 Assessed		MBOR	S.E.V.		Base for Cap		C.P.I.	
	0	0	0			0	5.00	
2024	New Eq.	Adjustment	Loss		Additions		Tax Adjustment	Losses
	0	0	0		0		0	0
2024 Assessed		MBOR	S.E.V.		Capped		->Taxable<-	PRE/MBT
	0	0	0		0		0	0

009-026-022-00	2024 Est. T.C.V.	VANDRIE BUILDING COMPANY INC
Property Class: 102		W BLUE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 26 T22N R8W (15\*TRACT\*2003) W 1/2 OF SE 1/4 EXC S 400 FT OF W 300 FT THOF.  
77.2452A.

03 SPLIT 2.75 AC TO 022-95 FOR 04

Land Value Estimates for Land Table Ag 1 .A - Agriculture

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
AGRICULTRU SURPLUS	2800/	77.25 Acres			2800	100		216,300
		77.25 Total Acres			Total Est.		Land Value =	216,300

2024 Est. T.C.V. 009-026-022-00 = 216,300

Est. TCV/Total Floor Area = 155.39

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
73,400	73,400	73,400	69,260	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	34,800	0	3,463	0		
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
108,200	108,200	108,200	72,723	72,723	72,723	





## Built-Ins

Appliance Allow.	1	2,766	2,351
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Totals:	578,728	491,971
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## Notes:

ECF (416 RURAL METES & BOUNDS) 0.930 => TCV: 457,533

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2024 Est. T.C.V. 009-026-022-95 = 491,930

Est. TCV/Total Floor Area = 160.39

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
244,000	244,000	244,000	202,564	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,000	0	0	10,128	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
246,000	246,000	246,000	212,692	212,692	212,692	



Parcel Number: 009-027-001-00

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ECF (416 RURAL METES &amp; BOUNDS) 0.930 =&gt; TCV: 285,978

2024 Est. T.C.V. 009-027-001-00	=	318,403			
Est. TCV/Total Floor Area = 138.32, Most recent sale 05/15/2009 for 29,500					
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
153,800	153,800	153,800	101,838	5.00	
2024	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	5,400	0	5,091	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
159,200	159,200	159,200	106,929	106,929	106,929



Parcel Number: 009-027-001-06

Page: 2

2024 Est. T.C.V. 009-027-001-06	=	311,620			
Est. TCV/Total Floor Area = 183.74, Most recent sale 07/13/2023 for 360,000					
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
129,800	129,800	129,800	87,148	5.00	
2024	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	14,300	11,700	0	14,300	4,357
					0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
155,800	155,800	155,800	105,805	105,805	105,805



174,800

174,800

174,800

176,820

174,800

174,800





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	0	9,900	0	0	2,577	0
2024 Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	83,900	83,900	83,900	54,129	54,129	54,129

009-027-001-24	2024 Est. T.C.V.	WOODWARD WALTER R
Property Class: 402		W LOTAN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 27 T22N R8W (0\*1999) BEG N 89 DEG 51'08"W 965.93 FT FROM NE COR OF NE 1/4 TH  
 S 0 DEG 18'30"E 1306.5 FT, N 89 DEG 57'59"W 333.33 FT, N 0 DEG 18'30"W 1307.17  
 FT, S 89 DEG 51'08"E 333.33 FT TO POB. 10A.

99 SPLIT FROM 001-00 FOR 00

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$3000		10.00	Acres		3000	100		30,000
		10.00	Total Acres				Total Est. Land Value =	30,000

2024 Est. T.C.V. 009-027-001-24 = 30,000

Est. TC/Total Floor Area = 19.23, Most recent sale 04/01/1999 for 20,950

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
14,000	14,000	14,000	10,500	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,000	0	0	525	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
15,000	15,000	15,000	11,025	11,025	0	



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	118,400	118,400	118,400	61,681	5.00	
2024	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	12,600	0	0	3,084	0
2024	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	131,000	131,000	131,000	64,765	64,765	64,765



Parcel Number: 009-027-001-36

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(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1132 SF Floor Area = 1132 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

## Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,132		
Total:				277,534	111,019

## Other Additions/Adjustments

## Plumbing

Average Fixture(s)	2	2,951	2,361
3 Fixture Bath	1	4,646	3,717

## Water/Sewer

1000 Gal Septic	2	9,728	7,782
Water Well, 100 Feet	2	11,616	9,293

## Deck

Treated Wood	108	2,716	2,173
Treated Wood	80	2,264	1,811

## Garages

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

Base Cost	330	17,219	13,775
Common Wall: 1.5 Wall	1	-4,028	-3,222
Door Opener	1	547	438

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

Base Cost	330	17,219	13,775
Common Wall: 1.5 Wall	1	-4,028	-3,222
Door Opener	1	547	438

## Built-Ins

Appliance Allow.	2	5,533	4,426
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Totals:		411,394	329,128
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## Notes:

ECF (416 RURAL METES &amp; BOUNDS) 0.700 =&gt; TCV: 230,390

2024 Est. T.C.V. 009-027-001-36 = 245,239

Est. TCV/Total Floor Area = 108.32, Most recent sale 11/05/2021 for 220,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
113,900	113,900	113,900	110,145	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	8,700	0	5,507	0		
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
122,600	122,600	122,600	115,652	115,652	57,826	



Parcel Number: 009-027-001-37

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## Other Additions/Adjustments

## Plumbing

Average Fixture(s)	1	1,476	1,446
3 Fixture Bath	1	4,646	4,553

## Water/Sewer

1000 Gal Septic	1	4,864	4,767
Water Well, 100 Feet	1	5,808	5,692

## Built-Ins

Appliance Allow.	1	2,766	2,711
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## Deck

Treated Wood	9	411	403
Treated Wood	9	411	403

Totals:		217,051	212,725
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## Notes:

ECF (416 RURAL METES & BOUNDS) 0.750 => TCV: 159,544

2024 Est. T.C.V. 009-027-001-37 = 175,996

Est. TCV/Total Floor Area = 116.40, Most recent sale 02/19/2021 for 8,500

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
87,900	87,900	87,900	79,275	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
1,113	-1,013	0	1,113	3,963	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
88,000	88,000	88,000	84,351	84,351	84,351	







Parcel Number: 009-027-001-39

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2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
32,700	32,700	32,700	17,179	17,179	0

009-027-001-42	2024 Est. T.C.V.	GALLUP CASSY S
Property Class: 401		4144 S DICKERSON RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 27 T22N R8W (0\*1999) BEG S 0 DEG 18'30"E 652.29 FT FROM NE COR OF NE 1/4 TH  
S 0 DEG 18'30"E 326.14 FT, N 89 DEG 56'18"W 632.42 FT, N 0 DEG 18'30"W 326.46 FT  
S 89 DEG 54'33"E 632.43 FT TO POB. 4.74A.

99 SPLIT FROM 001-00 FOR 00  
NEW HOUSE & 30X40 PB FOR 02  
GRG COMP FOR 03

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 90/FF	326.00	633.36	0.8850	1.1218	90	100		29,128
326 Actual Front Feet, 4.74 Total Acres								Total Est. Land Value = 29,128

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.49	1500	50	4,867
Wood Frame	20.08	448	50	4,498
Metal Prefab	12.17	448	50	2,726

Ad-Hoc Unit-In-Place Items

Description	Rate	Size	% Good	Cash Value
/CI16/YARI/FARAR/BARWOSPTSL	3.10	1000	100	3,100
Total Estimated Land Improvements True Cash Value =				15,191

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 2001

(11) Heating System: Forced Heat & Cool  
Ground Area = 1248 SF Floor Area = 1248 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=82/100/100/100/82

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,248		
Total:				166,630	136,636

Other Additions/Adjustments

Recreation Room	1000	18,530	15,195
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Plumbing

Average Fixture(s)	1	1,230	1,009
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Water/Sewer

1000 Gal Septic	1	4,550	3,731
Water Well, 100 Feet	1	5,640	4,625

Porches

WSEP (1 Story)	176	8,256	6,770
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Deck

Treated Wood	144	3,264	2,676
w/Roof (Roof portion)	180	2,804	2,299

Garages

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

Base Cost	884	36,934	30,286
Common Wall: 1 Wall	1	-2,512	-2,060
Door Opener	2	970	795

Class: CD Exterior: Pole (Unfinished)

Door Opener	2	970	795
Base Cost	1200	25,920	21,254

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

Base Cost	408	15,577	12,773
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Built-Ins

Parcel Number: 009-027-001-42

Page: 2

Appliance Allow.	1	1,934	1,586
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Totals:	290,697	238,370
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Notes:

ECF (416 RURAL METES & BOUNDS) 0.930 => TCV: 221,684

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2024 Est. T.C.V. 009-027-001-42 = 266,003

Est. TCV/Total Floor Area = 213.14, Most recent sale 10/17/2014 for 149,900

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
125,900	125,900	125,900	72,451	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	7,100	0	0	3,622	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
133,000	133,000	133,000	76,073	76,073	76,073	

















Totals: 391,673 313,337

Notes:

ECF (416 RURAL METES & BOUNDS) 0.930 => TCV: 291,403

2024 Est. T.C.V. 009-027-002-00 = 352,353

Est. TCV/Total Floor Area = 196.41, Most recent sale 08/13/2018 for 257,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
167,600	167,600	167,600	141,883	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	8,600	0	7,094	0		
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
176,200	176,200	176,200	148,977	148,977	148,977	





101,000	101,000	101,000	47,664	47,664	47,664
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009-027-002-50                              2024 Est. T.C.V.                              CHRISTENSON LARRY L & BARBARA TRUST  
 Property Class: 401                              8528 W WORKMAN RD  
 Map #:    LAKE TOWNSHIP                              ,

SEC 27 T22N R8W (0\*1999) BEG S 0 DEG 18'30"E 2609.16 FT & S 89 DEG 55'10"W  
 2631.94 FT FROM NE COR OF NE1/4 TH S 89 DEG 55'10"W 1333.51 FT, N 0 DEG 14'03"W  
 1306.24 FT, N 89 DEG 45'48"E 1322.6 FT, S 89 DEG 57'59"E 8,01 FT, S ODEG 21'40"E  
 1309.83 FT TO POB. 40A.

99 SPLIT FROM 002-00 FOR 00    EXEMPT DIVISION

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residential 30 - 65	\$3000	40.00	Acres	3000	100			120,000
		40.00	Total Acres				Total Est. Land Value =	120,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.18	172	50	703
Wood Frame	28.00	120	50	1,680
				Total Estimated Land Improvements True Cash Value =
				2,383

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

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1118 SF    Floor Area = 1370 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Pine Logs	Basement	1,008		
1 Story	Siding	Basement	110		
			Total:	210,380	178,818

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1	1,476	1,255	
Water/Sewer					
1000 Gal Septic		1	4,864	4,134	
Water Well, 100 Feet		1	5,808	4,937	
Porches					
WCP (1 Story)		80	4,246	3,609	
WCP (1 Story)		224	8,595	7,306	
Balcony					
Wood Balcony		32	1,304	1,108	
Garages					
Class: C Exterior: Pole (Unfinished)					
Door Opener		2	1,093	929	
Base Cost		1280	30,886	26,253	
Built-Ins					
Appliance Allow.		1	2,766	2,351	
			Totals:	271,418	230,700

Notes:

ECF (416 RURAL METES & BOUNDS) 0.930 => TCV:                              214,551

2024 Est. T.C.V. 009-027-002-50		=	336,934
Est. TCV/Total Floor Area = 245.94,	Most recent sale 07/01/1999 for 56,400		
2023 Assessed	MBOR	S.E.V.	Base for Cap    C.P.I.
153,100	153,100	153,100	104,674    5.00
2024	New Eq. Adjustment	Loss	Additions    Tax Adjustment    Losses

Parcel Number: 009-027-002-50

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0	15,400	0	0	5,233	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
168,500	168,500	168,500	109,907	109,907	0

009-027-003-00	2024 Est. T.C.V.	HOBBS DAVID J
Property Class: 401		8755 W LOTAN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 27 T22N R8W W 1/2 OF NW 1/4. 80 A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS  
\* Factors \* RIVER FRONTAGE

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 200/	240.00	400.00	0.9554	1.0000	200	100		45,861
Residentia PARTOF>80@\$2800		76.80	Acres		2800	100		215,029
Residentia ROAD @ ZERO		1.00	Acres		0	100		0
240 Actual Front Feet, 80.00 Total Acres Total Est. Land Value =								260,890

Cost Est. for Res. Bldg: 1 Single Family GRG Cls C Blt 2013

(11) Heating System: No Heating/Cooling  
Ground Area = 0 SF Floor Area = 0 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Plumbing					
	3 Fixture Bath		1	-4,646	-4,181
Porches					
	WPP		72	2,568	2,311
Garages					
Class: C Exterior: Pole (Unfinished)					
	Base Cost		1966	47,440	42,696
Totals:				45,362	40,826

Notes:

ECF (416 RURAL METES & BOUNDS) 0.930 => TCV: 37,968

2024 Est. T.C.V. 009-027-003-00	=	298,858			
Est. TCV/Total Floor Area = 0.00, Most recent sale 11/10/2019 for 250,000					
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
134,500	134,500	134,500	122,348	5.00	
2024	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	14,900	0	6,117	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
149,400	149,400	149,400	128,465	128,465	128,465

009-027-004-00	2024 Est. T.C.V.	SHERMAN CHARLES L
Property Class: 402		W WORKMAN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 27 T22N R8W THAT PART OF N 1/2 OF N 1/2 OF SW 1/4 LYING N OF CLAM RIVER  
EXC E 100 FT THEREOF. 22.6439 A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

S'LY BOUNDARY IS RIVER

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 200/	600.00	400.00	0.7598	1.0000	200	100		91,180
Residentia 8 - 17 @\$3000			17.13	Acres	3000	100		51,390
600 Actual Front Feet, 22.64 Total Acres							Total Est. Land Value =	142,570

2024 Est. T.C.V. 009-027-004-00 = 142,570

Est. TCV/Total Floor Area = 0.00

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
69,600	69,600	69,600	33,013	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	1,700	0	0	1,650	0	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
71,300	71,300	71,300	34,663	34,663	0	0

009-027-005-00	2024 Est. T.C.V.	AMIN KAREEM SAMIR & MELISSA LYNN
Property Class: 402		W WORKMAN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 27 T22N R8W THAT PART OF N 1/2 OF SW 1/4 LYING E'LY & S'LY OF CLAM RIVER  
 EXC INT OF N-S 1/4 LINE & C/L CLAM RIVER TH S 30 FT, NW'LY TO A POINT IN C/L  
 CLAM RIVER WHICH LIES 18 FT W OF N-S 1/4 LINE TH E'LY ALONG RIVER TO POB. ALSO  
 PCL RECORDED IN LIBER 250 PG 1149 MISSAUKEE CO RECORDS. ALSO BEG AT NW'LY MOST  
 CORNER OF PCL RECORDED IN LIBER 250 PG 1149 TH N 55 DEG 57' 02"E 18.04 FT TH  
 NW'LY TO A PT ON N-S 1/4 LINE LYING 30 FT N OF POB, TH S ALONG 1/4 LINE TO POB.  
 APP 1.5A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 200/	200.00	326.70	1.0000	0.9507	200	100		38,026
200 Actual Front Feet, 1.50 Total Acres					Total Est.		Land Value =	38,026

2024 Est. T.C.V. 009-027-005-00 = 38,026

Est. TCV/Total Floor Area = 0.00

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
19,000	19,000	19,000	4,726	5.00			
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses			
0	0	0	0	236	0		
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
19,000	19,000	19,000	4,962	4,962	0		



009-027-007-00	2024 Est. T.C.V.	SHERMAN CHARLES L
Property Class: 402		W WORKMAN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 27 T22N R8W E 100 FT OF N 1/2 OF SW 1/4 LYING N'LY OF CENTERLINE OF CLAM RIVER. 1.0606 A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 200/	100.00	462.17	1.1892	1.0368	200	100		24,659
100 Actual Front Feet, 1.06 Total Acres							Total Est. Land Value =	24,659

2024 Est. T.C.V. 009-027-007-00 = 24,659

Est. TCV/Total Floor Area = 9.00

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
12,300	12,300	12,300	4,428	5.00			
2024 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	221	0		
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
12,300	12,300	12,300	4,649	4,649	0		





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	163,300	163,300	163,300	148,256	5.00	
2024	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	10,800	0	0	7,412	0
2024	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	174,100	174,100	174,100	155,668	155,668	0

009-027-008-95	2024 Est. T.C.V.	WALLINGTON JIMMY D & NANCY L
Property Class: 402		S BLODGET RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 27 T22N R8W S 130 FT OF W 130 FT OF N 1/2 OF SW 1/4..3880A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS  
\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 90/FF	130.00	130.00	1.1137	0.7550	90	100		9,838
130 Actual Front Feet, 0.39 Total Acres							Total Est. Land Value =	9,838

2024 Est. T.C.V. 009-027-008-95 = 9,838

Est. TCV/Total Floor Area = 9.05

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
3,800	3,800	3,800	877	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	1,100	0	0	43	0	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
4,900	4,900	4,900	920	920	0	0



Parcel Number: 009-027-009-00

Page: 2

(11) Heating System: Forced Hot Water  
 Ground Area = 1040 SF Floor Area = 1040 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=76/100/100/100/76

## Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Piers	1,040		
			Total:	116,120	88,252

## Other Additions/Adjustments

## Plumbing

Average Fixture(s)	1	1,230	935
3 Fixture Bath	1	3,860	2,934

## Water/Sewer

1000 Gal Septic	1	4,550	3,458
Water Well, 100 Feet	1	5,640	4,286

## Deck

Treated Wood w/Roof (Deck Portion)	96	2,443	1,857
Treated Wood w/Roof (Roof portion)	96	1,609	1,223

## Built-Ins

Appliance Allow.	1	1,934	1,470
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Totals:	137,386	104,415
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Notes: 1996 FAIRMONT MHD

ECF (416 RURAL METES & BOUNDS) 0.750 => TCV:	78,311
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2024 Est. T.C.V. 009-027-009-00	=	307,705
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Est. TCV/Total Floor Area = 114.90

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
144,200	144,200	144,200	105,777	5.00		
2024 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	9,700	0	0	5,288	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
153,900	153,900	153,900	111,065	111,065	111,065	



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2024	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	6,900	0	0	3,207	0
2024 Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	110,900	110,900	110,900	67,348	67,348	67,348







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	44,500	44,500	44,500	21,235	5.00	
2024	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	3,300	0	0	1,061	0
2024	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	47,800	47,800	47,800	22,296	22,296	0





009-027-011-00 2024 Est. T.C.V. BILLET AARON R & SHIRLEY J  
 Property Class: 401 8510 W BLUE RD  
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

. SEC 27 T22N R8W S 484 FT OF E 225 FT OF SE/4 OF SW/4 2.5 Ac. M/L.  
 2006 Combined from 027-010-90 for 2007.

2006 027-010-90 Combined with this pcl for 2007

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 90/FF	225.00	484.00	0.9710	1.0488	90	100		20,622
225 Actual Front Feet, 2.50 Total Acres Total Est. Land Value =								20,622

Cost Est. for Res. Bldg: 1 Single Family TRI Cls C -5 Blt 1973

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1056 SF Floor Area = 1628 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

#### Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Tri-Level	Siding	Basement	1,056		
1 Story	Siding	Overhang	44		
Total:				199,777	129,857

#### Other Additions/Adjustments

Basement Living Area	528	18,934	12,307
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#### Plumbing

Average Fixture(s)	1	1,476	959
2 Fixture Bath	1	3,108	2,020

#### Water/Sewer

1000 Gal Septic	1	4,864	3,162
Water Well, 50 Feet	1	2,686	1,746

#### Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	484	22,066	14,343
Common Wall: 1 Wall	1	-2,686	-1,746
Door Opener	1	547	356
Class: C Exterior: Pole (Unfinished)			
Base Cost	1408	33,975	22,084

#### Built-Ins

Appliance Allow.	1	2,766	1,798
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#### Unit-in-Place Cost Items

ROOF STRUCT. (SQ FT)	720	4,032	3,024	*75% Good
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Totals: 291,545 189,910

#### Notes:

ECF (416 RURAL METES & BOUNDS) 0.930 => TCV: 176,616

Ag. Bld 1 0, No-Wall Loafing Shed Class:D,Pole Quality:Low Cost  
 Height: 12 ft

Description	Rate	Size	Cost New
Base Cost	3.19	2112	6,737

Phy/Ab.Phy/Func/Econ/Comb. % Good=45/100/100/100/45 Depr. Cost = 3,032  
 ECF (416 RURAL METES & BOUNDS) 0.930 => TCV of Bldg: 1 = 2,819

Total Estimated True Cash Value of Agricultural Buildings = 2,819

Parcel Number: 009-027-011-00

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2024 Est. T.C.V. 009-027-011-00			=	200,057		
Est. TCV/Total Floor Area = 122.89						
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
94,900	94,900	94,900	61,197	5.00		
2024	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	5,100	0	0	3,059	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
100,000	100,000	100,000	64,256	64,256	64,256	



Parcel Number: 009-027-012-00

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ECF (416 RURAL METES &amp; BOUNDS) 0.930 =&gt; TCV: 177,265

2024 Est. T.C.V. 009-027-012-00					=	244,815
Est. TCV/Total Floor Area = 188.90						
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
118,000	118,000	118,000	63,861	5.00		
2024	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	4,400	0	3,193	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
122,400	122,400	122,400	67,054	67,054	0	

009-027-013-00	2024 Est. T.C.V.	SHERMAN CHARLES
Property Class: 402		W WORKMAN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 27 T22N R8W BEG AT NW COR OF SE 1/4 TH E 640 FT S 383 FT W TO CTR OF CLAM RIVER TH IN N'LY DIRECTION TO N & S 1/4 LINE TH N TO POB. 4.7767 A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 200/	160.00	400.00	1.0574	1.0000	200	100		33,836
Residentia PARTOF>10@\$3000			3.31 Acres		3000	100		9,933
160 Actual Front Feet, 4.78 Total Acres							Total Est. Land Value =	43,769

2024 Est. T.C.V. 009-027-013-00 = 43,769

Est. TCW/Total Floor Area = 33.77

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
21,600	21,600	21,600	8,904	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	300	0	0	445	0	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
21,900	21,900	21,900	9,349	9,349	0	0



009-027-014-00	2024 Est. T.C.V.	BOOKER PATRICIA
Property Class: 402		W WORKMAN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 27 T22N R8W BEG 640 FT E & 583 FT S OF CEN POST TH S 200 FT W 200 FT SW'LY TO A PT ON N & S 1/4 LINE 1562 FT N OF S 1/4 POST N TO CLAM RIVER NE'LY ALONG RIVER TO A PT DIRECTLY W OF POB E TO POB EXC BEG AT NW'LY MOST CORNER OF A PCL RECORDED IN LIBER 250 PG 1149 MISSAUKKEE CO RECORDS, TH N 55 DEG 57'02"E 18.04 FT TH NW'LY TO A PT ON N-S 1/4 LINE LYING 30 FT N OF POB, TH S ALONG N-S 1/4 LINE TO POB. ALSO BEG AT INT OF N-S 1/4 LINE & C/L CLAM RIVER TH S ON 1/4 LINE 30 FT TH NW'LY TO A PT IN C/L CLAM RIVER 18 FT W OF N-S 1/4 LINE TH E'LY ALONG C/L CLAM RIVER TO POB. 2.8932A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 200/	200.00	629.44	1.0000	1.1200	200	100		44,801
200 Actual Front Feet, 2.89 Total Acres							Total Est. Land Value =	44,801

2024 Est. T.C.V. 009-027-014-00 = 44,801

Est. TCv/Total Floor Area = 34.57

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.				
22,400	22,400	22,400	6,060	5.00				
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses				
0	0	0	0	303	0			
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT			
22,400	22,400	22,400	6,363	6,363	6,363			

















009-027-018-00	2024 Est. T.C.V.	OLNEY THOMAS JR & OLNEY ROBERT
Property Class: 402		W WORKMAN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 27 T22N R8W BEG AT PT 850 FT S & 80 FT W OF NE COR NW 1/4 OF SE 1/4 W 150 FT S 100 FT SW TO CTR OF CLAM RIVER, E 30 FT NE TO BEG ALSO BEG 850 FT S & 80 FT W OF NE COR OF NW 1/4 OF SE 1/4 TH W 150 FT, N TO COUNTY RD E TO A PT DUE N OF POB; S TO POB. APP .6A.

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Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 200/	30.00	871.20	1.6069	1.2148	200	100		11,712
30 Actual Front Feet, 0.60 Total Acres							Total Est. Land Value =	11,712

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2024 Est. T.C.V. 009-027-018-00 = 11,712

Est. TCV/Total Floor Area = 7.85

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
5,900	5,900	5,900	4,338	5.00			
2024 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	216	0		
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
5,900	5,900	5,900	4,554	4,554	0		





009-027-021-00	2024 Est. T.C.V.	GABAY ROSTYSLAV & WELLMAN RHEANNA
Property Class: 401		8370 W BLUE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 27 T22N R8W THAT PART OF SW 1/4 OF SE 1/4 LYING S & W OF CLAM RIVER.

BEEN LISTED SINCE 2008 20809462 \$309,900 6.2008

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

		* Factors *					
				CLAM RIVER			
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
A 200' @ 90/FF	1320.00	1136.36	0.6239	1.2983	90	100	96,227
Residentia 30 - 65	\$3000	34.00	Acres	3000	100		102,000
1320 Actual Front Feet,	68.44	Total Acres		Total Est. Land Value =			198,227

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Split, 3 Rail	18.28	230	50	2,102
Fencing: Wd, Split, 2 Rail	16.48	80	50	659
Fencing: Wire Mesh, #9	3.79	448	50	849
D/W/P: Asphalt Paving	3.10	1040	0	0
D/W/P: 3.5 Concrete	6.58	770	0	0
D/W/P: 3.5 Concrete	6.58	210	0	0
Wood Frame	32.30	80	50	1,292
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 10000	10,000.00	1	97	9,700
Total Estimated Land Improvements True Cash Value =				14,602

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C 5 Blt 1958

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1880 SF Floor Area = 1880 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,880		
			Total:	274,862	164,903

Other Additions/Adjustments

Recreation Room	1880	36,340	21,804
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Plumbing

Average Fixture(s)	1	1,476	886
3 Fixture Bath	2	9,291	5,575

Water/Sewer

1000 Gal Septic	1	4,864	2,918
Water Well, 50 Feet	1	2,686	1,612

Porches

WPP	626	10,454	6,272
WPP	189	4,423	2,654

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	780	27,635	16,581
Common Wall: 1 Wall	1	-2,219	-1,331
Class: C Exterior: Siding Foundation: 18 Inch (Finished)			
Base Cost	370	20,006	12,004
Class: C Exterior: Pole (Unfinished)			
Storage Over Garage	880	12,091	7,255
Base Cost	1917	46,257	27,754

Built-Ins

Appliance Allow.	1	2,766	1,660
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Parcel Number: 009-027-021-00

Page: 2

## Fireplaces

Interior 1 Story	1	5,338	3,203
Exterior 1 Story	1	6,513	3,908

## Carports

Comp.Shingle	432	7,076	4,246
Comp.Shingle	432	7,076	4,246

Totals:		476,935	286,150
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Notes:

ECF (416 RURAL METES & BOUNDS) 0.930 => TCV: 266,120

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2024 Est. T.C.V. 009-027-021-00 = 478,949

Est. TCV/Total Floor Area = 254.76, Most recent sale 09/02/2011 for 240,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
214,300	214,300	214,300	178,092	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	25,200	0	8,904	0		
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
239,500	239,500	239,500	186,996	186,996	186,996	



Parcel Number: 009-027-021-40

Page: 2

Prefab 1 Story	1	3,666	3,116
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Totals:	567,207	482,125
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Notes:

ECF (416 RURAL METES & BOUNDS) 0.930 => TCV: 448,376

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2024 Est. T.C.V. 009-027-021-40 = 496,088

Est. TCV/Total Floor Area = 225.19, Most recent sale 07/31/2019 for 426,285

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
241,100	241,100	241,100	209,518	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	6,900	0	0	10,475	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
248,000	248,000	248,000	219,993	219,993	219,993	





Parcel Number: 009-027-021-50

Page: 2

ECF (416 RURAL METES &amp; BOUNDS) 0.930 =&gt; TCV: 395,733

2024 Est. T.C.V. 009-027-021-50	=	436,442			
Est. TCV/Total Floor Area = 139.35, Most recent sale 05/01/2002 for 37,000					
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
212,100	212,100	212,100	163,042	5.00	
2024	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	6,100	0	8,152	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
218,200	218,200	218,200	171,194	171,194	171,194

009-027-021-60	2024 Est. T.C.V.	WEISS LINDA K TRUST
Property Class: 402		RIVER WOODS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 27 T22N R8W (0\*1998) BRG N 11 DEG 54'48"E 100 FT FROM NE COR LOT 15 RIVER WOODS ESTATES TH N 78 DEG 05'12"W 309.32 FT, N 36 DEG 14'40"E 172.76 FT, S 78 DEG 49'36"E 237.02 FT, S10 DEG 55'54"W 66.41 FT, S 11 DEG 54'48"W 94.08 FT TO POB. .997A.

98 SPLIT FROM 021-40 FOR 99

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 200/	172.76	251.38	1.0373	0.8904	200	100		31,911
173 Actual Front Feet, 1.00 Total Acres							Total Est. Land Value =	31,911

2024 Est. T.C.V. 009-027-021-60 = 31,911

Est. TCV/Total Floor Area = 10.19, Most recent sale 06/01/2001 for 35,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.				
16,000	16,000	16,000	12,677	5.00				
2024 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses			
0	0	0	0	633	0			
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT			
16,000	16,000	16,000	13,310	13,310	13,310			

009-027-021-70                              2024 Est. T.C.V.                              WEISS LINDA K TRUST  
 Property Class: 401                              4803 RIVER WOODS RD  
 Map #:    LAKE TOWNSHIP                              LAKE CITY, MI 49651

SEC 27 T22N R8W (0\*1998) BEG N 11 DEG 54'48"E 194.08 FT & N 10 DEG 55'54"E 66.41  
 FT FRO NE COR LOT 15 RIVER WOODS ESTATES TH N 78 DEG 49'36"W 237.02 FTM N 17 DEG  
 59'28"E 169.26 FT, S 79 DEG 20'24"E 216.22 FT, S 10 DEG 55'54"W 170 FT TO POB.  
 .879A.

98 SPLIT FROM 021-40 FOR 99  
 NEW HOUSE ETC FOR 02

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 200/	169.26	226.47	1.0426	0.8674	200	100		30,616
169 Actual Front Feet, 0.88 Total Acres              Total Est. Land Value =								30,616

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	3.61	3000	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 5000	5,000.00	1	95	4,750
Total Estimated Land Improvements True Cash Value =				4,750

Cost Est. for Res. Bldg: 1 Single Family 1S                              Cls BC              Blt 2001

(11) Heating System: Forced Heat & Cool  
 Ground Area = 2347 SF      Floor Area = 2347 SF.  
 Phy./Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	2,347		
Total:				417,729	355,070

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade                              1              3,593              3,054

Plumbing

Average Fixture(s)                              1              2,172              1,846  
 3 Fixture Bath                              1              6,832              5,807

Water/Sewer

1000 Gal Septic                              1              5,636              4,791  
 Water Well, 100 Feet                              1              6,244              5,307

Porches

CCP (1 Story)                              96              3,468              2,948  
 WPP                              500              10,785              9,167

Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)  
 Common Wall: 1 Wall                              1              -3,117              -2,649  
 Door Opener                              1              683              581  
 Base Cost                              1453              79,465              67,545

Built-Ins

Appliance Allow.                              1              3,975              3,379

Totals:                              537,465              456,846

Notes:

ECF (416 RURAL METES & BOUNDS) 0.930 => TCV:              424,867

2024 Est. T.C.V. 009-027-021-70                              =              460,233  
 Est. TCV/Total Floor Area = 196.09

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2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
223,500	223,500	223,500	140,957	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	6,600	0	0	7,047	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
230,100	230,100	230,100	148,004	148,004	148,004	





2024 Est. T.C.V. BOOKER PATRICIA  
 Property Class: 401 8435 W WORKMAN RD  
 Map #: LAKE TOWNSHIP Lake City, MI 49651

. SEC 27 T22N R8W COM 640 FT; E OF NW COR OF SE 1/4 OF SEC 27, TH S 483 FT; TO  
 BEG TH S 100 FT; TH W TO CENTER LINE OF CLAM RIVER; TH N ALONG CENTER OF RIVER,  
 TO A PT 483 FT; S OF SAID N LINE OF TH SE 1/4 TH E AND PAR TO 2ND COURSE TO BEG.  
 .9773 A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 200/	100.00	426.89	1.1892	1.0164	200	100		24,174
100 Actual Front Feet,	0.98 Total Acres				Total Est. Land Value =			24,174

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

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 776 SF Floor Area = 776 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	560		
1 Story	Siding	Slab	216		
Total:				91,718	59,617

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1	1,230	799	
Water/Sewer					
1000 Gal Septic		1	4,550	2,957	
Water Well, 50 Feet		1	2,585	1,680	
Built-Ins					
Appliance Allow.		1	1,934	1,257	
Deck					
w/Roof (Roof portion)		48	877	570	
Totals:				102,894	66,880

Notes:

ECF (416 RURAL METES & BOUNDS) 0.930 => TCV: 62,198

2024 Est. T.C.V. 009-027-023-00					=	86,372
Est. TCV/Total Floor Area = 111.30, Most recent sale 07/01/1999 for 30,000						
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
42,200	42,200	42,200	22,762	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,000	0	0	1,138	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
43,200	43,200	43,200	23,900	23,900	23,900	





009-027-025-00  
 Property Class: 402  
 Map #:

2024 Est. T.C.V.  
 LAKE TOWNSHIP

KING BARBARA  
 W WORKMAN RD  
 LAKE CITY, MI 49651

. SEC 27 T22N R8W COMM AT NE COR OF NW 1/4 OF SE 1/4, TH W676.5 FT, TH S 462 FT TO POB, TH E 16.5 FT, TH S 485 FT, TH E BY N 190 FT, TH E 225 FT, TH N 100 FT, TH E 300 FT MORE OR LESS TO N & S 1/8 LINE, TH S TO A POINT WHICH IS 850 FT S OF NE COR OF NW 1/4 OF SE 1/4, TH W 455 FT, TH SW'LY PARTO E LINE GRAY'S TROUT CAMP TO THREAD OF CLAM RIVER, TH SW'LY ALG RIVER 66 FT MORE OR LESS, TH N 231 FT MORE OR LESS, TH W 192.82 FT, TH S 77 DEG W 110 FT, THS 50 FT MORE OR LESS, TH S 78 DEG 15' W 150 FT TO A POINT DUE N OF NE COR LOT 12 GRAY'S TROUT CAMP, TH N 224 FT TH E 224 FT, TH N 471 FT TO POB EXC BEG 850 FT S & 80 FT W OF NE COR OF NW 1/4 OF SE 1/4 TH W 150 FT, N TO COUNTY RD E TO A PT DUE N OF POB; S TO POB.

LON NARROW PIECE LOOKS LIKE IT SERVES AS ROAD TO RIVER

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 200/	66.00	231.00	1.3194	0.8717	200	100		15,182
Residentia INFERIOR@\$1400		3.66 Acres			1400	100		5,124
66 Actual Front Feet, 4.01 Total Acres Total Est. Land Value =								20,306

2024 Est. T.C.V. 009-027-025-00 = 20,306

Est. TCV/Total Floor Area = 26.17

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
10,200	10,200	10,200	553	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	27	0	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
10,200	10,200	10,200	580	580	0	0

009-027-026-00                            2024 Est. T.C.V.                            BALL SAM & RACHEL  
Property Class: 402                            W BLUE RD  
Map #:    LAKE TOWNSHIP                            LAKE CITY, MI 49651

. SEC 27 T22N R8W BEG AT NE COR SEC 34, TH S 89 DEG 56'20"W 473.4 FT, N 53 DEG 0'28" W 102 FT, S 45 DEG 59'32" W 135 FT TO THREAD OF CLAM RIVER WHICH IS THE POB, TH N 45 DEG 59'32" E 135 FT. TH ALG C/L OF BLUE ROAD, TH N 53 DEG 0'28" W 251.63 FT, N 77 DEG 45'28" W 319.8 FT, TH S 60 DEG 42'32" W 173.88 FT, S 35 DEG 17'28" E TOTHTREAD OF CLAM RIVER, TH FOLLOW RIVER DOWN STREAM TO POB.

DOES NOT APPEAR TO BE BUILDABLE. STEEP SLOPE TO RIVER ALONG ROW. NO PLACE FOR DRAIN FIELD & DEQ EROSION CONTROL.  
ADD RIVER FRONTAGE FOR 05

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

Description	Frontage	Depth	* Factors *		Rate	%Adj.	Reason	Value
			Front	Depth				
I 200' @ 200/	100.00	100.00	1.1892	0.7071	200	100		16,818
Residentia INFERIOR@\$1400			1.09	Acres	1400	100		1,526
100 Actual Front Feet, 1.32 Total Acres            Total Est. Land Value =								18,344

2024 Est. T.C.V. 009-027-026-00							=	18,344
Est. TCV/Total Floor Area = 23.64, Most recent sale 09/08/2017 for 15,000								
2023 Assessed		MBOR	S.E.V.	Base for Cap		C.P.I.		
9,200		9,200	9,200		6,300		5.00	
2024	New Eq.	Adjustment	Loss	Additions		Tax Adjustment		Losses
	0	0	0		0		315	0
2024 Assessed		MBOR	S.E.V.	Capped		->Taxable<-		PRE/MBT
9,200		9,200	9,200		6,615		6,615	0

009-028-001-00 2024 Est. T.C.V. HOBBS DAVID J & KAITLIN R  
 Property Class: 401 9219 W LOTAN RD  
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

SEC 28 T22N R8W THAT PART OF N 1/2 OF NE 1/4 LYING E'LY OF CLAIM RIVER (PART OF  
 PCL 4 ON 2020-00766 CSUR) 40.86A M/L  
 SPLIT ON 4/1/2020 PART TO 009-028-001-50  
 FORMERLY SEC 28 T22N R8W N 1/2 OF NE 1/4 & E 180.6 FT OF N 1/2 OF NW 1/4.  
 85.4545A.

Split/Comb. on 04/01/2020 completed 04/01/2020 TIM ;

Parent Parcel(s): 009-028-001-00;

Child Parcel(s): 009-028-001-50;

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 SPLIT EAST & WEST PARTS DIVIDED BY THE CLAM RIVER

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

* Factors *							W'LY PARCEL LINE IS RIVER	
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 200/	200.00	400.00	1.0000	1.0000	200	100	CLAM RIVER	40,000
Residentia PARTOF>80@\$2800	39.02	Acres	2800	100	+	1/2	THE RIVER	109,264
200 Actual Front Feet, 40.86 Total Acres Total Est. Land Value =								149,264

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.97	4229	94	27,707
Ad-Hoc Unit-In-Place Items				
Description	Rate	Size	% Good	Cash Value
/CI16/YARI/METFR/HANFWA	14.13	580	100	8,195
Total Estimated Land Improvements True Cash Value =				35,902

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C 10 Blt 2021

(11) Heating System: Forced Heat & Cool  
 Ground Area = 2052 SF Floor Area = 4436 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=97/100/100/100/97

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Basement	1,364		
1.75 Story	Siding	Basement	544		
1 Story	Siding	Basement	144		
1 Story	Siding	Overhang	612		
Total:				535,733	519,665

Other Additions/Adjustments

Recreation Room	2052	39,665	38,475
Basement, Outside Entrance, Above Grade	1	1,870	1,814

Plumbing

Average Fixture(s)	1	1,476	1,432
3 Fixture Bath	3	13,937	13,519
2 Fixture Bath	1	3,108	3,015

Water/Sewer

2000 Gal Septic	1	9,667	9,377
Water Well, 100 Feet	1	5,808	5,634

Porches

CCP (1 Story)	160	4,320	4,190
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Balcony

Wood Balcony	66	2,689	2,608
Wood Balcony	72	2,933	2,845

Garages

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

Parcel Number: 009-028-001-00

Page: 2

Base Cost	988	41,091	39,858	
Common Wall: 1 Wall	1	-2,219	-2,152	
Door Opener	3	1,640	1,591	
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)				
Storage Over Garage	960	13,190	12,794	
Base Cost	2520	81,043	78,612	
No Concrete Floor	2520	-16,733	-16,231	
Built-Ins				
Appliance Allow.	1	2,766	2,683	
Fireplaces				
Prefab 1 Story	1	2,592	2,514	
Prefab 2 Story	1	3,169	3,074	
Deck				
Composite	436	7,133	6,919	
Local Cost Items				
GENERATOR	1	1	1	*100% Good
Totals:		754,879	732,237	

Notes:

ECF (416 RURAL METES &amp; BOUNDS) 0.930 =&gt; TCv: 680,980

2024 Est. T.C.V. 009-028-001-00		=	866,146
Est. TCv/Total Floor Area = 195.25, Most recent sale 09/30/2020 for 300,800			
2023 Assessed	MBOR	S.E.V.	Base for Cap C.P.I.
421,200	421,200	421,200	405,643 5.00
2024 New Eq.	Adjustment	Loss	Additions Tax Adjustment Losses
0	11,900	0	0 20,282 0
2024 Assessed	MBOR	S.E.V.	Capped ->Taxable<- PRE/MBT
433,100	433,100	433,100	425,925 425,925 425,925



009-028-002-00	2024 Est. T.C.V.	PECKHAM COTTAGE HOLDINGS LLC
Property Class: 402		S BLOGETT RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 28 T22N R8W S 1/2 OF NE 1/4 & N 1/2 OF N 1/2 OF SE 1/4. 120A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 200/	200.00	400.00	1.0000	1.0000	200	100		40,000
Residentia 66 - 120	\$2800	117.25	Acres		2800	100		328,308
200 Actual Front Feet, 119.09		Total Acres			Total Est.		Land Value =	368,308

2024 Est. T.C.V. 009-028-002-00 = 368,308

Est. TCV/Total Floor Area = 83.03, Most recent sale 06/17/2016 for 330,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
160,700	160,700	160,700	146,055	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	23,500	0	7,302	0		
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
184,200	184,200	184,200	153,357	153,357	0	



Parcel Number: 009-028-003-20

Page: 2

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2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
107,900	107,900	107,900	81,013	81,013	81,013





Parcel Number: 009-028-003-40

Page: 2

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
107,100	107,100	107,100	69,269	5.00		
2024 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	4,300	0	0	3,463	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
111,400	111,400	111,400	72,732	72,732	72,732	



009-028-003-70	2024 Est. T.C.V.	PEARSON WM F
Property Class: 402		S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 28 T22N R8W PCLS A & B BOOK S-2 PGS 331-333. 20.02A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS  
\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 18	-29 @\$3000	20.02 Acres	3000	100				60,060
		20.02 Total Acres					Total Est. Land Value =	60,060

2024 Est. T.C.V. 009-028-003-70 = 60,060

Est. TCV/Total Floor Area = 67.03

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
26,000	26,000	26,000	11,368	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	4,000	0	0	568	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
30,000	30,000	30,000	11,936	11,936	11,936	



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	99,600	99,600	99,600	76,130	5.00		
2024	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	3,800	0	0	3,806	0	
2024	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
	103,400	103,400	103,400	79,936	79,936	79,936	



Parcel Number: 009-028-004-00

Page: 2

ECF (416 RURAL METES &amp; BOUNDS) 0.930 =&gt; TCV: 274,690

2024 Est. T.C.V. 009-028-004-00						=	483,060
Est. TCV/Total Floor Area = 324.20							
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
222,400	222,400	222,400	143,216	5.00			
2024	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
	0	19,100	0	7,160	0		
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
241,500	241,500	241,500	150,376	150,376	150,376		











Parcel Number: 009-028-005-00

Page: 2

## Deck

w/Roof (Roof portion)	288	4,493	3,594
w/Roof (Roof portion)	640	9,709	7,767
w/Roof (Roof portion)	480	7,349	5,879

Totals:	513,542	410,852
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## Notes:

ECF (416 RURAL METES & BOUNDS) 0.930 => TCV: 382,092

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2024 Est. T.C.V. 009-028-005-00 = 632,512

Est. TCV/Total Floor Area = 192.78

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
292,100	292,100	292,100	173,909	5.00		
2024 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	24,200	0	0	8,695	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
316,300	316,300	316,300	182,604	182,604	182,604	





009-028-006-50 2024 Est. T.C.V. HALE LUCY T & MERCER JAMES &  
 Property Class: 401 4849 S LACHANCE RD  
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

. SEC 28 T22N R8W N 1/2 OF W 1/2 OF W 1/2 OF SE 1/4 OF SW 1/4. 5A.

ADD WELL & SEPTIC FOR 06

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 90/FF	330.00	660.00	0.8823	1.1334	90	100		29,700
330 Actual Front Feet, 5.00 Total Acres							Total Est. Land Value =	29,700

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	22.46	112	50	1,258
Total Estimated Land Improvements True Cash Value =				1,258

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Low Blt 0

(11) Heating System: Wall Furnace

Ground Area = 550 SF Floor Area = 550 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Metal	550		
Total:				32,477	11,367

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	748	262
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Water/Sewer

1000 Gal Septic	1	4,263	1,492
Water Well, 100 Feet	1	5,506	1,927

Built-Ins

Appliance Allow.	1	1,638	573
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Deck

w/Roof (Roof portion)	1440	17,885	6,260
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Garages

Class: D Exterior: Pole (Unfinished)

Base Cost	1200	22,908	8,018
No Concrete Floor	1200	-6,684	-2,339

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

Base Cost	1280	36,531	12,786
No Concrete Floor	1280	-7,130	-2,496

Totals: 108,142 37,850

Notes:

ECF (416 RURAL METES & BOUNDS) 0.800 => TCV: 30,280

2024 Est. T.C.V. 009-028-006-50 = 61,238

Est. TCV/Total Floor Area = 111.34, Most recent sale 02/01/1988 for 8,900

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
28,700	28,700	28,700	17,442	5.00	
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,900	0	872	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
30,600	30,600	30,600	18,314	18,314	0



009-028-006-60                                      2024 Est. T.C.V.                                      FINNERTY LARRY J  
 Property Class: 401                                                                           9660 W BUCK AVE  
 Map #:                                      LAKE TOWNSHIP                                      LAKE CITY, MI 49651

. SEC 28 T22N R8W W 1/2 OF E 1/2 OF SE 1/4 OF SW 1/4 & E 1/2 OF W 1/2 OF SE 1/4 OF SW 1/4. 20A.

12X60 FV MH

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 18	-29	@\$3000	20.00	Acres	3000	100		60,000
20.00 Total Acres                      Total Est. Land Value =								60,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	19.22	240	50	2,306
Total Estimated Land Improvements True Cash Value =				2,306

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

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 864 SF      Floor Area = 864 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Siding	Basement	864			*46% Good
Total:				109,621	57,223	

Other Additions/Adjustments

Plumbing

Average Fixture(s)                                      1                                      1,025                                      471

Water/Sewer

1000 Gal Septic                                      1                                      4,263                                      1,961  
 Water Well, 50 Feet                                      1                                      2,498                                      1,149

Porches

WPP                                      80                                      2,158                                      993  
 WPP                                      150                                      3,078                                      1,416

Built-Ins

Appliance Allow.                                      1                                      1,638                                      753

Totals:                                      124,281                                      63,966

Notes:

ECF (416 RURAL METES & BOUNDS) 0.930 => TCV:                                      59,488

2024 Est. T.C.V. 009-028-006-60                                      =                                      121,794

Est. TCV/Total Floor Area = 140.97

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
55,900	55,900	55,900	28,219	5.00		
2024	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	5,000		0	0	1,410	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
60,900	60,900	60,900	29,629	29,629	29,629	

009-028-006-80	2024 Est. T.C.V.	RUELL DANIEL & GLORIA
Property Class: 401		4895 S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 28 T22N R8W N 1/2 OF S 1/2 OF SW 1/4 OF SW 1/4. 10 A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$3000		10.00	Acres		3000	100		30,000
		10.00	Total Acres				Total Est. Land Value =	30,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	10.26	900	0	0
D/W/P: 3.5 Concrete	7.59	33	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Good Blt 1997

(11) Heating System: Wall Furnace  
 Ground Area = 1216 SF Floor Area = 1216 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Siding	Comp.Shingle	1088		
Addition	Siding	Crawl	128		
			Total:	89,209	49,066

Other Additions/Adjustments

Skirting, Metal or Vinyl, Vertical	168	2,006	1,103
Plumbing			
Average Fixture(s)	1	1,237	680
3 Fixture Bath	1	3,921	2,157
Water/Sewer			
1000 Gal Septic	1	5,636	3,100
Water Well, 50 Feet	1	2,921	1,607

Garages

Class: BC Exterior: Pole (Unfinished)

Base Cost	528	20,772	11,425
Door Opener	1	683	376

Built-Ins

Appliance Allow.	1	3,975	2,186
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Fireplaces

Interior 1 Story	1	6,916	3,804
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Totals: 137,276 75,504

Notes: HUD - DUTCH HOUSING SER # 10082D

ECF (416 RURAL METES & BOUNDS) 0.800 => TCY: 60,403

2024 Est. T.C.V. 009-028-006-80 = 91,353

Est. TCY/Total Floor Area = 75.13, Most recent sale 06/16/2008 for 52,500

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
47,400	47,400	47,400	35,897	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-1,700	0	1,794	0		
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
45,700	45,700	45,700	37,691	37,691	0	



009-028-007-00  
Property Class: 401  
Map #:

2024 Est. T.C.V.  
LAKE TOWNSHIP

NOWLAND STEPHEN & AMANDA  
4855 S LACHANCE RD  
LAKE CITY, MI 49651

. SEC 28 T22N R8W S 1/2 OF N 1/2 OF SW 1/4 OF SW 1/4. 10 A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS  
\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$3000		10.00	Acres		3000	100		30,000
		10.00	Total Acres				Total Est. Land Value =	30,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Split, 2 Rail	16.48	50	0	0
D/W/P: 4in Ren. Conc.	8.18	200	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
		Total Estimated Land Improvements True Cash Value =		950

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

(11) Heating System: Electric Baseboard  
Ground Area = 1456 SF Floor Area = 1456 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,456		
			Total:	209,285	136,035
Other Additions/Adjustments					
	Recreation Room		724	13,995	9,097
Exterior					
	Brick Veneer		96	1,650	1,072
	Basement, Outside Entrance, Above Grade		1	1,870	1,215
Plumbing					
	Average Fixture(s)		1	1,476	959
	3 Fixture Bath		1	4,646	3,020
Water/Sewer					
	1000 Gal Septic		1	4,864	3,162
	Water Well, 50 Feet		1	2,686	1,746
Porches					
	CCP (1 Story)		154	4,173	2,712
	WCP (1 Story)		312	10,224	6,646
Garages					
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)					
	Base Cost		440	20,698	13,454
	Common Wall: 1 Wall		1	-2,686	-1,746
	Door Opener		1	547	356
Built-Ins					
	Appliance Allow.		1	2,766	1,798
Fireplaces					
	Interior 1 Story		1	5,338	3,470
	Totals:			281,532	182,996

Notes:

ECF (416 RURAL METES & BOUNDS) 0.930 => TCV: 170,186

Parcel Number: 009-028-007-00

Page: 2

2024 Est. T.C.V. 009-028-007-00						=	201,136
Est. TCV/Total Floor Area = 138.14, Most recent sale 06/16/2021 for 130,000							
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
96,900	96,900	96,900	90,615	5.00			
2024	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	3,700	0	0	4,530	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
100,600	100,600	100,600	95,145	95,145	95,145		

009-028-008-00 2024 Est. T.C.V. LONSWAY JOHN & JUDITH  
 Property Class: 401 S LACHANCE RD  
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

. SEC 28 T22N R8W S 1/2 OF S 1/2 OF SW 1/4 OF SW 1/4. 10 A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$3000		10.00	Acres		3000	100		30,000
		10.00	Total Acres			Total Est.	Land Value =	30,000

Cost Est. for Res. Bldg: 1 Single Family GRG Cls CD Blt 2003

(11) Heating System: Space Heater  
 Ground Area = 0 SF Floor Area = 0 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
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Other Additions/Adjustments

Water/Sewer

1000 Gal Septic		1	4,550	4,095
Water Well, 50 Feet		1	2,585	2,326

Garages

Class: CD Exterior: Pole (Unfinished)

Base Cost	3584	77,414	71,995	*93% Good
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Totals:		84,549	78,416	
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Notes:

ECF (416 RURAL METES & BOUNDS) 0.930 => TCY: 72,927

2024 Est. T.C.V.	009-028-008-00	=	102,927		
Est. TCY/Total Floor Area	= 0.00, Most recent sale 04/01/2003 for 28,000				
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
49,300	49,300	49,300	34,024	5.00	
2024	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	2,200	0	0	1,701	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
51,500	51,500	51,500	35,725	35,725	0

009-028-009-00 2024 Est. T.C.V. PATTERSON JAMES D  
 Property Class: 401 4785 S LACHANCE RD  
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

. SEC 28 T22N R8W N 1/2 OF N 1/2 OF SW 1/4 OF SW 1/4. 10 A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$3000		10.00	Acres	3000	100			30,000
		10.00	Total Acres				Total Est. Land Value =	30,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	7.35	672	50	2,469
Wood Frame	24.89	120	50	1,493
Total Estimated Land Improvements True Cash Value =				3,962

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

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1008 SF Floor Area = 1512 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	1,008		
			Total:	169,416	110,120

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,230	799
3 Fixture Bath	1	3,860	2,509

Water/Sewer

1000 Gal Septic	1	4,550	2,957
Water Well, 50 Feet	1	2,585	1,680

Porches

WCP (1 Story)	210	7,426	4,827
WCP (1 Story)	96	4,208	2,735

Deck

Treated Wood	80	2,213	1,438
Treated Wood	256	4,759	3,093
w/Roof (Roof portion)	800	10,952	7,119
w/Roof (Roof portion)	100	1,665	1,082

Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	840	26,048	16,931
Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	672	24,810	16,126
Common Wall: 1/2 Wall	1	-1,252	-814
Class: CD Exterior: Pole (Unfinished)			
Base Cost	1200	25,920	16,848

Built-Ins

Appliance Allow.	1	1,934	1,257
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Totals: 290,324 188,707

Notes:

ECF (416 RURAL METES & BOUNDS) 0.930 => TCY: 175,498

2024 Est. T.C.V. 009-028-009-00 = 209,460  
 Est. TCY/Total Floor Area = 138.53, Most recent sale 08/01/1995 for 93,000  
 2023 Assessed MBOR S.E.V. Base for Cap C.P.I.

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	100,900	100,900	100,900	68,931	5.00	
2024	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	3,800	0	0	3,446	0
2024	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	104,700	104,700	104,700	72,377	72,377	72,377



009-028-011-00	2024 Est. T.C.V.	REINSTEIN RICHARD D
Property Class: 402		S BLOGETT RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 28 T22N R8W S 1/2 OF N 1/2 OF SE 1/4. 40 A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS  
\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 30 - 65	\$3000	40.00	Acres	3000	100			120,000
		40.00	Total Acres				Total Est. Land Value =	120,000

2024 Est. T.C.V. 009-028-011-00 = 120,000

Est. TCV/Total Floor Area = 79.37

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
48,000	48,000	48,000	14,977	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	12,000	0	0	748	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
60,000	60,000	60,000	15,725	15,725	0	

009-028-012-00	2024 Est. T.C.V.	GUNNERSON JOANN ETAL AS J/T
Property Class: 402		W BUCK AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 28 T22N R8W SW 1/4 OF SE 1/4. 40 A.

HAS ACCESS THRU 006

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 30 - 65	\$3000	40.00	Acres	3000	100			120,000
		40.00	Total Acres				Total Est. Land Value =	120,000

2024 Est. T.C.V. 009-028-012-00 = 120,000

Est. TCv/Total Floor Area = 79.37

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
48,000	48,000	48,000	14,977	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	12,000	0	0	748	0	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
60,000	60,000	60,000	15,725	15,725	0	0

009-028-013-00	2024 Est. T.C.V.	ROBBINS JACK D
Property Class: 402		S BLODGET RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 28 T22N R8W SE 1/4 OF SE 1/4. 40 A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 30 - 65	\$3000	40.00	Acres	3000	100			120,000
		40.00	Total Acres				Total Est. Land Value =	120,000

2024 Est. T.C.V. 009-028-013-00 = 120,000

Est. TCV/Total Floor Area = 79.37

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
48,000	48,000	48,000	14,977	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	12,000	0	0	748	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
60,000	60,000	60,000	15,725	15,725	15,725	



009-029-001-90 2024 Est. T.C.V. BEERENS SHELDA A  
 Property Class: 401 4040 S LACHANCE RD  
 Map #: LAKE TOWNSHIP Lake City, MI 49651

SEC 29 T22N R8W N 212 FT OF E 390 FT OF NE 1/4 OF NE 1/4 1.8981A.

99 SPLIT FROM 001-00 FOR 00 EXEMPT SPLIT (PA1176) NO DIV RTS  
 04 CLASS FROM 101 TO 401 FOR 05 MOVE FV BARN TO 001-00 FOR 06

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 1 - 2.99 @\$7000		1.90 Acres	7000	100				13,300
1.90 Total Acres Total Est. Land Value =								13,300

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls CD Blt 1984

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 672 SF Floor Area = 840 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Basement	672		
Total:				108,796	70,718

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,230	799
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Water/Sewer

1000 Gal Septic	1	4,550	2,957
Water Well, 50 Feet	1	2,585	1,680

Porches

CGEP (1 Story)	156	9,241	6,007
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Deck

Treated Wood	48	1,690	1,098
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Garages

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

Base Cost	432	18,295	11,892
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Built-Ins

Appliance Allow.	1	1,934	1,257
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Totals: 148,321 96,408

Notes:

ECF (416 RURAL METES & BOUNDS) 0.930 => TCv: 89,659

2024 Est. T.C.V. 009-029-001-90 = 102,959

Est. TCv/Total Floor Area = 122.57

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
50,100	50,100	50,100	30,579	5.00		
2024 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	1,400	0	0	1,528	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
51,500	51,500	51,500	32,107	32,107	32,107	



009-029-002-50                                      2024 Est. T.C.V.                                      SCHUT MARY LOU TRUST  
 Property Class: 102                                      S LACHANCE RD  
 Map #:                                      LAKE TOWNSHIP                                      LAKE CITY, MI 49651

NW 1/4 OF THE NE 1/4 EXCEPT NE 1/4 THERE OF SEC 29 T22N R8W 30A  
 SPLIT ON 04/14/2017 COMPLETED 04/14/2017 PARENT PARCEL(S): 009-029-002-50; CHILD  
 PARCEL(S): 009-029-002-90;  
 FORMERLY SEC 29 T22N R8W NW 1/4 OF NE 1/4. 40A.

99 SPLIT FOR 002-00 FOR 00 (PA116) EXEMPT SPLIT

Split/Comb. on 04/14/2017 completed 04/14/2017 TIM ;  
 Parent Parcel(s): 009-029-002-50;  
 Child Parcel(s): 009-029-002-90;

-----  
 SPLIT THE NE1/4 10A

Land Value Estimates for Land Table Ag 1 .A - Agriculture

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
AGRICULTRU 30 - 65 ACRES		20.00 Acres			3900	100		78,000
AGRICULTRU INFERIOR		10.00 Acres			1500	100		15,000
30.00 Total Acres                                      Total Est. Land Value =								93,000

2024 Est. T.C.V. 009-029-002-50                                      =                                      93,000

Est. TCV/Total Floor Area = 110.71

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
42,000	42,000	42,000	9,475	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	4,500	0	0	473	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
46,500	46,500	46,500	9,948	9,948	9,948	

009-029-002-90	2024 Est. T.C.V.	SCHUT COLLIN J
Property Class: 402		S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

2017-01519 NE 1/4 OF THE NW 1/4 OF THE NE 1/4 S29 T22N R8W 10 A TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS AND UTILITIES TOGETHER WITH REASONABLE RIGHTS TO MAINTAIN SAME OVER AND ACROSS THE NORTH 33' OF THE NE1/4 OF TH NE/14 OF SEC29, T22N, R8W, LAKE TOWNSHIP.

SPLIT ON 04/14/2017 FROM 009-029-002-50;  
FORMERLY SEC 29 T22N R8W NW 1/4 OF NE 1/4. 40A.

Split/Comb. on 04/14/2017 completed 04/14/2017 TIM ;  
Parent Parcel(s): 009-029-002-50;  
Child Parcel(s): 009-029-002-90;  
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Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS  
\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$3000		10.00	Acres	3000	100			30,000
		10.00	Total Acres				Total Est. Land Value =	30,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Ad-Hoc Unit-In-Place Items				
Description	Rate	Size	% Good	Cash Value
/CI16/YARI/PATR/PICSL	17.20	1080	25	4,644
/CI16/YARI/PATR/OPELMVOWL	6.29	800	25	1,258
Total Estimated Land Improvements True Cash Value =				5,902

2024 Est. T.C.V. 009-029-002-90	=	35,902			
Est. TCV/Total Floor Area = 42.74, Most recent sale 04/20/2017 for 15,000					
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
17,000	17,000	17,000	4,157	5.00	
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	1,000	0	0	207	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
18,000	18,000	18,000	4,364	4,364	0



009-029-003-00                                2024 Est. T.C.V.                                SCHUT MARY LOU TRUST  
Property Class: 101                                                                                              4242 S LACHANCE RD  
Map #:                                LAKE TOWNSHIP                                LAKE CITY, MI 49651

. PA 116 1989 SEC 29 T22N R8W N 1/2 OF SE 1/4 OF NE 1/4 EXC S 416 FT OF E 418 FT  
THOF. 16.0081A.

Land Value Estimates for Land Table Ag 1 .A - Agriculture

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
AGRICULTRU 8 - 17 Acres			16.00 Acres		3900	100		62,400
		16.00 Total Acres					Total Est. Land Value =	62,400

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

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 1329 SF    Floor Area = 1661 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Basement	1,329		
			Total:	219,127	131,475

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,476	886
2 Fixture Bath	1	3,108	1,865

Water/Sewer

1000 Gal Septic	1	4,864	2,918
Water Well, 50 Feet	1	2,686	1,612

Porches

CCP (1 Story)	42	1,312	787
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Garages

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

Base Cost	780	30,615	18,369
Common Wall: 1/2 Wall	1	-1,343	-806

Built-Ins

Appliance Allow.	1	2,766	1,660
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Fireplaces

Interior 1 Story	1	5,338	3,203
Exterior 1 Story	1	6,513	3,908

Breezeways

Frame Wall	72	4,955	2,973
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Totals:                                281,417                                168,850

Notes:

ECF (101 AGRICULTURE) 0.930 => TCV:                                157,031

Ag. Bld 1    0, 4 Wall Barn, General Purpose    Class:D,Pole    Quality:Low Cost  
Height: 14 ft

Description	Rate	Size	Cost New
Base Cost	17.45	1440	25,128
Default Walls	5.84	1440	8,410

Phy/Ab.Phy/Func/Econ/Comb. % Good=45/100/100/100/45    Depr. Cost =    15,092  
ECF (101 AGRICULTURE)                                0.660 => TCV of Bldg: 1 =    9,961

Ag. Bld 2 1975, Lean-To Utility Shed, Lean-To    Class:D,Pole    Quality:Low Cost  
Height: 12 ft

Parcel Number: 009-029-003-00

Page: 2

Description	Rate	Size	Cost New
Base Cost	3.26	690	2,249
Default Walls	6.30	518	3,263

Phy/Ab.Phy/Func/Econ/Comb. % Good=45/100/100/100/45	Depr. Cost =	2,480
ECF (101 AGRICULTURE)	0.660 => TCV of Bldg: 2 =	1,637

Ag. Bld 3 1976, 4 Wall Barn, General Purpose Class:D,Pole Quality:Low Cost  
Height: 8 ft

Description	Rate	Size	Cost New
Base Cost	15.20	1472	22,374
Default Walls	5.09	1472	7,492

Phy/Ab.Phy/Func/Econ/Comb. % Good=45/100/100/100/45	Depr. Cost =	13,440
ECF (101 AGRICULTURE)	0.660 => TCV of Bldg: 3 =	8,870

Ag. Bld 4 2007, 4 Wall Barn, General Purpose Class:D,Pole Quality:Low Cost  
Height: 12 ft

Description	Rate	Size	Cost New
Base Cost	18.54	660	12,236
Default Walls	6.21	660	4,099

Phy/Ab.Phy/Func/Econ/Comb. % Good=45/50/100/100/22.5	Depr. Cost =	3,675
ECF (101 AGRICULTURE)	0.660 => TCV of Bldg: 4 =	2,426

Ag. Bld 5 2018, Lean-To Loafing Shed Class:D,Pole Quality:Low Cost  
Height: 10 ft

Description	Rate	Size	Cost New
Base Cost	4.36	270	1,177
Default Walls	6.88	203	1,397

Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90	Depr. Cost =	2,317
ECF (101 AGRICULTURE)	0.660 => TCV of Bldg: 5 =	1,529

Total Estimated True Cash Value of Agricultural Buildings	=	24,423
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2024 Est. T.C.V. 009-029-003-00	=	243,854
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Est. TCV/Total Floor Area = 146.81

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
120,600	120,600	120,600	74,786	5.00	
2024 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses
0	1,300	0	0	3,739	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
121,900	121,900	121,900	78,525	78,525	78,525

009-029-003-80                            2024 Est. T.C.V.                            SCHUT DUANE JAY  
Property Class: 401                            4346 S LACHANCE RD  
Map #:    LAKE TOWNSHIP                            LAKE CITY, MI 49651

. SEC 29 T22N R8W S 416 FT OF E 418 FT OF N 1/2 OF SE 1/4 OF NE 1/4. 3.9919A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS  
\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value G> GROUP G 18K					18000	100		18,000
416 Actual Front Feet, 3.99 Total Acres					Total Est.		Land Value =	18,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	6.61	280	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements				True Cash Value = 950

Cost Est. for Res. Bldg: 1 Mobile Home HUD                            Cls Low                            Blt 1972

(11) Heating System: Wall Furnace  
Ground Area = 720 SF    Floor Area = 720 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Metal	720		
Expando			48		
			Total:	39,065	13,673

Other Additions/Adjustments

Skirting, Metal or Vinyl, Vertical                            144                            1,554                            544

Plumbing

Average Fixture(s)    1                            748                            262

Water/Sewer

1000 Gal Septic    1                            4,263                            1,492  
Water Well, 100 Feet                                    1                            5,506                            1,927

Built-Ins

Appliance Allow.    1                            1,638                            573

Garages

Class: D Exterior: Pole (Unfinished)

Base Cost	2448	46,732	16,356
Totals:		99,506	34,827

Notes:

ECF (416 RURAL METES & BOUNDS) 0.800 => TCV: 27,862

2024 Est. T.C.V. 009-029-003-80 = 46,812

Est. TCV/Total Floor Area = 65.02

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
24,700	24,700	24,700	16,293	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-1,300	0	814	0		
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
23,400	23,400	23,400	17,107	17,107	17,107	

009-029-004-00                      2024 Est. T.C.V.                      SCHUT COLLIN  
Property Class: 401                      4530 S LACHANCE RD  
Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

. SEC 29 T22N R8W PCL OF THE SURVEY RECORDED IN BOOK OF SURVEYS S-6P45 DESC AS:  
E 416 FT OF S 1/2 OF SE 1/4 OF NE 1/4 EXC N 208 FT THOF & EXC S 66 FT THOF.  
3.6863A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value G> GROUP G 18K					18000	100		18,000
382 Actual Front Feet, 3.64 Total Acres							Total Est. Land Value =	18,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.97	700	0	0
D/W/P: 4in Concrete	6.97	207	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
Total Estimated Land Improvements				True Cash Value = 2,375

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

(11) Heating System: Forced Hot Water  
Ground Area = 924 SF      Floor Area = 924 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	924		
Total:				145,990	94,893

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,476	959
2 Fixture Bath	1	3,108	2,020

Water/Sewer

1000 Gal Septic	1	4,864	3,162
Water Well, 50 Feet	1	2,686	1,746

Porches

CCP (1 Story)	42	1,312	853
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Deck

Treated Wood	330	5,755	3,741
Treated Wood	94	2,479	1,611
w/Roof (Roof portion)	207	3,467	2,254

Garages

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

Base Cost	816	31,596	20,537
Common Wall: 1 Wall	1	-2,686	-1,746
Door Opener	1	547	356

Built-Ins

Appliance Allow.	1	2,766	1,798
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Totals:                      203,360                      132,184

Notes:

ECF (416 RURAL METES & BOUNDS) 0.930 => TCV:                      122,931

2024 Est. T.C.V. 009-029-004-00                      =                      143,306  
Est. TCV/Total Floor Area = 155.09, Most recent sale 06/15/2018 for 170,000  
2023 Assessed                      MBOR                      S.E.V.                      Base for Cap                      C.P.I.

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	69,000	69,000	69,000	58,388	5.00		
2024	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	2,700	0	0	2,919	0	
2024	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
	71,700	71,700	71,700	61,307	61,307	61,307	

009-029-004-80	2024 Est. T.C.V.	SCHUT DUANE
Property Class: 101		S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 29 T22N R8W S 1/2 OF SE 1/4 OF NE 1/4 EXC E 416 FT THOF. 13.697A.

Land Value Estimates for Land Table Ag 1 .A - Agriculture

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
AGRICULTRU 8 - 17 Acres			7.70 Acres		3900	100		30,018
AGRICULTRU SURPLUS 2800/			6.00 Acres		2800	100		16,800
			13.70 Total Acres				Total Est. Land Value =	46,818

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Ad-Hoc Unit-In-Place Items				
Description	Rate	Size	% Good	Cash Value
/CI16/YARI/FARAR/BARWOSPSTL	3.10	2000	100	6,200
			Total Estimated Land Improvements True Cash Value =	6,200

Cost Est. for Res. Bldg: 1 Single Family GRG Cls C Blt 2016

(11) Heating System: No Heating/Cooling  
 Ground Area = 0 SF Floor Area = 0 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=92/100/100/100/92

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Plumbing					
	3 Fixture Bath		1	-4,646	-4,274
Deck					
	w/Roof (Roof portion)		240	3,902	3,590
Garages					
Class: C Exterior: Pole (Unfinished)					
	Base Cost		1140	27,508	25,307
			Totals:	26,764	24,623

Notes:

ECF (416 RURAL METES & BOUNDS) 0.930 => TCV: 22,899

Ag. Bld 1 2012, No-Wall Loafing Shed Class:D,Pole Quality:Low Cost  
 Height: 10 ft

Description	Rate	Size	Cost New
Base Cost	2.49	12540	31,225
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80			Depr. Cost = 24,980
ECF (416 RURAL METES & BOUNDS)	0.930 => TCV of Bldg: 1 =		23,231

Ag. Bld 2 2012, No-Wall Barn, General Purpose Class:D,Pole Quality:Low Cost  
 Height: 10 ft

Description	Rate	Size	Cost New
Base Cost	16.90	900	15,210
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80			Depr. Cost = 12,168
Unit in Place Item(s)	Rate	Quantity/Area	Depr. Depr. Cost
/A22/UOACL	3.68	256	100 942
ECF (416 RURAL METES & BOUNDS)	0.930 => TCV of Bldg: 2 =		12,192

Ag. Bld 3 2000, No-Wall Barn, General Purpose Class:D,Pole Quality:Low Cost  
 Height: 10 ft

Parcel Number: 009-029-004-80

Page: 2

Description	Rate	Size	Cost New
Base Cost	16.93	896	15,169
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60 Depr. Cost = 9,101			
Unit in Place Item(s)	Rate	Quantity/Area	Depr. Depr. Cost
/A22/UOCL	3.68	160	100 588
ECF (416 RURAL METES & BOUNDS)	0.930 =>	TCV of Bldg: 3 =	9,012

Ag. Bld 4 2000, No-Wall Barn, General Purpose Class:D,Pole Quality:Low Cost  
Height: 10 ft

Description	Rate	Size	Cost New
Base Cost	21.06	288	6,065
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60 Depr. Cost = 3,639			
ECF (416 RURAL METES & BOUNDS)	0.930 =>	TCV of Bldg: 4 =	3,384

Ag. Bld 5 2012, No-Wall Barn, General Purpose Class:C Quality:Low Cost  
Height: 10 ft

Description	Rate	Size	Cost New
Base Cost	17.62	352	6,202
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60 Depr. Cost = 3,721			
ECF (416 RURAL METES & BOUNDS)	0.930 =>	TCV of Bldg: 5 =	3,461

Total Estimated True Cash Value of Agricultural Buildings = 51,280

2024 Est. T.C.V. 009-029-004-80 = 127,197

Est. TCV/Total Floor Area = 0.00

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
58,800	58,800	58,800	27,874	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	4,800	0	0	1,393	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
63,600	63,600	63,600	29,267	29,267	29,267	

009-029-005-00	2024 Est. T.C.V.	PHELPS JEANETTE D
Property Class: 401		4448 S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 29 T22N R8W N 208 FT OF E 416 FT OF S 1/2 OF SE 1/4 OF NE 1/4. 1.9864 A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 90/FF	208.00	416.00	0.9902	1.0099	90	100		18,720
208 Actual Front Feet, 1.99 Total Acres      Total Est. Land Value =								18,720

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	23.11	168	50	1,941
Total Estimated Land Improvements True Cash Value =				1,941

Cost Est. for Res. Bldg: 1 Single Family 1S      Cls CD      Blt 1952

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1520 SF      Floor Area = 1520 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,520		
Total:				169,231	101,539

Other Additions/Adjustments

Plumbing					
Average Fixture(s)	1	1,230		738	
Water/Sewer					
1000 Gal Septic	1	4,550		2,730	
Water Well, 50 Feet	1	2,585		1,551	
Built-Ins					
Appliance Allow.	1	1,934		1,160	
Totals:				179,530	107,718

Notes:

ECF (416 RURAL METES & BOUNDS) 0.930 => TCv: 100,178

2024 Est. T.C.V. 009-029-005-00 = 120,839

Est. TCv/Total Floor Area = 79.50, Most recent sale 07/01/2011 for 23,305

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
51,700	51,700	51,700	24,966	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	8,700	0	0	1,248	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
60,400	60,400	60,400	26,214	26,214	26,214	





009-029-007-00 2024 Est. T.C.V. MALOTT SCOTT W & COURTNEY D  
 Property Class: 401 X SEELEY RD  
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

. SEC 29 T22N R8W N 1/2 OF NW 1/4. 80 A.

120 ACRES OF BEAUTIFUL UP NORTH MICHIGAN! THE PERFECT HUNTING CAMP! ABUNDANT IN WILDLIFE AND BEAUTIFUL VIEWS! THIS PROPERTY HAS A RUSTIC CABIN ON THE PROPERTY POWERED BY A GENERATOR. ENJOY YOUR SUMMER EVENINGS ON THE LARGE FRONT DECK! THIS PIECE OF LAND IS FILLED WITH HARDWOOD TREES, PINE TREES SCATTERED THROUGHOUT, AND A PRIVATE LAKE! IF YOU ARE LOOKING FOR YOUR UP NORTH GET-AWAY LOOK NO FURTHER!

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia PARTOF>80@\$2800	50.00	Acres	2800	100	140,000			
Residentia INFERIOR@\$1400	30.00	Acres	1400	100	42,000			
80.00 Total Acres Total Est. Land Value =								182,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Solid, 6 ft.	26.88	12	50	161
Fencing: Wd, Solid, 6 ft.	26.88	24	50	322
Total Estimated Land Improvements True Cash Value =				483

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

(11) Heating System: No Heating/Cooling  
 Ground Area = 720 SF Floor Area = 720 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Piers	720		
Total:				74,042	48,128

Other Additions/Adjustments

Water/Sewer

1000 Gal Septic	1	4,263	2,771
Water Well, 50 Feet	1	2,498	1,624

Deck

Treated Wood	150	3,276	2,129
Treated Wood	150	3,276	2,129

Fireplaces

Wood Stove	1	1,779	1,156
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Local Cost Items

GENERATOR	1	1	1	*95% Good
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Totals: 89,135 57,938

Notes:

ECF (416 RURAL METES & BOUNDS) 0.930 => TCV: 53,882

2024 Est. T.C.V. 009-029-007-00 = 236,365

Est. TCV/Total Floor Area = 328.28, Most recent sale 09/03/2021 for 320,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
123,000	123,000	123,000	110,145	5.00	
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-4,800	0	0	5,507	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
118,200	118,200	118,200	115,652	115,652	0

009-029-008-00	2024 Est. T.C.V.	MALOTT SCOTT W & COURTNEY D
Property Class: 402		X SEELEY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 29 T22N R8W SW 1/4 OF NW 1/4. 40 A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS  
\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia PARTOF>80@\$2800		40.00	Acres		2800	100		112,000
		40.00	Total Acres				Total Est. Land Value =	112,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	31.10	24	50	373
Wood Frame	31.10	40	50	622
Total Estimated Land Improvements True Cash Value =				995

2024 Est. T.C.V. 009-029-008-00 = 112,995

Est. TCV/Total Floor Area = 156.94, Most recent sale 09/03/2021 for 320,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
48,500	48,500	48,500	42,420	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	8,000	0	0	2,121	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
56,500	56,500	56,500	44,541	44,541	0	

009-029-009-00	2024 Est. T.C.V.	STATE OF MICHIGAN
Property Class: 402		X SEELEY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 29 T22N R8W SE 1/4 OF NW 1/4; AND SW 1/4. 200 A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 121 - 300@\$2600		200.00	Acres		2600	100		520,000
		200.00	Total Acres				Total Est. Land Value =	520,000

2024 Est. T.C.V. 009-029-009-00	=	0			
Est. TCV/Total Floor Area = 0.00					
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
0	0	0	0	5.00	
2024 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses
0	0	0	0	0	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
0	0	0	0	0	0



009-029-011-00	2024 Est. T.C.V.	SUTTON LOUIS
Property Class: 402		S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 29 T22N R8W S 198 FT OF SE 1/4 OF SE 1/4. 6A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS  
\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 90/FF	198.00	1320.00	1.0025	1.3478	90	100		24,078
198 Actual Front Feet, 6.00 Total Acres							Total Est. Land Value =	24,078

2024 Est. T.C.V. 009-029-011-00 = 24,078

Est. TCV/Total Floor Area = 30.10

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
9,400	9,400	9,400	6,060	5.00			
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses			
0	2,600	0	0	303	0		
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
12,000	12,000	12,000	6,363	6,363	6,363		

009-029-011-20                                2024 Est. T.C.V.                                BRAINERD RICKY R & DELLA L  
 Property Class: 401                                                                                              4900 S LACHANCE RD  
 Map #:                                LAKE TOWNSHIP                                LAKE CITY, MI 49651

. SEC 29 T22N R8W SE 1/4 OF SE 1/4 EXC BEG 621 FT N OF SE COR, TH W 309 FT, N  
 293 1/2 FT, E 309 FT, S 293 1/2 FT & EXC N 405.5 FT OF E 224 FT THOF & EXC S 198  
 FT THOF. 29.8302A.

14X65 FV MH, W/10X65 SBA VERY LITTLE VALUE.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 18	-29	@\$3000	29.83	Acres	3000	100		89,490
			29.83	Total Acres			Total Est. Land Value =	89,490

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	17.91	1340	25	6,000
			Total Estimated Land Improvements True Cash Value =	6,000

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

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1324 SF    Floor Area = 1324 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,324		
			Total:	137,035	75,369

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,025	564
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Water/Sewer

1000 Gal Septic	1	4,263	2,345
Water Well, 50 Feet	1	2,498	1,374

Garages

Class: D Exterior: Pole (Unfinished)

Base Cost	576	12,799	7,039
No Concrete Floor	576	-3,208	-1,764

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

Base Cost	1440	46,109	25,360
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Built-Ins

Appliance Allow.	1	1,638	901
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Deck

w/Roof (Roof portion)	225	3,044	1,674
w/Roof (Roof portion)	468	5,845	3,215

Totals:                                211,048                                116,077

Notes:

ECF (416 RURAL METES & BOUNDS) 0.930 => TCv:                                107,951

2024 Est. T.C.V. 009-029-011-20                                =                                203,441

Est. TCv/Total Floor Area = 153.66

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
93,900	93,900	93,900	50,331	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	7,800	0	0	2,516	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
101,700	101,700	101,700	52,847	52,847	52,847	





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60,900	60,900	60,900	54,915	54,915	0
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009-029-012-50 2024 Est. T.C.V. GEERS JACK D & JANET L  
 Property Class: 401 4774 S LACHANCE RD  
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

. SEC 29 T22N R8W S 1/2 OF E 224 FT OF N 405 1/2 FT OF SE 1/4 OF SE 1/4. 1.0426  
 A A.  
 SPLIT ON 07/29/2022 FROM 009-029-012-00;

Split/Comb. on 07/29/2022 completed 07/29/2022 TIM ;  
 Parent Parcel(s): 009-029-012-00;  
 Child Parcel(s): 009-029-012-50;

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 90/FF	202.75	224.00	0.9966	0.8651	90	100		15,731
203 Actual Front Feet, 1.04 Total Acres					Total Est. Land Value =			15,731

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Average Blt 1972

(11) Heating System: Wall Furnace  
 Ground Area = 980 SF Floor Area = 980 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Siding	Comp.Shingle	980		
Expando			99		
			Total:	62,530	21,886

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	964	337
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Water/Sewer

1000 Gal Septic	1	4,864	1,702
Water Well, 50 Feet	1	2,686	940

Porches

CCP (1 Story)	279	6,024	2,108
CCP (1 Story)	24	1,208	423

Block Foundation	198	2,780	973
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Built-Ins

Appliance Allow.	1	2,766	968
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Totals:		83,822	29,337
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Notes: 1972 STAR MHD

ECF (416 RURAL METES & BOUNDS) 0.800 => TCV: 23,470

2024 Est. T.C.V. 009-029-012-50	=	39,201			
Est. TCV/Total Floor Area = 40.00, Most recent sale 08/05/2022 for 70,000					
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
18,900	18,900	18,900	18,900	5.00	
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	700	0	0	700	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
19,600	19,600	19,600	19,845	19,600	0

009-029-013-00	2024 Est. T.C.V.	SCHAAF KEVIN L
Property Class: 401		4854 S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 29 T22N R8W BEG 621 FT N OF SE COR SEC 29 TH N 293 1/2 FT W 309 FT S 293  
1/2 FT E 309 FT TO POB. 2.082 A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 90/FF	293.50	309.00	0.9086	0.9375	90	100		22,500
294 Actual Front Feet, 2.08 Total Acres Total Est. Land Value =								22,500

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Metal Prefab	10.91	270	50	1,473
Wood Frame	21.40	144	50	1,541
Total Estimated Land Improvements True Cash Value =				3,014

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

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 1024 SF Floor Area = 1024 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,024		
Total:				107,654	64,591

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,025	615
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Water/Sewer

1000 Gal Septic	1	4,263	2,558
Water Well, 50 Feet	1	2,498	1,499

Deck

Treated Wood w/Roof (Deck Portion)	160	3,422	2,053
Treated Wood w/Roof (Roof portion)	160	2,306	1,384
w/Roof (Roof portion)	192	2,686	1,612

Built-Ins

Appliance Allow.	1	1,638	983
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Totals: 125,492 75,295

Notes:

ECF (416 RURAL METES & BOUNDS) 0.930 => TCV: 70,024

2024 Est. T.C.V. 009-029-013-00 = 95,538

Est. TCV/Total Floor Area = 93.30

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
44,100	44,100	44,100	21,783	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,700	0	0	1,089	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
47,800	47,800	47,800	22,872	22,872	22,872	

009-030-001-00	2024 Est. T.C.V.	STATE OF MICHIGAN
Property Class: 402		S SEELEY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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SEC 30 T22N R8W ENTIRE FRL SECTION. 647.07 A.

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Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 121 - 300@\$2600		647.07	Acres		2600	100		1,682,382
		647.07	Total Acres				Total Est. Land Value =	1,682,382

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2024 Est. T.C.V. 009-030-001-00	=	0			
Est. TCV/Total Floor Area = 0.00					
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
0	0	0	0	5.00	
2024	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	0	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
0	0	0	0	0	0

009-031-001-00  
 Property Class: 402  
 Map #:

2024 Est. T.C.V.  
 LAKE TOWNSHIP

BALL JEFFREY & ELIZABETH  
 S BROWN RD  
 LAKE CITY, MI 49651

A PART OF THE NORTHEAST $\frac{1}{4}$  OF SECTION 31, T22N-R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS COMMENCING AT THE EAST $\frac{1}{4}$  CORNER OF SAID SECTION; THENCE N89°29'4G"W. ALONG THE EAST-WEST $\frac{1}{4}$  LINE OF SAID SECTION, 1498.49 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N89°29'4G"W, 187.37 FEET; THENCE N00°02'40"E, 956.34 FEET; THENCE S31°57'40"E, 23.09 FEET; THENCE 199.94 FEET ALONG A CURVE TO THE LEFT (RADIUS= I 2G.2 I FEET. CHORD=S77'24' 18"E, 179.68 FEET): THENCE S00'03'44"W, 899.24 FEET TO THE POINT OF BEGINNING. CONTAINING 3.85± ACRES.

SPLIT ON 7/2020 13.32 A TO 031-001-10

FORMERLY SEC31T22NR8W BEG N89DEG29'46"W 1498.5FT FROM E1/4COR TH N 0DEG03'44"E899.24FT, N36DEG08'02"E 90.78FT, N15DEG03'01"E297.75FT, N20DEG19'50"E 221.85FT, N23DEG19'38"W535.91FT, S89DEG40'35"W 815.66 FT, SSSDEG51'29"W107.22FT, S26DEG17'35"E 321.45FT, S48DEG59'05"E93.62FT, S33DEG09'11"E115.82FT, S16DEG19'19"E300.54FT, S32DGE40'52"E211.55FT, SODEG03'44"W957.40FT, S89DEG29'46"E TO POB. 17.77AC

SPLIT ON 10/16/2019 26.33A TO PIN 009-031-001-25

FORMERLY SEC 31 T22N R8W (5\*2006) NE 1/4 EXC BEG AT NE COR, TH S 0 DEG30'13"E TO SE COR, TH N89DEG29'46"W297.5 FT, NODEG13'45"E 1024.06', N59 DEG 54'35"W 194.02FT, N 55 DEG 56'12"W 154.54 FT, N 43 DEG 31'06"W 209.58 FT, N 59 DEG 54'35"W 225.94 FT, N 29 DEG 0'23"W 167.60 FT, N 26 DEG 52'47"W 192.56 FT, N 66 DEG 13'21"W 73.35 FT, N76 DEG 47'19"W 142.24 FT, N 64 DEG 28'46"W 63.96 FT, N 52 DEG 10'12"W 170 FT, S 73 DEG 42'57"W 243.06 FT, S 19 DEG 36'07"W 96.37 FT, N 23 DEG 19'38"W 535.91 FT, S 89 DEG 40'35"W 815.66 FT, S22 DEG 51'29"W 107.22 FT, S 26 DEG 17'35"E 321.45 FT, S 48 DEG 59'05"E 93.62 FT, S 33 DEG 09'11"E 115.82 FT, S 16 DEG 19'17"E 300.54 FT, S 32 DEG 40'52"E 211.55 FT, S957.4 FT, N89DEG 29'46"W TO SW COR, NODEG40'))"E TO NE COR, N89DEG 40'36"E TO POB EXC BEG 89D29'46"W 1060.85FT FROM E1/4 COR TH N0D03'44"E 1261.24FT, N89D29'46"W 307.19FT S15D03'01"W 297.75FT, S36D08'02"W 90.78FT, S0D03'44W 899.24FT, S89D29'46"E 437.65FT TO POB. 44.1 A. SPLIT ON 12/05/2006 INTO 009-031-001-92; SPLIT ON

05/16/2007 INTO 009-031-001-85; SPLIT ON 06/04/2007 INTO 009-031-001-75, 009-031-001-80; SPLIT ON 06/24/2009 INTO 009-031-031-70; SPLIT ON 10/20/2011 INTO 009-031-001-00, 009-031-001-65; SPLIT ON 06/04/2012 INTO 009-031-001-60; SPLIT ON 08/28/2012 INTO 009-031-001-50, 009-031-001-55; SPLIT(EXEMPT) ON 7/16/2013 INTO 009-031-001-45; SPLIT ON 05/04/2018 INTO 009-031-001-40 ; SPLIT ON 7/9/2018 INTO 009-031-004-35

FORMERLY (5\*2006) 2013-02263 LTC SPLIT 20.88 ACRES FROM 81.98

PART OF THE NORTHEAST 1/4 OF SECTION 31, T22N, R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN DESCRIBED AS COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 31, THENCE S89°46'55W 2636.58 FEET ALONG THE EAST AND WEST 1/4 LINE TO A POINT ON THE NORTH AND SOUTH 1/4 LINE OF SAID SECTION 31, THENCEN00°40'00'W 956.53 FEET ALONG SAID NORTH AND SOUTH 1/4LINE, THENCE N89°43'45"E 950.44 FEET TO A POINT ON THE CENTERLINE OF A 66 FOOT WIDE EASEMENT, THENCE ALONG SAID CENTERLINE THE FOLLOWING COARSES, N32°40'52'W 211.55 FEET, THENCE N16°19'17"E 300.54 FEET, THENCE NORTHWESTERLY 117.51 FEET ALONG THE ARC OF A 200 FOOT RADIUS CURVE TO THE LEFT (LONG CHORD BEARING N33°09'11 "W 115.82 FEET) THENCE NORTHWESTERLY 330.80 FEET ALONG THE ARC OF A 400 RADIUS CURVE TO THE RIGHT (LONG CHORD BEARING N26°17'35'W 321.45 FEET), THENCE LEAVING SAID CENTERLINE N22°51'29"E 107.22 FEET THENCE N89°40'35RE 634.64 FEET, THENCE S23°19'38"E 535.91 FEET TO A POINT ON SAID 66 FOOT WIDE EASEMENT, THENCE ALONG SAID EASEMENT THE FOLLOWING COARSES, N 19°3607"E 96.37 FEET, THENCE NORTHEASTERLY 283.34 FEET ALONG THE ARC OF A 150 FOOT RADIUS CURVE TO THE RIGHT (LONG CHORD BEARING N73°42'57"E 243.06 FEET), THENCE S52°10'12"E 170.00 FEET, THENCE SOUTHEASTERLY 64.45 FEET ALONG THE ARC OF A 150 FOOT RADIUS CURVE TO THE LEFT (LONG CHORD BEARING S64°28'46"E 63.96 FEET), THENCE S76°47'19"E 142.24 FEET, THENCE SOUTHEASTERLY 274.66 FEET ALONG THE ARC OF A 200 FOOT RADIUS CURVE TO THE RIGHT (LONG CHORD BEARING S37°26'45"E 253.58 FEET), THENCE SOUTHEASTERLY 176.01 FEET ALONG THE ARC OF A 163.16 FOOT RADIUS CURVE TO THE LEFT (LONG CHORD BEARING S29°00'23"E 167.60 FEET), THENCE S59°54'35RE 225.94 FEET, THENCE S43°31'06"E 209.58 FEET, THENCE S55°56'12"E 44.30 FEET, THENCE LEAVING SAID CENTERLINE OF THE 66 FOOT WIDE EASEMENT S89°29'47"W 119.23 FEET, THENCE S00°30'13"E 235.00 FEET, THENCE N89°29'47"E 210.00 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 31, THENCE S00°30'13"E 595.70 FEET TO THE POINT OF BEGINNING. CONTAINING 81.4 ACRES MORE OR LESS. TOGETHER WITH AND SUBJECT A 66 FOOT WIDE EASEMENT FOR INGRESS, EGRESS AND UTILITIES AND ALSO SUBJECT TO EASEMENTS, RESERVATIONS AND RESTRICTIONS OF

RECORD. EXEPT BEG AS SW CNR THEN N 956.53' EAST 940.44 FEET; THENCE SOUTH 957.40 FEET; THENCE WEST TO THE POINT OF BEGINNING. 20.88A M/L

SPLIT ON 12/05/2006 INTO 009-031-001-92;
SPLIT ON 05/16/2007 INTO 009-031-001-85;
SPLIT ON 06/04/2007 INTO 009-031-001-75, 009-031-001-80;
SPLIT ON 06/24/2009 INTO 009-031-031-70;
SPLIT ON 10/20/2011 INTO 009-031-001-00, 009-031-001-65;
SPLIT ON 06/04/2012 INTO 009-031-001-60;
SPLIT ON 08/28/2012 INTO 009-031-001-50, 009-031-001-55;
SPLIT(EXEMPT) ON 7/16/2013 INTO 009-031-001-45;

FORMERLY:

SEC 31 T22N R8W (5\*2006) NE 1/4 EXC BEG S 0 DEG 40'E 758.42 FT FROM N 1/4 COR, TH N 89 DEG 43'45"E 484.94 FT, S 26 DEG 17'35"E 321.45 FT, S 49 DEG 59'05"E 93.62 FT, S 33 DEG 09'11"E 115.82 FT, S 16 DEG 19'17"E 300.54 FT, S 32 DEG 40'52"E 211.55 FT, S 89 DEG 43'45"W 950.44 FT, N 0 DEG 40'00"W 914.12 FT TO POB & EXC BEG AT NE COR, TH S 0 DEG 30'13"E 1865.73 FT, N 55 DEG 56'12"W 154.54 FT, N 43 DEG 31'06"W 209.58 FT, N 59 DEG 54'35"W 225.94 FT, N 29 DEG 00'23"W 167.60 FT, N 26 DEG 52'47"W 192.56 FT, N 89 DEG 40'36"E 630.25 FT, N 66 DEG 13'21"W 73.35 FT, N 76 DEG 47'19"W 142.24 FT, N 0 DEG 30'13"W 468.76 FT, S 89 DEG 40'36"W 484.71 FT, N 0 DEG 30'13"W 660 FT, N 89 DEG 40'36"E 1320 FT TO POB. EXCEPT 2012-00042 LCT PARCEL B: PART OF THE NORTHEAST 1/4 OF SECTION 31, T22N, R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN, MORE FULLY DESCRIBED AS: COMMENCING AT THE NORTH 1/4 OF SAID SECTION 31, THENCE N89° 40' 36"E 614. 69 FEAT ALONQ THE NORTH LINE OF SAID SECTION 31, THENCE S00°40'00"E 412.55 FEET, THENCE S22°51'29"W 376.70 FEET, THENCE S89°43'45' 'W 464.33 FEET TO A POINT ON THE NORTH & SOUTH LINE OF SAID SECTION 31, THENCE N00°40'00' 'W 758.42 FEET ALONG' SAID 1/4 LINE TO THE POB. SUBJECT TO THE RIGHT OF WAY FOR A SEASONAL ROAD. 009-031-001-60 99.06 A M/L

SPLIT ON 12/05/2006 INTO 009-031-001-92;
SPLIT ON 05/16/2007 INTO 009-031-001-85;
SPLIT ON 06/04/2007 INTO 009-031-001-75, 009-031-001-80;
SPLIT ON 06/24/2009 INTO 009-031-031-70;
SPLIT ON 10/20/2011 INTO 009-031-001-00, 009-031-001-65;
SPLIT ON 06/04/2012 INTO 009-031-001-60;
SPLIT ON 08/28/2012 INTO 009-031-001-50, 009-031-001-55;
SPLIT ON 07/09/2013 INTO 009-031-001-45;

Split/Comb. on 07/11/2020 completed 07/11/2020 TIM ;
Parent Parcel(s): 009-031-001-00;
Child Parcel(s): 009-031-001-10;

Split/Comb. on 10/16/2019 completed 10/16/2019 TIM ;
Parent Parcel(s): 009-031-001-00;
Child Parcel(s): 009-031-001-25;

Split/Comb. on 07/09/2018 completed 07/09/2018 TIM ;
Parent Parcel(s): 009-031-001-00;
Child Parcel(s): 009-031-001-35;

SPLIT/COMB. ON 05/04/2018 COMPLETED 05/04/2018 TIM ;
PARENT PARCEL(S): 009-031-001-00;
CHILD PARCEL(S): 009-031-001-40;

SPLIT/COMB. ON 07/09/2013 COMPLETED 07/09/2013 TIM EXEMPT SPLIT 20.88A;
PARENT PARCEL(S): 009-031-001-00;
CHILD PARCEL(S): 009-031-001-45;

SPLIT/COMB. ON 08/28/2012 COMPLETED 08/28/2012 TIM LAND DIVISION
APPLICATION -55;
PARENT PARCEL(S): 009-031-001-00;
CHILD PARCEL(S): 009-031-001-50, 009-031-001-55;

Parcel Number: 009-031-001-00

Page: 3

SPLIT/COMB. ON 06/04/2012 COMPLETED 06/04/2012 TIM L2012-00042 LCT ;  
 PARENT PARCEL(S): 009-031-001-00;  
 CHILD PARCEL(S): 009-031-001-60;  
 -----  
 SPLIT/COMB. ON 10/20/2011 COMPLETED 10/20/2011 TIM LAND DIVISION ;  
 PARENT PARCEL(S): 009-031-001-00;  
 CHILD PARCEL(S): 009-031-001-01, 009-031-001-65;  
 -----  
 SPLIT/COMB. ON 06/24/2009 COMPLETED 06/24/2009 RAY ;  
 PARENT PARCEL(S): 009-031-001-00;  
 CHILD PARCEL(S): 009-031-031-70;  
 -----  
 SPLIT/COMB. ON 06/04/2007 COMPLETED 06/04/2007 RAY ;  
 PARENT PARCEL(S): 009-031-001-00;  
 CHILD PARCEL(S): 009-031-001-75, 009-031-001-80;  
 -----  
 SPLIT/COMB. ON 05/16/2007 COMPLETED 05/16/2007 RAY ;  
 PARENT PARCEL(S): 009-031-001-00;  
 CHILD PARCEL(S): 009-031-001-85;  
 -----  
 SPLIT/COMB. ON 12/05/2006 COMPLETED 12/05/2006 RAY ;  
 PARENT PARCEL(S): 009-031-001-00;  
 CHILD PARCEL(S): 009-031-001-92;  
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## Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE &amp; LOTS

\* Factors \* 187.37 X 895.053

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 3 - 7 @\$3000			3.85 Acres		3000	100		11,550
			3.85 Total Acres				Total Est. Land Value =	11,550

2024 Est. T.C.V. 009-031-001-00							=	11,550
Est. TCV/Total Floor Area = 11.28, Most recent sale 09/18/2020 for 9,500								
2023 Assessed		MBOR	S.E.V.		Base for Cap		C.P.I.	
	5,800	5,800	5,800		4,013		5.00	
2024	New	Eq. Adjustment	Loss		Additions		Tax Adjustment	Losses
	0	0	0		0		200	0
2024 Assessed		MBOR	S.E.V.		Capped		->Taxable<-	PRE/MBT
	5,800	5,800	5,800		4,213		4,213	0

009-031-001-10  
 Property Class: 402  
 Map #:

2024 Est. T.C.V.  
 LAKE TOWNSHIP

SMITH ROBERT & ROBIN L  
 S BROWN RD  
 LAKE CITY, MI 49651

A PART OF THE NORTHEAST $\frac{1}{4}$  OF SECTION 31, T22N-R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS COMMENCING AT THE NORTH $\frac{1}{4}$  CORNER OF SAID SECTION: THENCE S00°03'43"W, ALONG THE NORTH-SOUTH $\frac{1}{4}$  LINE OF SAID SECTION, 759.87 FEET; THENCE S89°32'32"E, 464.03 FEET TO THE POINT OF BEGINNING; THENCE N23° 11'43"E, 107.24 FEET; THENCE S89°35'35"E, 634.67 FEET; THENCE S22°36' 10"E, 535.56 FEET; THENCE S20° 15'36"W, 224.85 FEET; THENCE S15°04'00"W, 302.53 FEET; THENCE 292.81 FEET ALONG A CURVE TO THE RIGHT (RADIUS= 126.21 FEET. CHORD=S81DEG31'02"W, 231 .42 FEET); THENCE N31 DEG57'40"W, 234.64 FEET; THENCE N15°35'34"W, 300.54 FEET; THENCE 117.70 FEET ALONG A CURVE TO THE LEFT (RADIUS= 199.35 FEET. CHORD=N32°25'28"W, 117.51 FEET); THENCE N49° 15'22"W, 93.62 FEET; THENCE 331. 14 FEET ALONG A CURVE TO THE RIGHT (RADIUS=401.30 FEET, CHORD=N25°37'34"W, 321 .53 FEET); THENCE N89°17'38"W, 20.27 FEET TO THE POINT OF BEGINNING. CONTAINING 13.32± ACRES.

SPLIT ON 7/2020 FROM 031-001-00

FORMERLY SEC31T22NR8W BEG N89DEG29'46"W 1498.5FT FROM E1/4COR TH N 0DEG03'44"E899.24FT, N36DEG08'02"E 90.78FT, N15DEG03'01"E297.75FT, N20DEG19"50"E 221.85FT, N23DEG19'38"W535.91FT, S89DEG40'35"W 815.66 FT, SSSDEG51'29"W107.22FT, S26DEG17'35"E 321.45FT, S48DEG59'05"E93.62FT, S33DEG09'11"E115.82FT, S16DEG19'19"E300.54FT, S32DEG40'52"E211.55FT, SODEG03'44"W957.40FT, S89DEG29'46"E TO POB. 17.77AC

SPLIT ON 10/16/2019 26.33A TO PIN 009-031-001-25

FORMERLY SEC 31 T22N R8W (5\*2006) NE 1/4 EXC BEG AT NE COR, TH S 0 DEG30'13"E TO SE COR, TH N89DEG29'46"W297.5 FT, N0DEG13'45"E 1024.06', N59 DEG 54'35"W 194.02FT, N 55 DEG 56'12"W 154.54 FT, N 43 DEG 31'06"W 209.58 FT, N 59 DEG 54'35"W 225.94 FT, N 29 DEG 0'23"W 167.60 FT, N 26 DEG 52'47"W 192.56 FT, N 66 DEG 13'21"W 73.35 FT, N76 DEG 47'19"W 142.24 FT, N 64 DEG 28'46"W 63.96 FT, N 52 DEG 10'12"W 170 FT, S 73 DEG 42'57"W 243.06 FT, S 19 DEG 36'07"W 96.37 FT, N 23 DEG 19'38"W 535.91 FT, S 89 DEG 40'35"W 815.66 FT, S22 DEG 51'29"W 107.22 FT, S 26 DEG 17'35"E 321.45 FT, S 48 DEG 59'05"E 93.62 FT, S 33 DEG 09'11"E 115.82 FT, S 16 DEG 19'17"E 300.54 FT, S 32 DEG 40'52"E 211.55 FT, S957.4 FT, N89DEG 29'46"W TO SW COR, N0DEG40'))"E TO NE COR, N89DEG 40'36"E TO POB EXC BEG 89D29'46"W 1060.85FT FROM E1/4 COR TH N0D03'44"E 1261.24FT, N89D29'46"W 307.19FT S15D03'01"W 297.75FT, S36D08'02"W 90.78FT, S0D03'44W 899.24FT, S89D29'46"E 437.65FT TO POB. 44.1 A. SPLIT ON 12/05/2006 INTO 009-031-001-92; SPLIT ON 05/16/2007 INTO 009-031-001-85; SPLIT ON 06/04/2007 INTO 009-031-001-75, 009-031-001-80; SPLIT ON 06/24/2009 INTO 009-031-031-70; SPLIT ON 10/20/2011 INTO 009-031-001-00, 009-031-001-65; SPLIT ON 06/04/2012 INTO 009-031-001-60; SPLIT ON 08/28/2012 INTO 009-031-001-50, 009-031-001-55; SPLIT(EXEMPT) ON 7/16/2013 INTO 009-031-001-45; SPLIT ON 05/04/2018 INTO 009-031-001-40 ; SPLIT ON 7/9/2018 INTO 009-031-004-35

FORMERLY (5\*2006) 2013-02263 LTC SPLIT 20.88 ACRES FROM 81.98

PART OF THE NORTHEAST 1/4 OF SECTION 31, T22N, R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN DESCRIBED AS COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 31, THENCE S89°46'55W 2636.58 FEET ALONG THE EAST AND WEST 1/4 LINE TO A POINT ON THE NORTH AND SOUTH 1/4 LINE OF SAID SECTION 31, THENCEN00°40'00'W 956.53 FEET ALONG SAID NORTH AND SOUTH 1/4LINE, THENCE N89°43'45"E 950.44 FEET TO A POINT ON THE CENTERLINE OF A 66 FOOT WIDE EASEMENT, THENCE ALONG SAID CENTERLINE THE FOLLOWING COARSES, N32°40'52'W 211.55 FEET, THENCE N16°19'17"E 300.54 FEET, THENCE NORTHWESTERLY 117.51 FEET ALONG THE ARC OF A 200 FOOT RADIUS CURVE TO THE LEFT (LONG CHORD BEARING N33°09'11 "W 115.82 FEET) THENCE NORTHWESTERLY 330.80 FEET ALONG THE ARC OF A 400 RADIUS CURVE TO THE RIGHT (LONG CHORD BEARING N26°17'35'W 321.45 FEET), THENCE LEAVING SAID CENTERLINE N22°51'29"E 107.22 FEET THENCE N89°40'35RE 634.64 FEET, THENCE S23°19'38"E 535.91 FEET TO A POINT ON SAID 66 FOOT WIDE EASEMENT, THENCE ALONG SAID EASEMENT THE FOLLOWING COARSES, N 19°3607"E 96.37 FEET, THENCE NORTHEASTERLY 283.34 FEET ALONG THE ARC OF A 150 FOOT RADIUS CURVE TO THE RIGHT (LONG CHORD BEARING N73°42'57"E 243.06 FEET), THENCE S52°10'12"E 170.00 FEET, THENCE SOUTHEASTERLY 64.45 FEET ALONG THE ARC OF A 150 FOOT RADIUS CURVE TO THE LEFT (LONG CHORD BEARING S64°28'46"E 63.96 FEET), THENCE S76°47'19"E 142.24 FEET, THENCE SOUTHEASTERLY 274.66 FEET ALONG THE ARC OF A 200 FOOT RADIUS CURVE TO THE RIGHT (LONG CHORD BEARING S37°26'45"E 253.58 FEET), THENCE SOUTHEASTERLY 176.01 FEET ALONG THE ARC OF A 163.16 FOOT RADIUS CURVE TO THE LEFT (LONG CHORD BEARING S29°00'23"E 167.60 FEET), THENCE S59°54'35RE 225.94 FEET, THENCE S43°31'06"E 209.58 FEET, THENCE S55°56'12"E 44.30 FEET, THENCE LEAVING SAID CENTERLINE OF THE 66 FOOT WIDE EASEMENT



S89°29'47"W 119.23 FEET, THENCE S00°30'13"E 235.00 FEET, THENCE N89°29'47"E 210.00 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 31, THENCE S00°30'13"E 595.70 FEET TO THE POINT OF BEGINNING. CONTAINING 81.4 ACRES MORE OR LESS. TOGETHER WITH AND SUBJECT A 66 FOOT WIDE EASEMENT FOR INGRESS, EGRESS AND UTILITIES AND ALSO SUBJECT TO EASEMENTS, RESERVATIONS AND RESTRICTIONS OF RECORD. EXEPT BEG AS SW CNR THEN N 956.53' EAST 940.44 FEET; THENCE SOUTH 957.40 FEET; THENCE WEST TO THE POINT OF BEGINNING. 20.88A M/L

SPLIT ON 12/05/2006 INTO 009-031-001-92;  
 SPLIT ON 05/16/2007 INTO 009-031-001-85;  
 SPLIT ON 06/04/2007 INTO 009-031-001-75, 009-031-001-80;  
 SPLIT ON 06/24/2009 INTO 009-031-031-70;  
 SPLIT ON 10/20/2011 INTO 009-031-001-00, 009-031-001-65;  
 SPLIT ON 06/04/2012 INTO 009-031-001-60;  
 SPLIT ON 08/28/2012 INTO 009-031-001-50, 009-031-001-55;  
 SPLIT(EXEMPT) ON 7/16/2013 INTO 009-031-001-45;

FORMERLY:

SEC 31 T22N R8W (5\*2006) NE 1/4 EXC BEG S 0 DEG 40'E 758.42 FT FROM N 1/4 COR, TH N 89 DEG 43'45"E 484.94 FT, S 26 DEG 17'35"E 321.45 FT, S 49 DEG 59'05"E 93.62 FT, S 33 DEG 09'11"E 115.82 FT, S 16 DEG 19'17"E 300.54 FT, S 32 DEG 40'52"E 211.55 FT, S 89 DEG 43'45"W 950.44 FT, N 0 DEG 40'00"W 914.12 FT TO POB & EXC BEG AT NE COR, TH S 0 DEG 30'13"E 1865.73 FT, N 55 DEG 56'12"W 154.54 FT, N 43 DEG 31'06"W 209.58 FT, N 59 DEG 54'35"W 225.94 FT, N 29 DEG 00'23"W 167.60 FT, N 26 DEG 52'47"W 192.56 FT, N 89 DEG 40'36"E 630.25 FT, N 66 DEG 13'21"W 73.35 FT, N 76 DEG 47'19"W 142.24 FT, N 0 DEG 30'13"W 468.76 FT, S 89 DEG 40'36"W 484.71 FT, N 0 DEG 30'13"W 660 FT, N 89 DEG 40'36"E 1320 FT TO POB. EXCEPT 2012-00042 LCT PARCEL B: PART OF THE NORTHEAST 1/4 OF SECTION 31, T22N, R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN, MORE FULLY DESCRIBED AS: COMMENCING AT THE NORTH 1/4 OF SAID SECTION 31, THENCE N89° 40' 36"E 614. 69 FEAT ALONQ THE NORTH LINE OF SAID SECTION 31, THENCE S00°40'00"E 412.55 FEET, THENCE S22°51'29"W 376.70 FEET, THENCE S89°43'45' 'W 464.33 FEET TO A POINT ON THE NORTH & SOUTH LINE OF SAID SECTION 31, THENCE N00°40'00' 'W 758.42 FEET ALONG' SAID 1/4 LINE TO THE POB. SUBJECT TO THE RIGHT OF WAY FOR A SEASONAL ROAD. 009-031-001-60  
 99.06 A M/L

SPLIT ON 12/05/2006 INTO 009-031-001-92;  
 SPLIT ON 05/16/2007 INTO 009-031-001-85;  
 SPLIT ON 06/04/2007 INTO 009-031-001-75, 009-031-001-80;  
 SPLIT ON 06/24/2009 INTO 009-031-031-70;  
 SPLIT ON 10/20/2011 INTO 009-031-001-00, 009-031-001-65;  
 SPLIT ON 06/04/2012 INTO 009-031-001-60;  
 SPLIT ON 08/28/2012 INTO 009-031-001-50, 009-031-001-55;  
 SPLIT ON 07/09/2013 INTO 009-031-001-45;

SPLIT/COMBINED ON 07/11/2020 FROM 009-031-001-00;

Split/Comb. on 07/11/2020 completed 07/11/2020 TIM ;  
 Parent Parcel(s): 009-031-001-00;  
 Child Parcel(s): 009-031-001-10;

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$3000		13.32	Acres	3000	100			39,960
		13.32	Total Acres				Total Est. Land Value =	39,960

2024 Est. T.C.V. 009-031-001-10							=	39,960
Est. TCV/Total Floor Area = 39.02, Most recent sale 11/17/2023 for 40,000								
2023 Assessed	MBOR	S.E.V.		Base for Cap		C.P.I.		
18,600	18,600	18,600		13,965		5.00		
2024	New Eq. Adjustment	Loss		Additions		Tax Adjustment	Losses	
	0	1,400	0	0		6,035	0	
2024 Assessed	MBOR	S.E.V.		Capped		->Taxable<-	PRE/MBT	

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20,000

20,000

20,000

14,663

20,000

0

009-031-001-25  
Property Class: 402  
Map #:

2024 Est. T.C.V.  
LAKE TOWNSHIP

HARRELL TYLER J & TIFFANY K TRUST  
5304 S BROWN RD  
LAKE CITY, MI 49651

SEC 31 T22N R8W (0\*2019) REMAINDER PCL A & B OF THE SURVEY RECORDED IN BOOK OF SURVEYS S-6 P-115 DESC AS: BEG N 89 DEG 29'46"W 297.5 FT FROM E 1/4 COR, TH N 89 DEG 29'46"W 763.35 FT, N 00 DEG 03'44"E 1204.64 FT, S 65 DEG 06'36"E 426.39 FT, N 62 DEG 45'06"E 222.25 FT, S 55 DEG 58'56"E 18.21 FT, S 59 DEG 10'52"E 194.02 FT, S 00 DEG 13'43"W 1024.07 FT TO POB. 19.29A.

SPLIT ON 2/3/2022 PART TO 031-001-30

SPLIT ON 2/10/21 PART TO 031-001-30

SPLIT ON 10/16/2019 26.3 FROM 009-030-001-00

FORMERLY BEG N89DEG29'46"W 297.5 FT FROM E1/4 COR TH N89DEG29'46"W 763.35FT, N0DEG03'44"E1261.24FT, N89DEG29'46"W307.19FT,N15 DEG 03'01"E 8.97FT, N20DEG19'50"E 318.22FT, N74DEG26'40"E 243.06FT, S51DEG26'29"E 170FT, S63DEG45'03"E 63.96FT, S76DEG03'36"E81.16FT, S76DEG03'36"E61.08FT, S36DEG43'02"E253.58FT, S28DEG16'40"E167.60FT, S59DEG10'52"E194.02FT, S0DEG13'43"W1024.07FT TO POB SEC 31T22NR8W 26.33AC

Split/Comb. on 02/11/2022 completed 02/11/2022 TIM ;  
Parent Parcel(s): 009-031-001-25;  
Child Parcel(s): 009-031-001-30;

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Split/Comb. on 10/16/2019 completed 10/16/2019 TIM ;  
Parent Parcel(s): 009-031-001-00;  
Child Parcel(s): 009-031-001-25;  
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Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 18	-29	@\$3000	19.29	Acres	3000	100		57,870
			19.29	Total Acres			Total Est. Land Value =	57,870

2024 Est. T.C.V.	009-031-001-25	=	57,870		
Est. TCV/Total Floor Area = 56.51, Most recent sale 03/29/2022 for 76,000					
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
25,100	25,100	25,100	25,100	5.00	
2024	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	3,800	0	0	1,255	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
28,900	28,900	28,900	26,355	26,355	0

009-031-001-30                      2024 Est. T.C.V.                      COOK JEFFREY A & DEBORAH J  
Property Class: 402                      S BROWN RD  
Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

BEG N89DEG29'46"W 1060.85FT, N0DEG 03'44"E 1204.64FT FORM E 1/4 COR. TH N0DEG  
03'44"E 56.60FT, N89DEG 29'46"W 307.19FT, N15DEG 30'01" E 8.97FT, N20DEG 19' 50"  
E 318.22FT, N74DEG 26' 40"E 243.06FT, S51DEG 26'29"E 170FT, S63DEG 45'03"E  
63.96FT, S76DE03'36"E 142.24FT, S36DEG 43'02"E 253.58FT, S 25DEG 04'42"E  
151.71FT, S 62DEG45'06"W 222.25FT, N65DEG06'36"W 426.39FT TO POB SEC31 T22N R8W  
7.04 A

SPLIT ON 02/11/2022 FROM 009-031-001-25;

Split/Comb. on 02/11/2022 completed 02/11/2022 TIM ;  
Parent Parcel(s): 009-031-001-25;  
Child Parcel(s): 009-031-001-30;

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS  
\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$3000			7.04 Acres		3000	100		21,120
			7.04 Total Acres				Total Est. Land Value =	21,120

2024 Est. T.C.V. 009-031-001-30                      =                      21,120

Est. TCV/Total Floor Area = 20.63, Most recent sale 02/24/2022 for 28,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
9,900	9,900	9,900	9,900	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	700	0	495	0		
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
10,600	10,600	10,600	10,395	10,395	0	

009-031-001-35  
 Property Class: 402  
 Map #:

2024 Est. T.C.V.  
 LAKE TOWNSHIP

PURUCKER TOM & LISA  
 0.5 S BROWN RD  
 LAKE CITY, MI 49651

SEC 31 T22N R8W (5\*2006) NE 1/4 EXC BEG AT NE COR, TH S 0 DEG30'13"E TO SE COR, TH N89DEG29'46"W297.5 FT, N0DEG13'45"E 1024.06', N59 DEG 54'35"W 194.02FT, N 55 DEG 56'12"W 154.54 FT, N 43 DEG 31'06"W 209.58 FT, N 59 DEG 54'35"W 225.94 FT, N 29 DEG 0'23"W 167.60 FT, N 26 DEG 52'47"W 192.56 FT, N 66 DEG 13'21"W 73.35 FT, N76 DEG 47'19"W 142.24 FT, N 64 DEG 28'46"W 63.96 FT, N 52 DEG 10'12"W 170 FT, S 73 DEG 42'57"W 243.06 FT, S 19 DEG 36'07"W 96.37 FT, N 23 DEG 19'38"W 535.91 FT, S 89 DEG 40'35"W 815.66 FT, S22 DEG 51'29"W 107.22 FT, S 26 DEG 17'35"E 321.45 FT, S 48 DEG 59'05"E 93.62 FT, S 33 DEG 09'11"E 115.82 FT, S 16 DEG 19'17"E 300.54 FT, S 32 DEG 40'52"E 211.55 FT, S957.4 FT, N89DEG 29'46"W TO SW COR, N0DEG40''))"E TO NE COR, N89DEG 40'36"E TO POB EXC BEG 89D29'46"W 1060.85FT FROM E1/4 COR TH N0D03'44"E 1261.24FT, N89D29'46"W 307.19FT, S15D03'01"W 297.75FT, S36D08'02"W 90.78FT, S0D03'44W 899.24FT, S89D29'46"E 437.65FT TO POB. 44.1 A. SPLIT ON 12/05/2006 INTO 009-031-001-92; SPLIT ON 05/16/2007 INTO 009-031-001-85; SPLIT ON 06/04/2007 INTO 009-031-001-75, 009-031-001-80; SPLIT ON 06/24/2009 INTO 009-031-031-70; SPLIT ON 10/20/2011 INTO 009-031-001-00, 009-031-001-65; SPLIT ON 06/04/2012 INTO 009-031-001-60; SPLIT ON 08/28/2012 INTO 009-031-001-50, 009-031-001-55; SPLIT(EXEMPT) ON 7/16/2013 INTO 009-031-001-45; SPLIT ON 05/04/2018 INTO 009-031-001-40 ; SPLIT ON 7/9/2018 INTO 009-031-004-35

FORMERLY (5\*2006) 2013-02263 LTC SPLIT 20.88 ACRES FROM 81.98 PART OF THE NORTHEAST 1/4 OF SECTION 31, T22N, R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN DESCRIBED AS COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 31, THENCE S89°46'55W 2636.58 FEET ALONG THE EAST AND WEST 1/4 LINE TO A POINT ON THE NORTH AND SOUTH 1/4 LINE OF SAID SECTION 31, THENCEN00°40'00'W 956.53 FEET ALONG SAID NORTH AND SOUTH 1/4LINE, THENCE N89°43'45"E 950.44 FEET TO A POINT ON THE CENTERLINE OF A 66 FOOT WIDE EASEMENT, THENCE ALONG SAID CENTERLINE THE FOLLOWING COARSES, N32°40'52'W 211.55 FEET, THENCE N16°19'17"E 300.54 FEET, THENCE NORTHWESTERLY 117.51 FEET ALONG THE ARC OF A 200 FOOT RADIUS CURVE TO THE LEFT (LONG CHORD BEARING N33°09'11 "W 115.82 FEET) THENCE NORTHWESTERLY 330.80 FEET ALONG THE ARC OF A 400 RADIUS CURVE TO THE RIGHT (LONG CHORD BEARING N26°17'35'W 321.45 FEET), THENCE LEAVING SAID CENTERLINE N22°51'29"E 107.22 FEET THENCE N89°40'35RE 634.64 FEET, THENCE S23°19'38"E 535.91 FEET TO A POINT ON SAID 66 FOOT WIDE EASEMENT, THENCE ALONG SAID EASEMENT THE FOLLOWING COARSES, N 19°3607"E 96.37 FEET, THENCE NORTHEASTERLY 283.34 FEET ALONG THE ARC OF A 150 FOOT RADIUS CURVE TO THE RIGHT (LONG CHORD BEARING N73°42'57"E 243.06 FEET), THENCE S52°10'12"E 170.00 FEET, THENCE SOUTHEASTERLY 64.45 FEET ALONG THE ARC OF A 150 FOOT RADIUS CURVE TO THE LEFT (LONG CHORD BEARING S64°28'46"E 63.96 FEET), THENCE S76°47'19"E 142.24 FEET, THENCE SOUTHEASTERLY 274.66 FEET ALONG THE ARC OF A 200 FOOT RADIUS CURVE TO THE RIGHT (LONG CHORD BEARING S37°26'45"E 253.58 FEET), THENCE SOUTHEASTERLY 176.01 FEET ALONG THE ARC OF A 163.16 FOOT RADIUS CURVE TO THE LEFT (LONG CHORD BEARING S29°00'23"E 167.60 FEET), THENCE S59°54'35RE 225.94 FEET, THENCE S43°31'06"E 209.58 FEET, THENCE S55°56'12"E 44.30 FEET, THENCE LEAVING SAID CENTERLINE OF THE 66 FOOT WIDE EASEMENT S89°29'47"W 119.23 FEET, THENCE S00°30'13"E 235.00 FEET, THENCE N89°29'47"E 210.00 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 31, THENCE S00°30'13"E 595.70 FEET TO THE POINT OF BEGINNING. CONTAINING 81.4 ACRES MORE OR LESS. TOGETHER WITH AND SUBJECT A 66 FOOT WIDE EASEMENT FOR INGRESS, EGRESS AND UTILITIES AND ALSO SUBJECT TO EASEMENTS, RESERVATIONS AND RESTRICTIONS OF RECORD. EXEPT BEG AS SW CNR THEN N 956.53' EAST 940.44 FEET; THENCE SOUTH 957.40 FEET; THENCE WEST TO THE POINT OF BEGINNING. 20.88A M/L

SPLIT ON 12/05/2006 INTO 009-031-001-92;  
 SPLIT ON 05/16/2007 INTO 009-031-001-85;  
 SPLIT ON 06/04/2007 INTO 009-031-001-75, 009-031-001-80;  
 SPLIT ON 06/24/2009 INTO 009-031-031-70;  
 SPLIT ON 10/20/2011 INTO 009-031-001-00, 009-031-001-65;  
 SPLIT ON 06/04/2012 INTO 009-031-001-60;  
 SPLIT ON 08/28/2012 INTO 009-031-001-50, 009-031-001-55;  
 SPLIT(EXEMPT) ON 7/16/2013 INTO 009-031-001-45;

FORMERLY:

SEC 31 T22N R8W (5\*2006) NE 1/4 EXC BEG S 0 DEG 40'E 758.42 FT FROM N 1/4 COR, TH N 89 DEG 43'45"E 484.94 FT, S 26 DEG 17'35"E 321.45 FT, S 49 DEG 59'05"E

93.62 FT, S 33 DEG 09'11"E 115.82 FT, S 16 DEG 19'17"E 300.54 FT, S 32 DEG 40'52"E 211.55 FT, S 89 DEG 43'45"W 950.44 FT, N 0 DEG 40'00"W 914.12 FT TO POB & EXC BEG AT NE COR, TH S 0 DEG 30'13"E 1865.73 FT, N 55 DEG 56'12"W 154.54 FT, N 43 DEG 31'06"W 209.58 FT, N 59 DEG 54'35"W 225.94 FT, N 29 DEG 00'23"W 167.60 FT, N 26 DEG 52'47"W 192.56 FT, N 89 DEG 40'36"E 630.25 FT, N 66 DEG 13'21"W 73.35 FT, N 76 DEG 47'19"W 142.24 FT, N 0 DEG 30'13"W 468.76 FT, S 89 DEG 40'36"W 484.71 FT, N 0 DEG 30'13"W 660 FT, N 89 DEG 40'36"E 1320 FT TO POB. EXCEPT 2012-00042 LCT PARCEL B: PART OF THE NORTHEAST 1/4 OF SECTION 31, T22N, R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN, MORE FULLY DESCRIBED AS: COMMENCING AT THE NORTH 1/4 OF SAID SECTION 31, THENCE N89° 40' 36"E 614. 69 FEAT ALONG THE NORTH LINE OF SAID SECTION 31, THENCE S00°40'00"E 412.55 FEET, THENCE S22°51'29"W 376.70 FEET, THENCE S89°43'45''W 464.33 FEET TO A POINT ON THE NORTH & SOUTH LINE OF SAID SECTION 31, THENCE N00°40'00''W 758.42 FEET ALONG SAID 1/4 LINE TO THE POB. SUBJECT TO THE RIGHT OF WAY FOR A SEASONAL ROAD. 009-031-001-60  
99.06 A M/L

SPLIT ON 12/05/2006 INTO 009-031-001-92;  
SPLIT ON 05/16/2007 INTO 009-031-001-85;  
SPLIT ON 06/04/2007 INTO 009-031-001-75, 009-031-001-80;  
SPLIT ON 06/24/2009 INTO 009-031-031-70;  
SPLIT ON 10/20/2011 INTO 009-031-001-00, 009-031-001-65;  
SPLIT ON 06/04/2012 INTO 009-031-001-60;  
SPLIT ON 08/28/2012 INTO 009-031-001-50, 009-031-001-55;  
SPLIT ON 07/09/2013 INTO 009-031-001-45;

Split/Combined on 07/09/2018 from 009-031-001-00;

Split/Comb. on 07/09/2018 completed 07/09/2018 TIM ;  
Parent Parcel(s): 009-031-001-00;  
Child Parcel(s): 009-031-001-35;  
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Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS  
\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$3000		12.00	Acres	3000	100			36,000
		12.00	Total Acres				Total Est. Land Value =	36,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	17.91	768	25	3,439
				Total Estimated Land Improvements True Cash Value = 3,439

2024 Est. T.C.V. 009-031-001-35	=	39,439			
Est. TCV/Total Floor Area = 38.51, Most recent sale 12/16/2021 for 42,000					
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
18,400	18,400	18,400	12,600	5.00	
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,300	0	630	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
19,700	19,700	19,700	13,230	13,230	0

009-031-001-40 2024 Est. T.C.V. MILLER MICHAEL  
Property Class: 401 5440 S BROWN RD  
Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

LEGAL DESCRIPTION: AS SURVEYED A PART OF THE NORTHEAST 1/4 OF SECTION 31, T22N-R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS BEGINNING AT THE EAST 1/4 CORNER OF SAID SECTION; THENCE N89°2G'4G"W, ALONG THE EAST-WEST 1/4 LINE OF SAID SECTION, 297.50 FEET; THENCE N0DEG13'43"E, 1024.06 FEET; THENCE S59DEG10'51"E, 31.92 FEET; THENCE S42°47'23"E 209.58 FEET; THENCE S54°51'07"E, 46.73 FEET; THENCE N89DEG 13'04"W, 120.80 FEET; THENCE S00°23'05"W, 235.55 FEET; THENCE S89°47' 13"E, 210.15 FEET TO THE EAST LINE OF SAID SECTION; THENCE S00°13'43"W, ALONG SAID LINE, 594.95 FEET TO THE POINT OF BEGINNING. CONTAINING 5 .00± ACRES. SUBJECT TO ALL AGREEMENTS, COVENANTS, EASEMENTS, AND RESTRICTIONS OF RECORD, IF ANY.; SPLIT ON 05/04/2018 FROM 009-031-001-00

Split/Comb. on 05/04/2018 completed 05/04/2018 TIM ;  
Parent Parcel(s): 009-031-001-00;  
Child Parcel(s): 009-031-000-140;

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS  
\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentialia 3 - 7 @\$3000			5.00 Acres		3000	100		15,000
			5.00 Total Acres				Total Est. Land Value =	15,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	24.99	192	50	2,399
				Total Estimated Land Improvements True Cash Value = 2,399

Cost Est. for Res. Bldg: 1 Single Family GRG Cls C Blt 2019

(11) Heating System: No Heating/Cooling  
Ground Area = 0 SF Floor Area = 0 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=96/100/100/100/96

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Plumbing					
	3 Fixture Bath		1	-4,646	-4,460
Garages					
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)					
	Base Cost		550	21,588	20,724
Carpports					
	Aluminum		216	3,147	1,573 *50% Good
Totals:				20,089	17,837

Notes:

ECF (416 RURAL METES & BOUNDS) 0.930 => TCV: 16,588

2024 Est. T.C.V. 009-031-001-40		=	33,987
Est. TCV/Total Floor Area =	0.00	Most recent sale 02/21/2019 for	19,000
2023 Assessed	MBOR	S.E.V.	Base for Cap C.P.I.
16,700	16,700	16,700	15,435 5.00
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment Losses
0	300	0	0 771 0
2024 Assessed	MBOR	S.E.V.	Capped ->Taxable<- PRE/MBT
17,000	17,000	17,000	16,206 16,206 0





009-031-001-50	2024 Est. T.C.V.	GALOUP DWIGHT & CYNTHIA
Property Class: 402		S BROWN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Parcel G Part of the Northeast 1/4 of Section 31, T22N, R8W, Lake Township, Missaukee County, Michigan, more fully described as Commencing at the North 1/4 of said Section 31, thence N89°40'36"E 614.69 feet along the North line of said Section 31 to the Point of Beginning, thence N89°40'36"E 709.35 feet along said North Section line, thence S00°30'13"W 660.00 feet, thence S89°40'35"W 815.66 feet, thence N22°51'29"E 269.48 feet, thence N00°40'00"W 412.55 feet to the Point of Beginning. Containing 11.04 acres more or less. Subject to the Right of Way for a seasonal road and Also subject to easements, reservations and restrictions of record.

SPLIT ON 08/28/2012 FROM 009-031-001-00;

Split/Comb. on 08/28/2012 completed 08/28/2012 TIM LAND DIVISION  
APPLICATION -55;

Parent Parcel(s): 009-031-001-00;

Child Parcel(s): 009-031-001-50, 009-031-001-55;

Split/Comb. on 06/04/2012 completed 06/04/2012 TIM L2012-00042 LCT ;

Parent Parcel(s): 009-031-001-00;

Child Parcel(s): 009-031-001-60;

SPLIT/COMB. ON 10/20/2011 COMPLETED 10/20/2011 TIM LAND DIVISION ;

PARENT PARCEL(S): 009-031-001-00;

CHILD PARCEL(S): 009-031-001-01, 009-031-001-65;

SPLIT/COMB. ON 06/24/2009 COMPLETED 06/24/2009 RAY ;

PARENT PARCEL(S): 009-031-001-00;

CHILD PARCEL(S): 009-031-031-70;

SPLIT/COMB. ON 06/04/2007 COMPLETED 06/04/2007 RAY ;

PARENT PARCEL(S): 009-031-001-00;

CHILD PARCEL(S): 009-031-001-75, 009-031-001-80;

SPLIT/COMB. ON 05/16/2007 COMPLETED 05/16/2007 RAY ;

PARENT PARCEL(S): 009-031-001-00;

CHILD PARCEL(S): 009-031-001-85;

SPLIT/COMB. ON 12/05/2006 COMPLETED 12/05/2006 RAY ;

PARENT PARCEL(S): 009-031-001-00;

CHILD PARCEL(S): 009-031-001-92;

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia PARTOF>80@\$2800		10.50	Acres	2800	100			29,408
Residentia ROW @ ZERO		0.54	Acres	0	100		ROW COUNTY RD	0
		11.04	Total Acres				Total Est. Land Value =	29,408

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	6.61	240	50	793
Wood Frame	18.23	360	50	3,281
Total Estimated Land Improvements True Cash Value =				4,074

2024 Est. T.C.V. 009-031-001-50 = 33,482

Est. TCV/Total Floor Area = 0.00, Most recent sale 08/15/2018 for 20,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
14,500	14,500	14,500	12,810	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	2,200	0	0	640	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
16,700	16,700	16,700	13,450	13,450	0	



Parcel Number: 009-031-001-55

Page: 2

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2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
11,000	11,000	11,000	10,143	11,000	0





Parcel Number: 009-031-001-65

Page: 2

1 Story	Siding	Basement	789		
			Total:	110,831	99,748
Other Additions/Adjustments					
Plumbing					
	Average Fixture(s)		1	1,230	1,107
Water/Sewer					
	1000 Gal Septic		1	4,550	4,095
	Water Well, 100 Feet		1	5,640	5,076
Deck					
	Treated Wood		80	2,213	1,992
Garages					
Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)					
	Base Cost		789	27,741	24,967
	Common Wall: 1 Wall		1	-2,512	-2,261
	Door Opener		1	485	436
			Totals:	150,178	135,160

Notes:

ECF (416 RURAL METES & BOUNDS) 0.930 => TCV: 125,699

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2024 Est. T.C.V. 009-031-001-65	=	141,957			
Est. TCV/Total Floor Area = 179.92, Most recent sale 09/14/2011 for 7,000					
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
68,800	68,800	68,800	50,511	5.00	
2024	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	2,200	0	2,525	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
71,000	71,000	71,000	53,036	53,036	53,036

009-031-001-70	2024 Est. T.C.V.	PETERS JOHN SCOTT
Property Class: 402		S BROWN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 31 T22N R8W (0\*2009) BEG N 0 DEG 30'13"W 768.15 FT FROM E 1/4 COR, TH , N 55 DEG 56'12"W 154.54 FT, N 43 DEG 31'06"W 209.58 FT, N 59 DEG 54'35"W 225.94 FT, N 29 DEG 00'13"W 167.60 FT, N 26 DEG 52'47"W 192.56 FT, N 89 DEG 40'36"E 630.25 FT S 0 DEG 30'13"E 673.73 FT TO POB. 5.8A. 2009

Split on 6-24-09 from 031-001-00

Split/Comb. on 06/24/2009 completed 06/24/2009 RAY ;  
 Parent Parcel(s): 009-031-001-00;  
 Child Parcel(s): 009-031-001-70;

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 3 - 7 @\$3000			5.80 Acres		3000	100		17,400
			5.80 Total Acres				Total Est. Land Value =	17,400

2024 Est. T.C.V. 009-031-001-70	=	17,400			
Est. TCV/Total Floor Area = 22.05, Most recent sale 04/06/2009 for 15,700					
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
8,700	8,700	8,700	7,665	5.00	
2024 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses
0	0	0	0	383	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
8,700	8,700	8,700	8,048	8,048	0

009-031-001-75                      2024 Est. T.C.V.                      COOK JEFFREY A & DEBORA J  
 Property Class: 402                      S BROWN RD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

SEC 31 T22N R8W BEG S 0 DEG 30'13" E 660 FT FROM NE COR OF NE/4, TH S0DEG  
 30'13" E 262 FT, S89DEG 40'36"W 835.29 FT, N0DEG 30'13"W 262 FT, N89DEG 40'36"E  
 835.29 FT TO POB 5.02 AC. M/L

SPLIT ON 06/04/2007 FROM 009-031-001-00;

Split/Comb. on 06/04/2007 completed 06/04/2007 RAY ;  
 Parent Parcel(s): 009-031-001-00;  
 Child Parcel(s): 009-031-001-75, 009-031-001-80;  
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Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 3 - 7 @\$3000			5.02 Acres		3000	100		15,060
			5.02 Total Acres				Total Est. Land Value =	15,060

2024 Est. T.C.V. 009-031-001-75							=	15,060
Est. TCV/Total Floor Area = 19.09, Most recent sale 02/12/2010 for 11,600								
2023 Assessed	MBOR		S.E.V.		Base for Cap		C.P.I.	
7,500	7,500		7,500		6,615		5.00	
2024	New Eq. Adjustment		Loss		Additions		Tax Adjustment	Losses
0	0		0		0		330	0
2024 Assessed	MBOR		S.E.V.		Capped		->Taxable<-	PRE/MBT
7,500	7,500		7,500		6,945		6,945	0





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	68,700	68,700	68,700	47,734	5.00	
2024	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	2,000	0	0	2,386	0
2024	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	70,700	70,700	70,700	50,120	50,120	0

009-031-001-85	2024 Est. T.C.V.	QUIST JEREMY D & LAURA
Property Class: 401		5050 S BROWN RD
Map #:	LAKE TOWNSHIP	Cadillac, MI 49601

. SEC 31 T22N R8W N 660 FT OF E 1320 FT OF NE/4. 20 Ac. M/L  
Split on 05/16/2007 from 009-031-001-00;

Split/Comb. on 05/16/2007 completed 05/16/2007 RAY ;  
Parent Parcel(s): 009-031-001-00;  
Child Parcel(s): 009-031-001-85;  
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Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
Residentia 18	-29	@\$3000	20.00 Acres	3000	100	60,000
			20.00 Total Acres		Total Est. Land Value =	60,000

Land Improvement Cost Estimates

Description	Rate	Size % Good	Cash Value
Wood Frame	23.41	96 94	2,112
Residential Local Cost Land Improvements			
Description	Rate	Size % Good	Cash Value
LAND IMPROVE 1000	1,000.00	1 94	940
	Total Estimated Land Improvements True Cash Value =		3,052

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C 10 Blt 2007

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 1700 SF Floor Area = 2125 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Basement	1,700		
			Total:	297,334	252,730

Other Additions/Adjustments

Exterior					
Stone Veneer		200		7,592	6,453
Basement, Outside Entrance, Below Grade		1		2,560	2,176
Plumbing					
Average Fixture(s)		1		1,476	1,255
3 Fixture Bath		1		4,646	3,949
Water/Sewer					
1000 Gal Septic		1		4,864	4,134
Water Well, 100 Feet		1		5,808	4,937
Porches					
WCP (1 Story)		48		3,013	2,561
WPP		300		5,058	4,299

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)					
Base Cost		780		30,615	26,023
Common Wall: 1 Wall		1		-2,686	-2,283
Door Opener		2		1,093	929
Class: D Exterior: Pole (Unfinished)					
Base Cost		1200		22,908	19,472

Built-Ins

Appliance Allow.		1		2,766	2,351
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Deck

w/Roof (Roof portion)		480		7,349	6,247
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Parcel Number: 009-031-001-85

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## Unit-in-Place Cost Items

ROOF STRUCT. (SQ FT)	400	2,240	1,635	*73% Good
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Totals:	396,636	336,868		
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## Notes:

ECF (416 RURAL METES & BOUNDS) 0.930 => TCV: 313,287

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2024 Est. T.C.V. 009-031-001-85 = 376,339

Est. TCV/Total Floor Area = 177.10, Most recent sale 03/28/2007 for 50,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
188,100	188,100	188,100	122,155	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	100	0	0	6,107	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
188,200	188,200	188,200	128,262	128,262	128,262	

009-031-001-92	2024 Est. T.C.V.	ATHY ROBERT & LESLIE
Property Class: 402		S BROWN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 31 T22N R8W BEG S0DEG 40'00"E 758.42 FT FROM N/4 COR; TH N 89DEG 43'45"E  
 484.94 FT; S26DEG 17'35"E 321.45 FT; S49DEG 59'05"E 93.62 FT; S33 DEG 09'11"E  
 115.82 FT; S16 DEG 19' 17"E 300.54 FT; S32 DEG 40'52"E 211.55 FT; S89 DEG 43'45"  
 W 950.44 FT; N0 DEG 40' 00" W 914.12 FT TO POB. 15.02 Ac. M/L  
 Split on 12/05/2006 from 009-031-001-00;

Split/Comb. on 12/05/2006 completed 12/05/2006 RAY ;  
 Parent Parcel(s): 009-031-001-00;  
 Child Parcel(s): 009-031-001-92;

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$3000		15.02 Acres	3000	100				45,060
		15.02 Total Acres	Total Est.	Land Value =				45,060

2024 Est. T.C.V. 009-031-001-92	=	45,060				
Est. TCV/Total Floor Area = 21.20, Most recent sale 10/30/2020 for 39,900						
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
21,000	21,000	21,000	15,750	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	1,500	0	787	0		
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
22,500	22,500	22,500	16,537	16,537	0	

009-031-002-00	2024 Est. T.C.V.	STATE OF MICHIGAN
Property Class: 402		S SEELEY RD X
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 31 T22N R8W NE 1/4 OF NW 1/4. 40 A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 30 - 65	\$3000	40.00	Acres	3000	100			120,000
		40.00	Total Acres				Total Est. Land Value =	120,000

2024 Est. T.C.V. 009-031-002-00	=	0			
Est. TCV/Total Floor Area = 0.00					
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
0	0	0	0	5.00	
2024	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	0	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
0	0	0	0	0	0



Parcel Number: 009-031-003-00

Page: 2

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 Totals: 342,820 222,830
 

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Notes:

 ECF (416 RURAL METES & BOUNDS) 0.930 => TCV: 207,232
 

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2024 Est. T.C.V. 009-031-003-00 = 243,312

Est. TCV/Total Floor Area = 181.04, Most recent sale 10/01/2001 for 174,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
118,400	118,400	118,400	82,741	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,300	0	0	4,137	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
121,700	121,700	121,700	86,878	86,878	86,878	



009-031-004-00	2024 Est. T.C.V.	HUNT MARK K & DOREEN C FAMILY TRUST
Property Class: 402		S SEELEY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 31 T22N R8W S 1/2 OF N 1/2 OF NW 1/4 OF NW 1/4 EXC 33 FT OFF W SIDE FOR ROAD PURPOSES. 10.36 A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \* 327.9' X 1376.278'

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$3000		10.36 Acres	3000	100				31,080
		10.36 Total Acres					Total Est. Land Value =	31,080

2024 Est. T.C.V. 009-031-004-00 = 31,080

Est. TCV/Total Floor Area = 23.13

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
14,500	14,500	14,500	7,195	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	1,000	0	359	0		
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
15,500	15,500	15,500	7,554	7,554	0	



Parcel Number: 009-031-005-00

Page: 2

ECF (416 RURAL METES &amp; BOUNDS) 0.930 =&gt; TCV: 197,241

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 0

&lt;&lt;&lt;&lt;&lt; Segregated Cost Computations &gt;&gt;&gt;&gt;&gt;

Costs taken from Segregated Cost Section 3: Stores &amp; Commercials

Item Description	Cost Col.	Rate	# or SqFt	Height Adj.	Storys Adj.	Cost
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Total Cost New = 0

Architectural Multiplier: 0.00

Reproduction/Replacement Cost = 0

Eff.Age:40 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 36 /100/100/100/36.0

Total Depreciated Cost = 0

Unit in Place Items	Rate	Quantity	Arch	%Good	Depr.Cost
/CI17/SPOC/TENC/CONCPNSL	46577.14	1	1.00	75	34,933

ECF (416 RURAL METES &amp; BOUNDS) 0.930 =&gt; TCV of Bldg: 1 = 32,488

Total Estimated True Cash Value of Commercial/Industrial Buildings = 32,488

2024 Est. T.C.V. 009-031-005-00 = 294,039

Est. TCV/Total Floor Area = 120.41, Most recent sale 01/24/2022 for 295,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
139,700	139,700	139,700	139,700	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	7,300	0	0	6,985	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
147,000	147,000	147,000	146,685	146,685	146,685	

009-031-006-00	2024 Est. T.C.V.	FORD DAVID BRIAN & DAWN ANN
Property Class: 402		5369 S SEELEY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 31 T22N R8W SOUTH 1/2 OF NW 1/4. 82.88A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 66 - 120	\$2800	82.88	Acres	2800	100			232,064
		82.88	Total Acres				Total Est. Land Value =	232,064

2024 Est. T.C.V. 009-031-006-00 = 232,064

Est. TCV/Total Floor Area = 95.03, Most recent sale 11/10/2021 for 220,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
99,500	99,500	99,500	87,045	5.00		
2024 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	16,500	0	0	4,352	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
116,000	116,000	116,000	91,397	91,397	0	

009-031-008-00  
Property Class: 401  
Map #:

2024 Est. T.C.V.  
LAKE TOWNSHIP

HART EVAN ALAN DANIELLE AIDA  
X W WATERGATE RD  
LAKE CITY, MI 49651

A PARCEL OF LAND SITUATED IN THE SOUTHWEST 1/4 OF SEC 31, T22N R08W LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE WEST ONE-QUARTER CORNER OF SAID SECTION; THENCE S89°28'50"E ALONG THE EAST-WEST 1/4 LINE, 1420.63 FEET TO THE POB; THENCE CONTINUING ALONG SAID LINE, S89°29'27"E, 658.96 FEET; THENCE S00DEG00'58"W, 1314.03 FEET TO THE SOUTH 1/16TH LINE; THENCE N89°26'08"W ALONG SAID LINE, 657.97 FEET TO THE WEST 1/16TH LINE; THENCE N00°01'39"W ALONG SAID LINE, 1313.40 FEET TO THE POB. CONTAINING 19.86 ACRES M/L. TOGETHER WITH AN EASEMENT FOR INGRESS/ EGRESS AS RECORDED IN A SURVEY BY D. SCHRIPEMA P.S.# 24617 DATED 5-29-1985. TOGETHER WITH AND SUBJECT TO EASEMENT "B", BEING A 66' WIDE EASEMENT FOR INGRESS/EGRESS SITUATED IN THE SOUTHWEST 1/4 OF SECTION 31, T22NR08W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE WEST ONE-QUARTER CORNER OF SAID SECTION; THENCE S89°28'50"E ALONG THE EAST-WEST 1/4 LINE, 1420.63 FEET; THENCE CONTINUING ALONG SAID LINE, S89°29'27"E, 658.96 FEET; THENCE S00DEG00'58"W, 1248.03 FEET TO THE POB; THENCE CONTINUING S00DEG00'58"W, 66.00 FEET TO THE SOUTH 1/16TH LINE; THENCE N89°26'08"W ALONG SAID LINE, 395.01 FEET; THENCE N00DEG00'53"W, 66.00 FEET; THENCE S89°26'27"E, 395.05 FEET TO THE POB. AND 3/26/2019 COMBINED WITH 009-031-019-79 SEC 31 T22N R8W E 66FT OF SE 1/4 OF SW 1/4 LYING N OF WATERGATE RD EXC PLC E OF THE SURVEY RECORDED IN LIBER S-5 P325 1 A

FORMERLY TO SPLIT ON 05/17/2016 INTO 009-031-008-50; SEC 31 T22N R8W NE 1/4 OF SW 1/4. 40 A.

XFER FROM COMM'L FORREST 1995

3/26/2019 COMBINE WITH 009-031-019-79  
SPLIT/COMB. ON 05/17/2016 COMPLETED 05/17/2016 TIM ;  
PARENT PARCEL(S): 009-031-008-00;  
CHILD PARCEL(S): 009-031-008-50;

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2016 SPLIT ON 4/29.2016 INTO 032-008-00 & 032-008-50 19.86A & 19.88 A

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 18	-29	@\$3000	20.86	Acres	3000	100		62,580
20.86 Total Acres Total Est. Land Value =								62,580

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.97	350	50	1,220
Total Estimated Land Improvements True Cash Value =				1,220

Cost Est. for Res. Bldg: 1 Single Family GRG Cls C Blt 2019

(11) Heating System: No Heating/Cooling  
Ground Area = 0 SF Floor Area = 0 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					

Plumbing

3 Fixture Bath	1	-4,646	-4,414
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Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	1440	46,310	43,994

Totals:	41,664	39,580
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Notes:

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ECF (416 RURAL METES & BOUNDS) 0.930 => TCV: 36,809

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2024 Est. T.C.V. 009-031-008-00	=	100,609				
Est. TCV/Total Floor Area = 0.00, Most recent sale 05/12/2016 for 30,000						
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
46,300	46,300	46,300	37,503	5.00		
2024	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	4,000	0	0	1,875	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
50,300	50,300	50,300	39,378	39,378	0	

009-031-008-50	2024 Est. T.C.V.	MOOMEY RICHARD
Property Class: 201		X W WATERGATE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

A PARCEL OF LAND SITUATED IN THE SOUTHWEST 1/4 OF SECTION 31 T22N R08W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE WEST ONE-QUARTER CORNER OF SAID SECTION; THENCE S89°28'50"E ALONG THE EAST-WEST 1/4 LINE, 1420.63 FEET; THENCE CONTINUING ALONG SAID LINE, S89°29'27"E, 658.96 FEET TO THE POB; THENCE CONTINUING S89°29'27"E ALONG SAID LINE, 659.26 FEET TO THE NORTH-SOUTH 1/4 LINE; THENCE S00DEG03'53"W ALONG SAID LINE, 1314.94 FEET TO THE SOUTH 1/16TH LINE; THENCE N89°24'39"W ALONG SAID LINE, 658.16 FEET; THENCE N00DEG00'58"E 1314.03 FEET TO THE POB. CONTAINING 19.88 ACRES M/L. TOGETHER WITH AN EASEMENT FOR INGRESS/ EGRESS AS RECORDED IN A SURVEY BY D. SCHRIPSEMA P.S.#124617 DATED 5-29-1985. TOGETHER WITH EASEMENT 'B'. BEING A 66' WIDE ESEMENT FOR INGRESS/EGRESS AS DESCRIBED BEING A 66' WIDE EASEMENT FOR INGRESS/EGRESS SITUATED IN THE SOUTHWEST1/4 OF SECTION 31, T22NR08W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE WEST ONE-QUARTER CORNER OF SAID SECTION; THENCE S89°28'50"E ALONG THE EAST-WEST1/4 LINE, 1420.63 FEET; THENCE CONTINUING ALONG SAID LINE, S89°29'27"E, 658.96 FEET; THENCE S00DEG00'58"W, 1248.03 FEET TO THE POB; THENCE CONTINUING S00DEG00'58"W, 66.00 FEET TO THE SOUTH 1/16TH LINE; THENCE N89°26'08"W ALONG SAID LINE, 395.01 FEET; THENCE N00DEG00'53"W, 66.00 FEET; THENCE S89°26'27"E, 395.05 FEET TO THE POB. SUBJECT TO ALL AGREEMENTS, COVENANTS, EASEMENTS, AND RESTRICTIONS OF RECORD, IF ANY.

FORMERLY PART OF 009-031-008-00 SPLIT ON 04/29/2016; PARENT PARCEL  
009-031-008-00 SEC 31 T22N R8W NE 1/4 OF SW 1/4. 40 A.

Split/Comb. on 05/17/2016 completed 05/17/2016 TIM ;  
Parent Parcel(s): 009-031-008-00;  
Child Parcel(s): 009-031-008-50;

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS  
\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 18	-29 @\$3000	19.88	Acres	3000	100			59,640
		19.88	Total Acres				Total Est. Land Value =	59,640

2024 Est. T.C.V.	009-031-008-50	=	59,640		
Est. TCV/Total Floor Area =	0.00				
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
25,800	25,800	25,800	13,765	5.00	
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	4,000	0	688	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
29,800	29,800	29,800	14,453	14,453	0







Parcel Number: 009-031-010-00

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ECF (416 RURAL METES &amp; BOUNDS) 0.930 =&gt; TCV: 208,592

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1994  
 Description of Occupancy: NEAR RD/ W/LIFT

Costs are taken from the Garages - Service/Repair Shed cost schedules.

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

Class: D,Pole Quality: Average  
 Stories: 1 Story Height: 14 Perimeter: 132

Base Rate for Upper Floors = 36.11

(10) Heating system: Wall or Floor Furnace Cost/SqFt: 5.27 100%  
 Adjusted Square Foot Cost for Upper Floors = 41.38

Total Floor Area: 1,040 Base Cost New of Upper Floors = 43,036

Reproduction/Replacement Cost = 43,036  
 Eff.Age:10 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 66 /100/100/100/66.0  
 Total Depreciated Cost = 28,404

ECF (416 RURAL METES & BOUNDS) 0.930 => TCV of Bldg: 1 = 26,415  
 Replacement Cost/Floor Area= 41.38 Est. TCV/Floor Area= 25.40

Cost Estimates for Commercial/Industrial Building/Section: 2 Built 1995  
 Description of Occupancy: NORTH MOST PART

Costs are taken from the Shed - Utility Light Commercial Building cost schedules.

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

Class: D,Pole Quality: Low Cost  
 Stories: 1 Story Height: 10 Perimeter: 136

Base Rate for Upper Floors = 17.24

Adjusted Square Foot Cost for Upper Floors = 17.24

Total Floor Area: 1,120 Base Cost New of Upper Floors = 19,309

Reproduction/Replacement Cost = 19,309  
 Eff.Age:15 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 74 /100/100/100/74.0  
 Total Depreciated Cost = 14,289

ECF (416 RURAL METES & BOUNDS) 0.930 => TCV of Bldg: 2 = 13,288  
 Replacement Cost/Floor Area= 17.24 Est. TCV/Floor Area= 11.86

Total Estimated True Cash Value of Commercial/Industrial Buildings = 39,703

2024 Est. T.C.V. 009-031-010-00 = 297,822

Est. TCV/Total Floor Area = 70.91

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
144,500	144,500	144,500	87,148	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	4,400	0	0	4,357	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
148,900	148,900	148,900	91,505	91,505	91,505	



Built-Ins

Appliance Allow.	1	1,934	1,160
	Totals:	218,671	131,204

Notes:

ECF (416 RURAL METES & BOUNDS) 0.930 => TCV: 122,020

Cost Est. for Res. Bldg: 3 Mobile Home HUD Cls Fair Blt 2000

(11) Heating System: Forced Warm Air  
 Ground Area = 1050 SF Floor Area = 1050 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Metal	1050		
			Total:	53,512	18,729

Other Additions/Adjustments

Plumbing

3 Fixture Bath	1	2,726	954
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Water/Sewer

1000 Gal Septic	1	4,550	1,592
Water Well, 50 Feet	1	2,585	905

Totals: 63,373 22,180

Notes:

ECF (416 RURAL METES & BOUNDS) 0.800 => TCV: 17,744

2024 Est. T.C.V. 009-031-011-00 = 162,461

Est. TCV/Total Floor Area = 56.21, Most recent sale 02/18/2022 for 135,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
80,600	80,600	80,600	80,600	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	600	0	0	600	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
81,200	81,200	81,200	84,630	81,200	68,208	





Parcel Number: 009-031-013-20

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Totals: 158,242 87,032

Notes:

ECF (201B COMMERCIAL GROUP B) 0.990 =&gt; TCV: 86,162

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 2007  
 Description of Occupancy: SEMI-FINISHED INTERIOR 2014

Costs are taken from the Warehouses - Mini cost schedules.

&lt;&lt;&lt;&lt;&lt; Calculator Cost Computations &gt;&gt;&gt;&gt;&gt;

Class: D Quality: Low Cost  
 Stories: 1 Story Height: 10 Perimeter: 176  
 Overall Building Height: 10

Base Rate for Upper Floors = 40.07

Adjusted Square Foot Cost for Upper Floors = 40.07

Total Floor Area: 1,680 Base Cost New of Upper Floors = 67,317

Reproduction/Replacement Cost = 67,317

Eff.Age:5 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 82 /100/100/100/82.0  
 Total Depreciated Cost = 55,200

ECF (201B COMMERCIAL GROUP B) 0.850 => TCV of Bldg: 1 = 46,920  
 Replacement Cost/Floor Area= 40.07 Est. TCV/Floor Area= 27.93

Cost Estimates for Commercial/Industrial Building/Section: 2 Built 2010  
 Description of Occupancy: 12 UNITS 20 X 136: UNITS1-12

Costs are taken from the Warehouses - Mini cost schedules.

&lt;&lt;&lt;&lt;&lt; Calculator Cost Computations &gt;&gt;&gt;&gt;&gt;

Class: D,Pole Quality: Average  
 Stories: 1 Story Height: 10 Perimeter: 312

Base Rate for Upper Floors = 49.47

Adjusted Square Foot Cost for Upper Floors = 49.47

Total Floor Area: 2,720 Base Cost New of Upper Floors = 134,558

Reproduction/Replacement Cost = 134,558

Eff.Age:5 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 88 /100/100/100/88.0  
 Total Depreciated Cost = 118,411

ECF (201B COMMERCIAL GROUP B) 0.850 => TCV of Bldg: 2 = 100,649  
 Replacement Cost/Floor Area= 49.47 Est. TCV/Floor Area= 37.00

Cost Estimates for Commercial/Industrial Building/Section: 3 Built 2007  
 Description of Occupancy: 24 UNITS 40 X 136: UNITS 13-36

Costs are taken from the Warehouses - Mini cost schedules.

&lt;&lt;&lt;&lt;&lt; Calculator Cost Computations &gt;&gt;&gt;&gt;&gt;

Class: D,Pole Quality: Low Cost  
 Stories: 1 Story Height: 10 Perimeter: 352

Base Rate for Upper Floors = 30.77

Adjusted Square Foot Cost for Upper Floors = 30.77

Total Floor Area: 5,440 Base Cost New of Upper Floors = 167,389

Reproduction/Replacement Cost = 167,389

Eff.Age:5 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 88 /100/100/100/88.0  
 Total Depreciated Cost = 147,302

ECF (201B COMMERCIAL GROUP B) 0.850 => TCV of Bldg: 3 = 125,207

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Replacement Cost/Floor Area= 30.77      Est. TCV/Floor Area= 23.02

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Cost Estimates for Commercial/Industrial Building/Section: 4      Built 2007  
 Description of Occupancy: 12 UNITS 10 X 136, #37 TO #48

Costs are taken from the Warehouses - Mini cost schedules.

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

Class: D,Pole      Quality: Low Cost  
 Stories: 1      Story Height: 12      Perimeter: 292  
 Overall Building Height: 12

Base Rate for Upper Floors = 45.73

Adjusted Square Foot Cost for Upper Floors = 45.73

Total Floor Area: 1,360      Base Cost New of Upper Floors =      62,193

Reproduction/Replacement Cost =      62,193  
 Eff.Age:5      Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 88 /100/100/100/88.0  
 Total Depreciated Cost =      54,730

ECF (201B COMMERCIAL GROUP B)      0.850 => TCV of Bldg: 4 =      46,520  
 Replacement Cost/Floor Area= 45.73      Est. TCV/Floor Area= 34.21

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Cost Estimates for Commercial/Industrial Building/Section: 5      Built 2011  
 Description of Occupancy: AT ROAD 48' X58' UNITS 49-56

Costs are taken from the Warehouses - Mini cost schedules.

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

Class: D,Pole      Quality: Low Cost  
 Stories: 1      Story Height: 10      Perimeter: 212  
 Overall Building Height: 10

Base Rate for Upper Floors = 32.07

Adjusted Square Foot Cost for Upper Floors = 32.07

Total Floor Area: 2,799      Base Cost New of Upper Floors =      89,764

Reproduction/Replacement Cost =      89,764  
 Eff.Age:5      Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 88 /100/100/100/88.0  
 Total Depreciated Cost =      78,992

ECF (201B COMMERCIAL GROUP B)      0.850 => TCV of Bldg: 5 =      67,143  
 Replacement Cost/Floor Area= 32.07      Est. TCV/Floor Area= 23.99

---

Cost Estimates for Commercial/Industrial Building/Section: 6      Built 2012  
 Description of Occupancy: 2012 UNITS 68-77, 38X48

Costs are taken from the Warehouses - Mini cost schedules.

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

Class: D,Pole      Quality: Low Cost  
 Stories: 1      Story Height: 12      Perimeter: 172  
 Overall Building Height: 12

Base Rate for Upper Floors = 35.67

Adjusted Square Foot Cost for Upper Floors = 35.67

Total Floor Area: 1,836      Base Cost New of Upper Floors =      65,490

Reproduction/Replacement Cost =      65,490  
 Eff.Age:5      Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 88 /100/100/100/88.0  
 Total Depreciated Cost =      57,631

ECF (201B COMMERCIAL GROUP B)      0.850 => TCV of Bldg: 6 =      48,987  
 Replacement Cost/Floor Area= 35.67      Est. TCV/Floor Area= 26.68



Parcel Number: 009-031-013-20

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Cost Estimates for Commercial/Industrial Building/Section: 7 Built 2012  
 Description of Occupancy: 2012 30X48 BEHIND#6

Costs are taken from the Warehouses - Mini cost schedules.

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

Class: D,Pole Quality: Low Cost  
 Stories: 1 Story Height: 13 Perimeter: 159  
 Overall Building Height: 13

Base Rate for Upper Floors = 38.48

Adjusted Square Foot Cost for Upper Floors = 38.48

Total Floor Area: 1,459 Base Cost New of Upper Floors = 56,142

Reproduction/Replacement Cost = 56,142

Eff.Age:5 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 88 /100/100/100/88.0

Total Depreciated Cost = 49,405

ECF (201B COMMERCIAL GROUP B) 0.850 => TCV of Bldg: 7 = 41,994

Replacement Cost/Floor Area= 38.48 Est. TCV/Floor Area= 28.78

Cost Estimates for Commercial/Industrial Building/Section: 8 Built 2012  
 Description of Occupancy: 2012 UNTIS 57-67 72X10

Costs are taken from the Warehouses - Mini cost schedules.

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

Class: D,Pole Quality: Low Cost  
 Stories: 1 Story Height: 9 Perimeter: 164  
 Overall Building Height: 9

Base Rate for Upper Floors = 43.01

Adjusted Square Foot Cost for Upper Floors = 43.01

Total Floor Area: 732 Base Cost New of Upper Floors = 31,483

Reproduction/Replacement Cost = 31,483

Eff.Age:5 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 88 /100/100/100/88.0

Total Depreciated Cost = 27,705

ECF (201B COMMERCIAL GROUP B) 0.850 => TCV of Bldg: 8 = 23,549

Replacement Cost/Floor Area= 43.01 Est. TCV/Floor Area= 32.17

Cost Estimates for Commercial/Industrial Building/Section: 9 Built 2015  
 Description of Occupancy: 2015 12'X60' UNITS 83-87

Costs are taken from the Warehouses - Mini cost schedules.

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

Class: D,Pole Quality: Low Cost  
 Stories: 1 Story Height: 10 Perimeter: 144  
 Overall Building Height: 10

Base Rate for Upper Floors = 43.87

Adjusted Square Foot Cost for Upper Floors = 43.87

Total Floor Area: 720 Base Cost New of Upper Floors = 31,586

Reproduction/Replacement Cost = 31,586

Eff.Age:5 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 88 /100/100/100/88.0

Total Depreciated Cost = 27,796

ECF (201B COMMERCIAL GROUP B) 0.850 => TCV of Bldg: 9 = 23,626

Replacement Cost/Floor Area= 43.87 Est. TCV/Floor Area= 32.81

Cost Estimates for Commercial/Industrial Building/Section: 10 Built 2016

Parcel Number: 009-031-013-20

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Description of Occupancy: 2016 REAR 36'X72'

Costs are taken from the Warehouses - Mini cost schedules.

&lt;&lt;&lt;&lt;&lt; Calculator Cost Computations &gt;&gt;&gt;&gt;&gt;

Class: D,Pole Quality: Low Cost  
 Stories: 1 Story Height: 10 Perimeter: 216  
 Overall Building Height: 10

Base Rate for Upper Floors = 32.98

Adjusted Square Foot Cost for Upper Floors = 32.98

Total Floor Area: 2,592 Base Cost New of Upper Floors = 85,484

Reproduction/Replacement Cost = 85,484

Eff.Age:3 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 93 /100/100/100/93.0

Total Depreciated Cost = 79,500

ECF (201B COMMERCIAL GROUP B) 0.850 =&gt; TCV of Bldg: 10 = 67,575

Replacement Cost/Floor Area= 32.98 Est. TCV/Floor Area= 26.07

Cost Estimates for Commercial/Industrial Building/Section: 11 Built 2016

Description of Occupancy: P#20160087 W OF #10 30'X96'

Costs are taken from the Warehouses - Mini cost schedules.

&lt;&lt;&lt;&lt;&lt; Calculator Cost Computations &gt;&gt;&gt;&gt;&gt;

Class: D,Pole Quality: Low Cost  
 Stories: 1 Story Height: 8 Perimeter: 252  
 Overall Building Height: 8

Base Rate for Upper Floors = 32.20

Adjusted Square Foot Cost for Upper Floors = 32.20

Total Floor Area: 2,880 Base Cost New of Upper Floors = 92,736

Reproduction/Replacement Cost = 92,736

Eff.Age:3 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 93 /100/100/100/93.0

Total Depreciated Cost = 86,244

ECF (201B COMMERCIAL GROUP B) 0.850 =&gt; TCV of Bldg: 11 = 73,308

Replacement Cost/Floor Area= 32.20 Est. TCV/Floor Area= 25.45

Cost Estimates for Commercial/Industrial Building/Section: 12 Built 2016

Description of Occupancy: P#20160360 N OF #11 20'X120'

Costs are taken from the Warehouses - Mini cost schedules.

&lt;&lt;&lt;&lt;&lt; Calculator Cost Computations &gt;&gt;&gt;&gt;&gt;

Class: D,Pole Quality: Low Cost  
 Stories: 1 Story Height: 8 Perimeter: 280  
 Overall Building Height: 8

Base Rate for Upper Floors = 35.67

Adjusted Square Foot Cost for Upper Floors = 35.67

Total Floor Area: 2,400 Base Cost New of Upper Floors = 85,608

Reproduction/Replacement Cost = 85,608

Eff.Age:3 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 93 /100/100/100/93.0

Total Depreciated Cost = 79,615

ECF (201B COMMERCIAL GROUP B) 0.850 =&gt; TCV of Bldg: 12 = 67,673

Replacement Cost/Floor Area= 35.67 Est. TCV/Floor Area= 28.20

Cost Estimates for Commercial/Industrial Building/Section: 13 Built 2016

Description of Occupancy: P#20160360 @ N OF #9 30'X40'

Costs are taken from the Warehouses - Mini cost schedules.

```

<<<<<           Calculator Cost Computations           >>>>>
  Class: D,Pole   Quality: Low Cost
Stories: 1      Story Height: 8      Perimeter: 140
Overall Building Height: 10

```

Base Rate for Upper Floors = 35.67

Adjusted Square Foot Cost for Upper Floors = 35.67

```

Total Floor Area: 1,200           Base Cost New of Upper Floors =      42,804
                                   Reproduction/Replacement Cost =      42,804
Eff.Age:3   Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 93 /100/100/100/93.0
                                   Total Depreciated Cost =      39,808

```

```

ECF (201B COMMERCIAL GROUP B)      0.850 => TCV of Bldg: 13 =      33,837
  Replacement Cost/Floor Area= 35.67   Est. TCV/Floor Area= 28.20

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Cost Estimates for Commercial/Industrial Building/Section: 14      Built 2016  
Description of Occupancy: 20160096 N OF #9 30'X40'

Costs are taken from the Warehouses - Mini cost schedules.

```

<<<<<           Calculator Cost Computations           >>>>>
  Class: D,Pole   Quality: Low Cost
Stories: 1      Story Height: 8      Perimeter: 140
Overall Building Height: 10

```

Base Rate for Upper Floors = 35.67

Adjusted Square Foot Cost for Upper Floors = 35.67

```

Total Floor Area: 1,200           Base Cost New of Upper Floors =      42,804
                                   Reproduction/Replacement Cost =      42,804
Eff.Age:3   Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 93 /100/100/100/93.0
                                   Total Depreciated Cost =      39,808

```

```

ECF (201B COMMERCIAL GROUP B)      0.850 => TCV of Bldg: 14 =      33,837
  Replacement Cost/Floor Area= 35.67   Est. TCV/Floor Area= 28.20

```

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Cost Estimates for Commercial/Industrial Building/Section: 15      Built 2016  
Description of Occupancy: 20160096 N OF #9 30'X40'

Costs are taken from the Warehouses - Mini cost schedules.

```

<<<<<           Calculator Cost Computations           >>>>>
  Class: D,Pole   Quality: Low Cost
Stories: 1      Story Height: 8      Perimeter: 140
Overall Building Height: 10

```

Base Rate for Upper Floors = 35.67

Adjusted Square Foot Cost for Upper Floors = 35.67

```

Total Floor Area: 1,200           Base Cost New of Upper Floors =      42,804
                                   Reproduction/Replacement Cost =      42,804
Eff.Age:3   Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 93 /100/100/100/93.0
                                   Total Depreciated Cost =      39,808

```

```

ECF (201B COMMERCIAL GROUP B)      0.850 => TCV of Bldg: 15 =      33,837
  Replacement Cost/Floor Area= 35.67   Est. TCV/Floor Area= 28.20

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Cost Estimates for Commercial/Industrial Building/Section: 16      Built 2017  
Description of Occupancy: P# 2017-0177 20'X120'

Parcel Number: 009-031-013-20

Page: 7

Costs are taken from the Warehouses - Mini cost schedules.

&lt;&lt;&lt;&lt;&lt; Calculator Cost Computations &gt;&gt;&gt;&gt;&gt;

Class: D,Pole Quality: Low Cost  
 Stories: 1 Story Height: 8 Perimeter: 280  
 Overall Building Height: 8

Base Rate for Upper Floors = 35.67

Adjusted Square Foot Cost for Upper Floors = 35.67

Total Floor Area: 2,400 Base Cost New of Upper Floors = 85,608

Reproduction/Replacement Cost = 85,608

Eff.Age:2 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 95 /100/100/100/95.0

Total Depreciated Cost = 81,328

ECF (201B COMMERCIAL GROUP B) 0.850 =&gt; TCV of Bldg: 16 = 69,128

Replacement Cost/Floor Area= 35.67 Est. TCV/Floor Area= 28.80

Cost Estimates for Commercial/Industrial Building/Section: 17 Built 2017

Description of Occupancy: P# 2017-0177 32'X40'

Costs are taken from the Warehouses - Mini cost schedules.

&lt;&lt;&lt;&lt;&lt; Calculator Cost Computations &gt;&gt;&gt;&gt;&gt;

Class: D,Pole Quality: Low Cost  
 Stories: 1 Story Height: 14 Perimeter: 144  
 Overall Building Height: 8

Base Rate for Upper Floors = 40.72

Adjusted Square Foot Cost for Upper Floors = 40.72

Total Floor Area: 1,200 Base Cost New of Upper Floors = 48,864

Reproduction/Replacement Cost = 48,864

Eff.Age:2 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 95 /100/100/100/95.0

Total Depreciated Cost = 46,421

ECF (201B COMMERCIAL GROUP B) 0.850 =&gt; TCV of Bldg: 17 = 39,458

Replacement Cost/Floor Area= 40.72 Est. TCV/Floor Area= 32.88

Cost Estimates for Commercial/Industrial Building/Section: 18 Built 0

Description of Occupancy: PERMIT 2017-0218 20'X108'

Costs are taken from the Warehouses - Mini cost schedules.

&lt;&lt;&lt;&lt;&lt; Calculator Cost Computations &gt;&gt;&gt;&gt;&gt;

Class: D,Pole Quality: Low Cost  
 Stories: 1 Story Height: 8 Perimeter: 256

Base Rate for Upper Floors = 35.87

Adjusted Square Foot Cost for Upper Floors = 35.87

Total Floor Area: 2,160 Base Cost New of Upper Floors = 77,479

Reproduction/Replacement Cost = 77,479

Eff.Age:2 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 95 /100/100/100/95.0

Total Depreciated Cost = 73,605

ECF (201B COMMERCIAL GROUP B) 0.850 =&gt; TCV of Bldg: 18 = 62,564

Replacement Cost/Floor Area= 35.87 Est. TCV/Floor Area= 28.96

Cost Estimates for Commercial/Industrial Building/Section: 19 Built 2017

Description of Occupancy: P# 2017-0218 20'X108'

Costs are taken from the Warehouses - Mini cost schedules.

&lt;&lt;&lt;&lt;&lt; Calculator Cost Computations &gt;&gt;&gt;&gt;&gt;

Parcel Number: 009-031-013-20

Page: 8

Class: D,Pole Quality: Low Cost  
 Stories: 1 Story Height: 8 Perimeter: 256  
 Overall Building Height: 8

Base Rate for Upper Floors = 35.87

Adjusted Square Foot Cost for Upper Floors = 35.87

Total Floor Area: 2,160 Base Cost New of Upper Floors = 77,479  
 Reproduction/Replacement Cost = 77,479  
 Eff.Age:2 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 95 /100/100/100/95.0  
 Total Depreciated Cost = 73,605  
 ECF (201B COMMERCIAL GROUP B) 0.850 => TCV of Bldg: 19 = 62,564  
 Replacement Cost/Floor Area= 35.87 Est. TCV/Floor Area= 28.96

Cost Estimates for Commercial/Industrial Building/Section: 20 Built 2017  
 Description of Occupancy: P#2017-0219 32'X40'

Costs are taken from the Warehouses - Mini cost schedules.

&lt;&lt;&lt;&lt;&lt; Calculator Cost Computations &gt;&gt;&gt;&gt;&gt;

Class: D,Pole Quality: Low Cost  
 Stories: 1 Story Height: 14 Perimeter: 144  
 Overall Building Height: 8

Base Rate for Upper Floors = 40.72

Adjusted Square Foot Cost for Upper Floors = 40.72

Total Floor Area: 1,200 Base Cost New of Upper Floors = 48,864  
 Reproduction/Replacement Cost = 48,864  
 Eff.Age:2 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 95 /100/100/100/95.0  
 Total Depreciated Cost = 46,421  
 ECF (201B COMMERCIAL GROUP B) 0.850 => TCV of Bldg: 20 = 39,458  
 Replacement Cost/Floor Area= 40.72 Est. TCV/Floor Area= 32.88

Cost Estimates for Commercial/Industrial Building/Section: 21 Built 2017  
 Description of Occupancy: PERMIT#2017-0219 30'X40'

Costs are taken from the Warehouses - Mini cost schedules.

&lt;&lt;&lt;&lt;&lt; Calculator Cost Computations &gt;&gt;&gt;&gt;&gt;

Class: D,Pole Quality: Low Cost  
 Stories: 1 Story Height: 14 Perimeter: 144  
 Overall Building Height: 8

Base Rate for Upper Floors = 40.72

Adjusted Square Foot Cost for Upper Floors = 40.72

Total Floor Area: 1,200 Base Cost New of Upper Floors = 48,864  
 Reproduction/Replacement Cost = 48,864  
 Eff.Age:2 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 95 /100/100/100/95.0  
 Total Depreciated Cost = 46,421  
 ECF (201B COMMERCIAL GROUP B) 0.850 => TCV of Bldg: 21 = 39,458  
 Replacement Cost/Floor Area= 40.72 Est. TCV/Floor Area= 32.88

Cost Estimates for Commercial/Industrial Building/Section: 22 Built 2018  
 Description of Occupancy: PERMIT 2017-0535 30'X48'

Costs are taken from the Warehouses - Mini cost schedules.

&lt;&lt;&lt;&lt;&lt; Calculator Cost Computations &gt;&gt;&gt;&gt;&gt;

Class: D,Pole Quality: Low Cost

Parcel Number: 009-031-013-20

Page: 9

Stories: 1 Story Height: 14 Perimeter: 156

Base Rate for Upper Floors = 39.17

Adjusted Square Foot Cost for Upper Floors = 39.17

Total Floor Area: 1,440 Base Cost New of Upper Floors = 56,405

Reproduction/Replacement Cost = 56,405

Eff.Age:2 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 95 /100/100/100/95.0

Total Depreciated Cost = 53,585

ECF (201B COMMERCIAL GROUP B) 0.850 =&gt; TCV of Bldg: 22 = 45,547

Replacement Cost/Floor Area= 39.17 Est. TCV/Floor Area= 31.63

Cost Estimates for Commercial/Industrial Building/Section: 23 Built 2017

Description of Occupancy: PERMIT 2017-0585 30'X108'

Costs are taken from the Warehouses - Mini cost schedules.

&lt;&lt;&lt;&lt;&lt; Calculator Cost Computations &gt;&gt;&gt;&gt;&gt;

Class: D,Pole Quality: Low Cost

Stories: 1 Story Height: 10 Perimeter: 276

Overall Building Height: 10

Base Rate for Upper Floors = 33.22

Adjusted Square Foot Cost for Upper Floors = 33.22

Total Floor Area: 3,240 Base Cost New of Upper Floors = 107,633

Reproduction/Replacement Cost = 107,633

Eff.Age:2 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 95 /100/100/100/95.0

Total Depreciated Cost = 102,251

ECF (201B COMMERCIAL GROUP B) 0.850 =&gt; TCV of Bldg: 23 = 86,914

Replacement Cost/Floor Area= 33.22 Est. TCV/Floor Area= 26.83

Cost Estimates for Commercial/Industrial Building/Section: 24 Built 2018

Description of Occupancy: P#20180066 12'X108'

Costs are taken from the Warehouses - Mini cost schedules.

&lt;&lt;&lt;&lt;&lt; Calculator Cost Computations &gt;&gt;&gt;&gt;&gt;

Class: D,Pole Quality: Low Cost

Stories: 1 Story Height: 14 Perimeter: 384

Base Rate for Upper Floors = 47.63

Adjusted Square Foot Cost for Upper Floors = 47.63

Total Floor Area: 1,296 Base Cost New of Upper Floors = 61,729

Reproduction/Replacement Cost = 61,729

Eff.Age:2 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 95 /100/100/100/95.0

Total Depreciated Cost = 58,643

ECF (201B COMMERCIAL GROUP B) 0.850 =&gt; TCV of Bldg: 24 = 49,846

Replacement Cost/Floor Area= 47.63 Est. TCV/Floor Area= 38.46

Cost Estimates for Commercial/Industrial Building/Section: 25 Built 2018

Description of Occupancy: P#20180174 30'X40'

Costs are taken from the Warehouses - Mini cost schedules.

&lt;&lt;&lt;&lt;&lt; Calculator Cost Computations &gt;&gt;&gt;&gt;&gt;

Class: D,Pole Quality: Low Cost

Stories: 1 Story Height: 14 Perimeter: 140

Overall Building Height: 10







Reproduction/Replacement Cost = 4,064  
 Eff.Age:2 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 95 /100/100/100/95.0  
 Total Depreciated Cost = 3,861

ECF (201B COMMERCIAL GROUP B) 0.850 => TCV of Bldg: 30 = 192,204  
 Replacement Cost/Floor Area= 44.28 Est. TCV/Floor Area= 35.75

Cost Estimates for Commercial/Industrial Building/Section: 31 Built 2020  
 Description of Occupancy: P#2020-00506 (10F2)

Costs are taken from the Warehouses - Mini cost schedules.

<<<<< Calculator Cost Computations >>>>>  
 Class: D,Pole Quality: Low Cost  
 Stories: 1 Story Height: 14 Perimeter: 120  
 Overall Building Height: 14

Base Rate for Upper Floors = 43.07

Adjusted Square Foot Cost for Upper Floors = 43.07

Total Floor Area: 864 Base Cost New of Upper Floors = 37,212

Reproduction/Replacement Cost = 37,212  
 Eff.Age:1 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 98 /100/100/100/98.0  
 Total Depreciated Cost = 36,468

ECF (201B COMMERCIAL GROUP B) 0.850 => TCV of Bldg: 31 = 30,998  
 Replacement Cost/Floor Area= 43.07 Est. TCV/Floor Area= 35.88

Cost Estimates for Commercial/Industrial Building/Section: 32 Built 2020  
 Description of Occupancy: P#2020-00506 (10F2)

Costs are taken from the Warehouses - Mini cost schedules.

<<<<< Calculator Cost Computations >>>>>  
 Class: D,Pole Quality: Low Cost  
 Stories: 1 Story Height: 14 Perimeter: 120  
 Overall Building Height: 14

Base Rate for Upper Floors = 43.07

Adjusted Square Foot Cost for Upper Floors = 43.07

Total Floor Area: 864 Base Cost New of Upper Floors = 37,212

Reproduction/Replacement Cost = 37,212  
 Eff.Age:1 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 98 /100/100/100/98.0  
 Total Depreciated Cost = 36,468

ECF (201B COMMERCIAL GROUP B) 0.850 => TCV of Bldg: 32 = 30,998  
 Replacement Cost/Floor Area= 43.07 Est. TCV/Floor Area= 35.88

Cost Estimates for Commercial/Industrial Building/Section: 33 Built 2021  
 Description of Occupancy: P#20210179 (10F2) DOORS 458

Costs are taken from the Warehouses - Mini cost schedules.

<<<<< Calculator Cost Computations >>>>>  
 Class: D,Pole Quality: Low Cost  
 Stories: 1 Story Height: 14 Perimeter: 120  
 Overall Building Height: 14

Base Rate for Upper Floors = 43.07

Adjusted Square Foot Cost for Upper Floors = 43.07

Total Floor Area: 864 Base Cost New of Upper Floors = 37,212

Parcel Number: 009-031-013-20

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Reproduction/Replacement Cost = 37,212  
 Eff.Age:1 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 98 /100/100/100/98.0  
 Total Depreciated Cost = 36,468

ECF (201B COMMERCIAL GROUP B) 0.850 => TCV of Bldg: 33 = 30,998  
 Replacement Cost/Floor Area= 43.07 Est. TCV/Floor Area= 35.88

Cost Estimates for Commercial/Industrial Building/Section: 34 Built 0  
 Description of Occupancy: P#20210179 (20F2) DOORS460&461

Costs are taken from the Warehouses - Mini cost schedules.

<<<<< Calculator Cost Computations >>>>>  
 Class: D,Pole Quality: Low Cost  
 Stories: 1 Story Height: 14 Perimeter: 148

Base Rate for Upper Floors = 39.14

Adjusted Square Foot Cost for Upper Floors = 39.14

Total Floor Area: 1,368 Base Cost New of Upper Floors = 53,544

Reproduction/Replacement Cost = 53,544  
 Eff.Age:1 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 98 /100/100/100/98.0  
 Total Depreciated Cost = 52,473

ECF (201B COMMERCIAL GROUP B) 0.850 => TCV of Bldg: 34 = 44,602  
 Replacement Cost/Floor Area= 39.14 Est. TCV/Floor Area= 32.60

Cost Estimates for Commercial/Industrial Building/Section: 35 Built 0  
 Description of Occupancy: P#20210323 DOORS 207-217

Costs are taken from the Warehouses - Mini cost schedules.

<<<<< Calculator Cost Computations >>>>>  
 Class: D,Pole Quality: Low Cost  
 Stories: 1 Story Height: 10 Perimeter: 288

Base Rate for Upper Floors = 34.85

Adjusted Square Foot Cost for Upper Floors = 34.85

Total Floor Area: 2,880 Base Cost New of Upper Floors = 100,368

Reproduction/Replacement Cost = 100,368  
 Eff.Age:1 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 98 /100/100/100/98.0  
 Total Depreciated Cost = 98,361

ECF (201B COMMERCIAL GROUP B) 0.850 => TCV of Bldg: 35 = 83,607  
 Replacement Cost/Floor Area= 34.85 Est. TCV/Floor Area= 29.03

Cost Estimates for Commercial/Industrial Building/Section: 36 Built 0  
 Description of Occupancy: P#20210503 (40'X56')

Costs are taken from the Warehouses - Mini cost schedules.

<<<<< Calculator Cost Computations >>>>>  
 Class: D,Pole Quality: Low Cost  
 Stories: 1 Story Height: 10 Perimeter: 0

Base Rate for Upper Floors = 34.19

Adjusted Square Foot Cost for Upper Floors = 34.19

Total Floor Area: 2,240 Base Cost New of Upper Floors = 76,585

Reproduction/Replacement Cost = 76,585  
 Eff.Age:1 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 98 /100/100/100/98.0  
 Total Depreciated Cost = 75,053

ECF (201B COMMERCIAL GROUP B) 0.850 => TCV of Bldg: 36 = 63,795  
 Replacement Cost/Floor Area= 34.19 Est. TCV/Floor Area= 28.48

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Total Estimated True Cash Value of Commercial/Industrial Buildings = 2,013,040

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2024 Est. T.C.V. 009-031-013-20 = 2,219,387

Est. TCV/Total Floor Area = 32.44

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
1,186,200	1,186,200	1,186,200	991,752	5.00		
2024 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-76,500	0	0	49,587	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
1,109,700	1,109,700	1,109,700	1,041,339	1,041,339	0	

009-031-014-00	2024 Est. T.C.V.	HOIT5 LLC
Property Class: 402		11630 W CADILLAC RD
Map #:	LAKE TOWNSHIP	CADILLAC, MI 49601

. SEC 31 T22N R8W THAT PART OF W 1/2 OF E 1/2 OF SE 1/4 OF SW 1/4 S OF A LINE LYING 75 FT S OF BEG N 11' 48" W OF SW COR OF SEC TH ON A 9822.13 FT RADIUS LH CURVE 3215.58 FT CHORD BEARING N 77 DEG 6' 11.5" E 3201.23 FT TH N 67 DEG 43' 28" E 200 FT TO END. 3.25 A.

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP C 50/FF	328.60	430.83	1.0000	1.0000	50	100		16,430
329 Actual Front Feet, 3.25 Total Acres							Total Est. Land Value =	16,430

2024 Est. T.C.V. 009-031-014-00 = 16,430

Est. TCV/Total Floor Area = 0.24, Most recent sale 08/01/2014 for 42,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.				
8,200	8,200	8,200	7,157	5.00				
2024 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses			
0	0	0	0	357	0			
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT			
8,200	8,200	8,200	7,514	7,514	0			



Parcel Number: 009-031-015-00

Page: 2

Description of Occupancy: 2011 OFFICE OF WAREHOUSE

Costs are taken from the Office Buildings cost schedules.

&lt;&lt;&lt;&lt;&lt; Calculator Cost Computations &gt;&gt;&gt;&gt;&gt;

Class: D Quality: Average

Stories: 1 Story Height: 8 Perimeter: 107

Overall Building Height: 8

Base Rate for Upper Floors = 130.70

(10) Heating system: Forced Air Furnace Cost/SqFt: 18.41 100%

Adjusted Square Foot Cost for Upper Floors = 149.11

Total Floor Area: 1,050 Base Cost New of Upper Floors = 156,567

Reproduction/Replacement Cost = 156,567

Eff.Age:10 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 82 /100/100/100/82.0

Total Depreciated Cost = 128,385

ECF (201A GENERAL COMMERCIAL ) 1.386 =&gt; TCV of Bldg: 2 = 177,942

Replacement Cost/Floor Area= 149.11 Est. TCV/Floor Area= 169.47

Total Estimated True Cash Value of Commercial/Industrial Buildings = 580,617

2024 Est. T.C.V. 009-031-015-00 = 657,651

Est. TCV/Total Floor Area = 103.42, Most recent sale 10/01/2009 for 73,500

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
262,100	262,100	262,100	167,324	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	66,700	0	0	8,366	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
328,800	328,800	328,800	175,690	175,690	0	

009-031-015-70	2024 Est. T.C.V.	HAMEL RONALD D & FRANKLIN DONNA D
Property Class: 401		11650 W CADILLAC RD
Map #:	LAKE TOWNSHIP	CADILLAC, MI 49601

. SEC 31 T22N R8W E 1/2 OF W 1/2 OF SE 1/4 OF SW 1/4 LYINGS'LY OF RELOCATED HWY  
M-55. 2.75 A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 90/FF	328.60	364.55	0.8833	0.9771	90	100		25,523
329 Actual Front Feet, 2.75 Total Acres Total Est. Land Value =								25,523

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	7.35	236	0	0
D/W/P: 4in Concrete	6.49	60	0	0
Wood Frame	26.25	96	50	1,260
Wood Frame	24.89	120	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				2,210

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

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 924 SF Floor Area = 924 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=78/100/100/100/78

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Piers	924		
			Total:	101,425	79,111

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,230	959
3 Fixture Bath	1	3,860	3,011

Water/Sewer

1000 Gal Septic	1	4,550	3,549
Water Well, 50 Feet	1	2,585	2,016

Deck

Treated Wood	200	4,036	3,148
Treated Wood	160	3,498	2,728

Garages

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

Base Cost	768	27,249	21,254
Door Opener	1	485	378

Built-Ins

Appliance Allow.	1	1,934	1,509
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Carports

Aluminum	768	10,307	8,039
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Totals: 161,159 125,702

Notes:

ECF (416 RURAL METES & BOUNDS) 0.930 => TCY: 116,903

2024 Est. T.C.V. 009-031-015-70 = 144,636

Est. TCY/Total Floor Area = 156.53

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
63,500	63,500	63,500	28,721	5.00

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2024	New	Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0		8,800	0	0	1,436	0
2024 Assessed			MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	72,300		72,300	72,300	30,157	30,157	30,157



009-031-016-00	2024 Est. T.C.V.	MICH STATE HWY COMM
Property Class: 402		M-55
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 31 T22N R8W THAT PART OF SE 1/4 & THAT PART OF SE 1/4 OF SW 1/4 EXC W 1/2 OF W 1/2 THEREOF LYING 75 FT EITHER SIDE OF BEG N11' 48" W OF SW COR OF SEC TH ON A 9822.13 FT RADIUS LH CURVE 3215.58 FT CHORD BEARING N 77 DEG 6' 11.5" E 3201.23 FT TH N 67 DEG 43' 28" E TO E LINE OF SEC. 13.4090 A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$3000		13.41 Acres			3000	100		40,227
		13.41 Total Acres			Total Est.		Land Value =	40,227

2024 Est. T.C.V. 009-031-016-00							=	0
Est. TCV/Total Floor Area =	0.00							
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.				
0	0	0	0	5.00				
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses				
0	0	0	0	0				
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT			
0	0	0	0	0	0			



009-031-017-75	2024 Est. T.C.V.	STAGG PHILLIP & CYNTHIA
Property Class: 201		11680 W CADILLAC RD
Map #:	LAKE TOWNSHIP	CADILLAC, MI 49601

SEC 31 T22N R8W THAT PART OF W 1/2 OF W 1/2 OF SE 1/4 OF SW 1/4 LYING S'LY OF NEW HWY M-55 & N'LY OF OLD HWY M-55 RELOCATED. .28A.

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	40.00	304.92	1.0000	1.0000	300	100		12,000
40 Actual Front Feet, 0.28 Total Acres Total Est. Land Value =								12,000

2024 Est. T.C.V. 009-031-017-75 = 12,000

Est. TCV/Total Floor Area = 0.00, Most recent sale 10/03/2005 for 20,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
6,000	6,000	6,000	5,273	5.00			
2024 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	263	0		
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
6,000	6,000	6,000	5,536	5,536	0		

009-031-018-00	2024 Est. T.C.V.	MICH STATE HWY COMM
Property Class: 402		M-55
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 31 T22N R8W THAT PART OF W 1/2 OF W 1/2 OF SE 1/4 OF SW 1/4 LYING 75 FT EITHER SIDE OF BEG N 11' 48" W OF SW COR OF SEC TH ON A 9822.13 FT RADIUS CURVE TO THE LEFT 3215.58 FT CHORD BEARING N 77 DEG 6' 11.5" E 3201.23 FT TH N 67 DEG 43' 28" E 200 FT TO END ALSO THAT PART BETWEEN BEG AT S 1/4 POST TH N 40' W 2.23 FT TH S 89 DEG 50' 11" W 879.77 FT TH N 9' 49" W 60 FT TH ON A 438.22 FT RADIUS RT HAND CURVE 256.6 FT CHORD BEARING N 73 DEG 23"20"W 252.95 FT, TH N 35 DEG 51'51"E 77.73 FT & BEG AT 1/4 POST, TH N 40'W 2.23 FT, TH S 89 DEG 50'11"W 879.77 FT, TH S 9 DEG 49"E 60 FT, TH ON A 558.22 FT RADIUS RT HAND CURVE 440.78 FT CHORD BEARING 67 DEG 32'34"W 429.42 FT, TH N 79 DEG 44'57"W 120.31 FT. 1.1363A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residential 1 -	2.99	@\$7000	1.14 Acres		7000	100		7,952
			1.14 Total Acres				Total Est. Land Value =	7,952

2024 Est. T.C.V. 009-031-018-00							=	0
Est. TCV/Total Floor Area =	0.00							
2023 Assessed	MBOR	S.E.V.		Base for Cap	C.P.I.			
0	0	0		0	5.00			
2024 New Eq. Adjustment		Loss		Additions	Tax Adjustment	Losses		
0	0	0		0	0	0		
2024 Assessed	MBOR	S.E.V.		Capped	->Taxable<-	PRE/MBT		
0	0	0		0	0	0		



009-031-019-10	2024 Est. T.C.V.	WHIPPLE TERRANCE A & MARSHA A
Property Class: 402		W WATERGATE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

---

SEC 31 T22N R8W THAT PART OF W 1/2 OF SW 1/4 EXC N 412.5FT THOF LYING W'LY OF  
 BEG N 89 DEG 53' 12"E 361.5 FT TH N 0 DEG 20'05"W 1312.25 FT, N 89 DEG 50'05"E  
 358.34 FT, N 0 DEG 28'21"W 900.18 FT TO POE & EXC S 704.2 FT THOF. 19.9219A.

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Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 18	-29	@\$3000	19.92	Acres	3000	100		59,760
			19.92	Total Acres			Total Est. Land Value =	59,760

---

2024 Est. T.C.V. 009-031-019-10 = 59,760

Est. TCV/Total Floor Area = 57.24, Most recent sale 06/01/2001 for 27,132

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
25,900	25,900	25,900	19,414	5.00			
2024	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	4,000	0	0	970	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
29,900	29,900	29,900	20,384	20,384	20,384		



ECF (201B COMMERCIAL GROUP B) 0.990 => TCV: 197,646

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1997

Costs are taken from the Warehouses - Storage cost schedules.

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

Class: D,Pole Quality: Average

Stories: 1 Story Height: 16 Perimeter: 236

Overall Building Height: 14

Base Rate for Upper Floors = 48.84

(10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 5.56 90%

(10) Heating system: Package Heating & Cooling Cost/SqFt: 21.46 10%

Combined Heating System adjustment: 7.15 100%

Adjusted Square Foot Cost for Upper Floors = 55.99

Total Floor Area: 3,456 Base Cost New of Upper Floors = 193,508

Reproduction/Replacement Cost = 193,508

Eff.Age:10 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 78 /100/100/100/78.0

Total Depreciated Cost = 150,936

ECF (201B COMMERCIAL GROUP B) 0.850 => TCV of Bldg: 1 = 128,296

Replacement Cost/Floor Area= 55.99 Est. TCV/Floor Area= 37.12

Total Estimated True Cash Value of Commercial/Industrial Buildings = 128,296

2024 Est. T.C.V. 009-031-019-20 = 426,690

Est. TCV/Total Floor Area = 92.76, Most recent sale 07/01/1996 for 77,500

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
179,600	179,600	179,600	96,087	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	33,700	0	0	4,804	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
213,300	213,300	213,300	100,891	100,891	0	







Parcel Number: 009-031-019-40

Page: 2

Water Well, 50 Feet	1	2,498	874
Deck			
Treated Wood	240	4,462	1,562
w/Roof (Roof portion)	24	459	161
Built-Ins			
Appliance Allow.	1	1,638	573
Garages			
Class: CD Exterior: Pole (Unfinished)			
Base Cost	1440	31,104	10,886
Totals:		113,914	39,870

Notes:

ECF (416 RURAL METES &amp; BOUNDS) 0.800 =&gt; TCV: 31,896

Ag. Bld 1 0, Lean-To Loafing Shed Class:D,Frame Quality:Low Cost  
Height: 8 ft

Description	Rate	Size	Cost New
Base Cost	6.40	240	1,536
Default Walls	7.39	180	1,330

Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35	Depr. Cost =	1,003		
Unit in Place Item(s)	Rate	Quantity/Area	Depr. Cost	
/A1/FENRRL	2.50	1,117	50	1,396
/A22/UOCL	3.68	96	50	176
/A22/UOCL	3.68	128	50	235
ECF (416 RURAL METES & BOUNDS)	0.930 => TCV of Bldg: 1 =		2,616	

Total Estimated True Cash Value of Agricultural Buildings = 2,616

2024 Est. T.C.V. 009-031-019-40 = 71,702

Est. TCV/Total Floor Area = 76.28, Most recent sale 01/22/2020 for 57,500

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
36,100	36,100	36,100	29,068	5.00	
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-200	0	0	1,453	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
35,900	35,900	35,900	30,521	30,521	30,521



009-031-019-90 2024 Est. T.C.V. WHIPPLE TERRANCE A & MARSHA  
 Property Class: 401 11780 W WATERGATE RD  
 Map #: LAKE TOWNSHIP CADILLAC, MI 49601

SEC 31 T22N R8W PCL AS SHOWN IN BOOK OF SURVEYS S-6 PP10 DESC AS: PART OF THE SW  
 1/4 DESC AS COMM AT SW COR, TH S 89 DEG 22'53"E ALONG S LINE 723.10 FT, TH N 0  
 DEG 13'36"E 171.33 FT TO THE N R/W LINE FOR M-55 & POB, TH N 0 DEG 13'36"E  
 484.80 FT, TH N 0 DEG 16'11"E 1556.74 FT, TH S 89 DEG 26'13"E 712.34 FT, TH S 0  
 DEG 00'38"E 931.24 FT, TH N 89 DEG 22'14"W 173.48 FT, TH S 19 DEG 58'53"W 683.34  
 FT, TH S 3 DEG 24'29"W 416.09 FT, TH 110.42 FT ALONG CURVE TO THE RIGHT  
 (RADIUS=9747.13 FT, LC=S 81 DEG 13'55"W 110.42 FT), TH N 0 DEG 11'53"E 451.18 FT  
 TH N 89 DEG 26'00"W 99.88 FT, TH S 0 DEG 12'46"W 466.49 FT TO THE N R/W LINE  
 FOR M-55, TH 131.42 FT ALONG CURVE TO THE RIGHT (RADIUS=9747.13 FT, LC=S 81 DEG  
 13'55"W 131.42 FT) TO POB. 23.86A M/L.  
 ...FORMERLY . SEC 31 T22N R8W BEG N 89 DEG 53'12" E 953 FT FROM SW CORSEC 31 TH  
 N 0 DEG 28'21" W 205.19 FT TO N'LY ROW LINE HWY M55 & POB. TH N 0 DEG 28'21" W  
 451.26 FT, S 89 DEG 51'40" W 230 FT, N 0 DEG 28'21" W 656.34 FT, N 0 DEG 28'21"  
 W 900.18 FT, N 89 DEG 46'52" E 712.34 FT, S 0 DEG 44'55" E 900.88 FT, S 0 DEG  
 44'55" E 30 FT, S 89 DEG 50'05" W 330 FT, N 0 DEG 44'55" W 30 FT, S 89 DEG  
 50'05" W 93.31 FT, S 0 DEG 36'40" E 1097.03 FT TO N'LY ROW LINE M55 TH  
 SW'LYALONG ROW LINE 66.84 FT TO POB. ALSO PCL A OF THE SURVEY RECORDED IN LIBER  
 S-3 P 190. 21.52 AC. M/L.

07-01-08 Combined w/009-031-019-30.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 18	-29	@\$3000	23.86 Acres	3000	100			71,580
23.86 Total Acres Total Est. Land Value =								71,580

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Split, 2 Rail	15.53	50	0	0
D/W/P: 4in Concrete	6.49	680	0	0
D/W/P: 3.5 Concrete	6.16	90	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	2	95	1,900
Total Estimated Land Improvements True Cash Value =				1,900

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1995

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1536 SF Floor Area = 1536 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=73/100/100/100/73

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,536		
Total:				170,751	124,648

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,230	898
3 Fixture Bath	1	3,860	2,818

Water/Sewer

1000 Gal Septic	1	4,550	3,321
Water Well, 50 Feet	1	2,585	1,887

Porches

WCP (1 Story)	80	3,829	2,795
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Deck

Treated Wood	430	6,687	4,882
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Parcel Number: 009-031-019-90

Page: 2

## Garages

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

Base Cost	864	29,687	21,672
Common Wall: 1 Wall	1	-2,512	-1,834
Door Opener	2	970	708

Class: CD Exterior: Pole (Unfinished)

Base Cost	2592	55,987	40,871
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## Built-Ins

Appliance Allow.	1	1,934	1,412
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Totals:		279,558	204,078
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## Notes:

ECF (416 RURAL METES & BOUNDS) 0.930 => TCV: 189,793

Cost Est. for Res. Bldg: 2 Mobile Home HUD Cls Fair Blt 1980

(11) Heating System: Wall Furnace

Ground Area = 792 SF Floor Area = 792 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

## Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Metal	792		
Total:				44,216	15,476

## Other Additions/Adjustments

## Water/Sewer

1000 Gal Septic	1	4,550	1,592
Water Well, 50 Feet	1	2,585	905

Totals:		51,351	17,973
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## Notes:

ECF (416 RURAL METES & BOUNDS) 0.800 => TCV: 14,378

Ag. Bld 1 0, Lean-To Loafing Shed Class:D,Frame Quality:Low Cost  
Height: 10 ft

Description	Rate	Size	Cost New
Base Cost	4.42	2720	12,022
Default Walls	5.11	2040	10,424

Phy/Ab.Phy/Func/Econ/Comb. % Good=45/100/100/100/45 Depr. Cost = 10,101

Unit in Place Item(s) Rate Quantity/Area Depr. Depr. Cost

/A1/FENRRL 2.50 1,439 50 1,798

/A1/FENRRL 2.50 718 50 897

/A22/UOCL 3.68 240 50 441

ECF (416 RURAL METES &amp; BOUNDS) 0.930 =&gt; TCV of Bldg: 1 = 12,315

Ag. Bld 2 0, Lean-To Loafing Shed Class:D,Frame Quality:Low Cost  
Height: 10 ft

Description	Rate	Size	Cost New
Base Cost	6.93	192	1,331
Default Walls	8.01	144	1,153

Phy/Ab.Phy/Func/Econ/Comb. % Good=45/100/100/100/45 Depr. Cost = 1,118

Unit in Place Item(s) Rate Quantity/Area Depr. Depr. Cost

/A1/FENRRL 2.50 400 50 500

ECF (416 RURAL METES &amp; BOUNDS) 0.930 =&gt; TCV of Bldg: 2 = 1,505

Total Estimated True Cash Value of Agricultural Buildings = 13,820

2024 Est. T.C.V. 009-031-019-90 = 291,471

Parcel Number: 009-031-019-90

Page: 3

Est. TCV/Total Floor Area = 125.20

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
138,400	138,400	138,400	82,005	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	7,300	0	0	4,100	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
145,700	145,700	145,700	86,105	86,105	86,105	

009-031-020-00	2024 Est. T.C.V.	MICH STATE HWY COMM
Property Class: 402		M-55
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 31 T22N R8W THAT PART OF SW 1/4 OF SW 1/4 LYING S OF A LINE BEG ON W LINE  
 225.83 FT N OF SW COR TH S 59 DEG 26' 22" E 219.07 FT TH NE'LY ON A LH CURVE OF  
 9747.13 FT RADIUS 923.09 FT TH N 10 DEG 4' 44" W 200 FT TH N 79 DEG 55' 16" E  
 376.89 FT TO END & N OF BEG 174.17 FT S OF SE COR TH N 53 DEG 10' 20" E 230.1 FT  
 TH NE'LY ALONG A LH CURVE OF 9897.13 FT RADIUS 1196.54 FT S 79 DEG 44' 57" E  
 120.31 FT TO END. 5.0704 A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 3 - 7 @\$3000			5.07 Acres		3000	100		15,210
			5.07 Total Acres				Total Est. Land Value =	15,210

2024 Est. T.C.V. 009-031-020-00							=	0
Est. TCV/Total Floor Area =	0.00							
2023 Assessed	MBOR	S.E.V.		Base for Cap		C.P.I.		
0	0	0		0		5.00		
2024 New Eq. Adjustment		Loss		Additions		Tax Adjustment		Losses
0	0	0		0		0		0
2024 Assessed	MBOR	S.E.V.		Capped		->Taxable<-		PRE/MBT
0	0	0		0		0		0





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	161,400	161,400	161,400	102,938	5.00	
2024	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	37,200	0	0	5,146	0
2024	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	198,600	198,600	198,600	108,084	108,084	108,084

009-031-023-00	2024 Est. T.C.V.	CADILLAC SPORTSMAN CLUB
Property Class: 201		11424 W WATERGATE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 31 T22N R8W THAT PART OF W 1/2 OF SE 1/4 LYING 75 FTN OF BEG, TH N 30'13"  
W 1653.45 FT OF SE COR OF SEC TH S 67 DEG 43' 28" W 2436.75FT TH ON A 9822.13 FT  
RADIUS RH CURVE 393.06 FT CHORD BEARING S 68 DEG 52' 15" W 393.02 FT TO END. 53  
A.

<http://cadillacsportsmansclub.org/>

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 30 - 65	\$3000	53.00	Acres	3000	100			159,000
		53.00	Total Acres				Total Est. Land Value =	159,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.58	245	50	806
D/W/P: 4in Concrete	6.58	98	50	322
				Total Estimated Land Improvements True Cash Value = 1,128

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1970  
Description of Occupancy: CAL 30

Costs are taken from the Clubhouses cost schedules.

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

Class: D Quality: Average  
Stories: 1 Story Height: 10 Perimeter: 280  
Overall Building Height: 10

Base Rate for Upper Floors = 122.86

(10) Heating system: Forced Air Furnace Cost/SqFt: 14.99 100%  
Adjusted Square Foot Cost for Upper Floors = 137.85

Total Floor Area: 3,300 Base Cost New of Upper Floors = 454,905

Reproduction/Replacement Cost = 454,905  
Eff.Age:35 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 35 /100/100/100/35.0  
Total Depreciated Cost = 159,217

<<<<<< Segregated Cost Computations >>>>>>

Costs taken from Segregated Cost Section 1: Apartments, Clubs, Hotels

Item Description	Cost		# or Height Storys			Cost
	Col.	Rate	SqFt	Adj.	Adj.	

(13) Roof Structure:

Wood Joists, Wood or Composition						
Deck	2 Up	8.25	245	1.000	1.000	2,021
Wood Joists, Wood or Composition						
Deck	2 Up	8.25	98	1.000	1.000	809

Total Cost of Upper Stories = 2,830

1 Stories Above Ground, Number of stories multiplier for upper stories = 1.000

Total Cost New = 2,830

Architectural Multiplier: 1.00

Reproduction/Replacement Cost = 2,830

Eff.Age:35 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 35 /100/100/100/35.0  
Total Depreciated Cost = 990

Unit in Place Items	Rate	Quantity	Arch	%Good	Depr.Cost
/CI16/YARI/CHALF/06'/GATW20	1470.86	1	1.00	100	1,471

ECF (201B COMMERCIAL GROUP B) 0.850 => TCV of Bldg: 1 = 137,426  
Replacement Cost/Floor Area= 139.15 Est. TCV/Floor Area= 41.64

Parcel Number: 009-031-023-00

Page: 2

Cost Estimates for Commercial/Industrial Building/Section: 2      Built 1980  
 Description of Occupancy: CAL 174

Costs are taken from the Shed - Utility Light Commercial Building cost schedules.

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

Class: D,Pole      Quality: Low Cost  
 Stories: 1      Story Height: 10      Perimeter: 84  
 Overall Building Height: 10

Base Rate for Upper Floors = 20.42

(10) Heating system: No Heating or Cooling      Cost/SqFt: 0.00      100%  
 Adjusted Square Foot Cost for Upper Floors = 20.42

Total Floor Area: 441                      Base Cost New of Upper Floors =                      9,005

Reproduction/Replacement Cost =                      9,005

Eff.Age:35      Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 49 /100/100/100/49.0

Total Depreciated Cost =                      4,412

ECF (201B COMMERCIAL GROUP B)                      0.850 => TCV of Bldg: 2 =                      3,751

Replacement Cost/Floor Area= 20.42                      Est. TCV/Floor Area= 8.50

Cost Estimates for Commercial/Industrial Building/Section: 3      Built 1997  
 Description of Occupancy: CAL 174

Costs are taken from the Sheds - Equipment 3 Wall Shed cost schedules.

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

Class: D,Pole      Quality: Average  
 Stories: 1      Story Height: 8      Perimeter: 134  
 Overall Building Height: 8

Base Rate for Upper Floors = 30.27

Adjusted Square Foot Cost for Upper Floors = 30.27

Total Floor Area: 660                      Base Cost New of Upper Floors =                      19,978

Reproduction/Replacement Cost =                      19,978

Eff.Age:15      Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 54 /100/100/100/54.0

Total Depreciated Cost =                      10,788

ECF (201B COMMERCIAL GROUP B)                      0.850 => TCV of Bldg: 3 =                      9,170

Replacement Cost/Floor Area= 30.27                      Est. TCV/Floor Area= 13.89

Cost Estimates for Commercial/Industrial Building/Section: 4      Built 0  
 Description of Occupancy: SHOOTING RANGE PULL TOWER

Costs are taken from the Shed - Utility Light Commercial Building cost schedules.

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

Class: C      Quality: Average  
 Stories: 2      Story Height: 8      Perimeter: 32

Base Rate for Upper Floors = 99.34

Adjusted Square Foot Cost for Upper Floors = 99.34

Total Floor Area: 64                      Base Cost New of Upper Floors =                      6,358

Reproduction/Replacement Cost =                      6,358

Eff.Age:35      Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 35 /100/100/100/35.0

Total Depreciated Cost =                      2,225

ECF (201B COMMERCIAL GROUP B)                      0.850 => TCV of Bldg: 4 =                      1,892

Replacement Cost/Floor Area= 99.34                      Est. TCV/Floor Area= 29.55

Cost Estimates for Commercial/Industrial Building/Section: 5      Built 0

Parcel Number: 009-031-023-00

Page: 3

Description of Occupancy: SHOOTING RANGE PULL TOWER

Costs are taken from the Shed - Utility Light Commercial Building cost schedules.

&lt;&lt;&lt;&lt;&lt; Calculator Cost Computations &gt;&gt;&gt;&gt;&gt;

Class: C      Quality: Average  
 Stories: 2    Story Height: 8          Perimeter: 32

Base Rate for Upper Floors = 99.34

Adjusted Square Foot Cost for Upper Floors = 99.34

Total Floor Area: 64                      Base Cost New of Upper Floors =          6,358

Reproduction/Replacement Cost =          6,358

Eff.Age:35    Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 35 /100/100/100/35.0

Total Depreciated Cost =          2,225

ECF (201B COMMERCIAL GROUP B)                      0.850 =&gt; TCV of Bldg: 5 =          1,892

Replacement Cost/Floor Area= 99.34                      Est. TCV/Floor Area= 29.55

Total Estimated True Cash Value of Commercial/Industrial Buildings =          154,131

2024 Est. T.C.V. 009-031-023-00                      =          314,259

Est. TCV/Total Floor Area = 69.39

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
149,500	149,500	149,500	59,726	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	7,600	0	0	2,986	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
157,100	157,100	157,100	62,712	62,712	0	



Parcel Number: 009-031-025-00

Page: 2

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

## Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,300		
1 Story	Siding	Basement	128		
			Total:	164,765	107,097

## Other Additions/Adjustments

## Plumbing

Average Fixture(s)	1	1,230	799
3 Fixture Bath	1	3,860	2,509

## Water/Sewer

1000 Gal Septic	1	4,550	2,957
Water Well, 50 Feet	1	2,585	1,680

## Built-Ins

Appliance Allow.	1	1,934	1,257
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Totals:	178,924	116,299
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## Notes:

ECF (416 RURAL METES & BOUNDS) 0.930 => TCV: 108,158

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2024 Est. T.C.V. 009-031-025-00 = 213,171

Est. TCV/Total Floor Area = 92.76

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
103,400	103,400	103,400	66,461	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,200	0	0	3,323	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
106,600	106,600	106,600	69,784	69,784	46,057	







009-031-027-00	2024 Est. T.C.V.	GOBLE GARRY L
Property Class: 402		W WATERGATE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 31 T22N R8W PCL D OF THE SURVEY RECORDED IN LIBER S-1 AT PP 159 & 160.  
4.16 A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 1 -	2.99	@\$7000	4.16	Acres	7000	100		29,120
			4.16	Total Acres			Total Est. Land Value =	29,120

2024 Est. T.C.V. 009-031-027-00 = 29,120

Est. TCV/Total Floor Area = 33.70

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
14,600	14,600	14,600	4,159	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	207	0	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
14,600	14,600	14,600	4,366	4,366	0	0

009-031-028-00	2024 Est. T.C.V.	GOBLE GARRY L
Property Class: 402		W WATERGATE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 31 T22N R8W PCL E OF THE SURVEY RECORDED IN LIBER S-1 AT PP 159 & 160.  
10.08 A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 3 - 7 @\$3000		10.08 Acres	3000	100				30,240
		10.08 Total Acres	Total Est.	Land Value =				30,240

2024 Est. T.C.V. 009-031-028-00 = 30,240

Est. TCV/Total Floor Area = 35.00

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
15,100	15,100	15,100	7,385	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	369	0		
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
15,100	15,100	15,100	7,754	7,754	0	

009-032-001-00	2024 Est. T.C.V.	SUTTON LOUIS
Property Class: 401		5010 S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 32 T22N R8W N 1/2 OF N 1/2 OF NE 1/4 OF NE 1/4. 10 A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS  
\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$3000		10.00	Acres		3000	100		30,000
		10.00	Total Acres				Total Est. Land Value =	30,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.89	1700	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	2	100	2,000
Total Estimated Land Improvements True Cash Value =				2,000

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

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 1712 SF Floor Area = 1712 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,232		
1 Story	Siding	Crawl Space	480		
			Total:	206,885	134,477

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,230	799
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Water/Sewer

1000 Gal Septic	1	4,550	2,957
Water Well, 50 Feet	1	2,585	1,680

Porches

WPP	361	5,361	3,485
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Deck

Treated Wood	208	4,150	2,697
Treated Wood	361	5,964	3,877
w/Roof (Roof portion)	400	5,532	3,596

Garages

Class: CD Exterior: Pole (Unfinished)			
Base Cost	960	21,754	14,140
Class: CD Exterior: Pole (Unfinished)			
Base Cost	1040	22,464	14,602

Built-Ins

Appliance Allow.	1	1,934	1,257
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Fireplaces

Exterior 1 Story	1	5,707	3,710
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Totals: 288,116 187,277

Notes: MODULAR

ECF (416 RURAL METES & BOUNDS) 0.930 => TCV: 174,168

2024 Est. T.C.V. 009-032-001-00 = 206,168

Est. TCV/Total Floor Area = 120.43

2023 Assessed MBOR S.E.V. Base for Cap C.P.I.

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	99,400	99,400	99,400	70,744	5.00	
2024	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	3,700	0	0	3,537	0
2024	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	103,100	103,100	103,100	74,281	74,281	74,281

009-032-002-00                                2024 Est. T.C.V.                                BRIDGES BRUCE D & MARILYN M  
 Property Class: 401                                5220 S LACHANCE RD  
 Map #:                                LAKE TOWNSHIP                                LAKE CITY, MI 49651

. SEC 32 T22N R8W BEG AT SE COR OF NE 1/4 OF NE 1/4 N 313 FT W 556 FT S 313 FT E  
 556 FT TO BEG. 3.9951 A.

26X32 POLE BARN FOR 99

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 90/FF	313.00	556.00	0.8941	1.0858	90	100		27,347
313 Actual Front Feet, 4.00 Total Acres      Total Est. Land Value =								27,347

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	500	50	1,645
Metal Prefab	20.66	80	50	826
Total Estimated Land Improvements True Cash Value =				2,471

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

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1488 SF      Floor Area = 1488 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,488		
Total:				180,200	126,132

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,476	1,033
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Water/Sewer

1000 Gal Septic	1	4,864	3,405
Water Well, 50 Feet	1	2,686	1,880

Porches

WCP (1 Story)	265	9,368	6,558
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Deck

Treated Wood	408	6,610	4,627
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Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)				
Base Cost	528	20,972	14,680	
Class: C Exterior: Pole (Unfinished)				
Base Cost	832	21,732	15,212	

Built-Ins

Appliance Allow.	1	2,766	1,936
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Totals:                                250,674                                175,463

Notes:

ECF (416 RURAL METES & BOUNDS) 0.930 => TCv:                                163,181

2024 Est. T.C.V. 009-032-002-00                                =                                192,999

Est. TCv/Total Floor Area = 129.70

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
90,800	90,800	90,800	59,150	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	5,700	0	0	2,957	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
96,500	96,500	96,500	62,107	62,107	62,107	







Parcel Number: 009-032-003-00

Page: 2

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 Totals: 342,961 222,913
 

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Notes:

 ECF (416 RURAL METES & BOUNDS) 0.930 => TCV: 207,309
 

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2024 Est. T.C.V. 009-032-003-00 = 254,209

Est. TCV/Total Floor Area = 175.32

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
122,400	122,400	122,400	84,212	5.00		
2024 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	4,700	0	0	4,210	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
127,100	127,100	127,100	88,422	88,422	88,422	



## Notes:

ECF (416 RURAL METES & BOUNDS) 0.930 => TCV: 200,739

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2024 Est. T.C.V. 009-032-004-00	=	247,517				
Est. TCV/Total Floor Area = 214.12, Most recent sale 09/21/2015 for 195,000						
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
118,200	118,200	118,200	91,213	5.00		
2024	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	5,600	0	0	4,560	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
123,800	123,800	123,800	95,773	95,773	95,773	





Parcel Number: 009-032-005-95

Page: 2

2023	Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
	203,400	203,400	203,400	195,825	5.00	
2024	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	1,300	0	0	8,875	0
2024	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	204,700	204,700	204,700	205,616	204,700	0



Parcel Number: 009-032-006-00

Page: 2

Class: D Exterior: Pole (Unfinished)

Base Cost	840	17,195	11,177	
Built-Ins				
Appliance Allow.	1	2,766	1,798	
Fireplaces				
Exterior 1 Story	1	6,513	4,233	
Breezeways				
Frame Wall	180	12,388	8,052	
Unit-in-Place Cost Items				
ROOF STRUCT. (SQ FT)	336	1,882	1,788	*95% Good
Totals:		329,280	206,247	

Notes:

ECF (416 RURAL METES &amp; BOUNDS) 0.930 =&gt; TCV: 191,810

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2024 Est. T.C.V. 009-032-006-00	=	220,057			
Est. TCV/Total Floor Area = 142.06, Most recent sale 08/31/2012 for 125,000					
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
104,400	104,400	104,400	74,908	5.00	
2024	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	5,600	0	3,745	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
110,000	110,000	110,000	78,653	78,653	78,653









009-032-006-70	2024 Est. T.C.V.	HOEKWATER STEVEN M
Property Class: 402		S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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SEC 32 T22N R8W, BEG N0°23'44"W 686.2 FT & S 89°44'53"W 580 FT FROM E/4 COR, TH  
 S89°44'53"W 736.4 FT, N0°25'57"W 231.58 FT, N89°44'53"E 736.4 FT, S0°23'44"E  
 231.57 FT TO POB. 3.92Ac. M/L  
 Split on 07/01/2008 from 009-032-006-10;

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Split/Comb. on 07/01/2008 completed 07/01/2008 RAY ;  
 Parent Parcel(s): 009-032-006-10;  
 Child Parcel(s): 009-032-006-55, 009-032-006-40, 009-032-006-70,  
 009-032-006-75;

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 Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 3 - 7 @\$3000			3.92 Acres		3000	100		11,760
			3.92 Total Acres				Total Est. Land Value =	11,760

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2024 Est. T.C.V. 009-032-006-70	=	11,760			
Est. TCV/Total Floor Area = 0.00, Most recent sale 06/30/2022 for 82,400					
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
5,900	5,900	5,900	2,784	5.00	
2024 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses
0	0	0	0	139	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
5,900	5,900	5,900	2,923	2,923	0



009-032-006-80 2024 Est. T.C.V. HAMMER LYNN ANN & LUKE JAMES  
 Property Class: 401 5270 S LACHANCE RD  
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

SEC 32 T22N R8W N 198.5 FT OF N 1/2 OF SE 1/4 OF NE 1/4. 6.0152A.

1815182 \$234,900 2016 HERE IS THE PERFECT HOBBY FARM! FOLLOW THE DRIVE THROUGH THE APPLE ORCHARD TO FIND THIS LOVELY ESTATE. THE CLASSIC CAPE COD HOME WAS CUSTOM BUILT FOR THE CURRENT OWNER. THE HOME AND GROUNDS HAVE BEEN METICULOUSLY MAINTAINED AND BRINGS EVERYTHING YOU NEED IN A HOME. THERE ARE 4 BEDROOMS 2.5 BATHS, FORMAL DINING, BREAKFAST NOOK, LOVELY MASTER SUITE, MAIN FLOOR LAUNDRY, BONUS ROOM (4TH BEDROOM) OVER THE GARAGE AND A FULL BASEMENT. THE BONUS ROOM HAS IT'S OWN STAIRWAY. THE 1/2 BATH IS CONVENIENTLY LOCATED CLOSE TO THIS AREA. THE HOME HAS BEAUTIFUL FLOWERS, NICE DECKING AND A CLASSIC COVERED PORCH. THE PROPERTY HAS A POLE BARN WITH A HORSE STALL AREA AND PLENTY OF STORAGE SPACE WITH A FENCED PASTURE AREA. CURRENTLY THE OWNER HAS CHICKENS AND STATES THE ORCHARD BRINGS A VARIETY OF APPLES AND A SEASONAL INCOME! THIS HOME IS LOCATED CONVENIENTLY BETWEEN CADILLAC, MCBAIN, AND LAKE CITY JUST OFF OF M-55. THE EASY TRIP TO THE HIGHWAY MAKES THIS HOME IDEAL FOR THE COMMUTER TO BIG RAPIDS, OR TRAVERSE CITY. THE 6 ACRES KEEPS THE PROPERTY EASY TO MAINTAIN. PUT THIS ONE AT THE TOP OF YOUR MUST SEE LIST!

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 90/FF	198.00	1320.00	1.0025	1.3478	90	100		24,078
198 Actual Front Feet, 6.00 Total Acres Total Est. Land Value =								24,078

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Split, 2 Rail	16.48	160	50	1,318
D/W/P: 4in Ren. Conc.	8.18	2427	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
Total Estimated Land Improvements True Cash Value =				3,693

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C 5 Blt 1994

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1152 SF Floor Area = 2198 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	1,152		
1 Story	Siding	Overhang	20		
1 Story	Siding	Overhang	325		
1 Story	Siding	Overhang	125		
			Total:	267,203	227,116

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,476	1,255
3 Fixture Bath	1	4,646	3,949
2 Fixture Bath	1	3,108	2,642

Water/Sewer

1000 Gal Septic	1	4,864	4,134
Water Well, 100 Feet	1	5,808	4,937

Porches

WCP (1 Story)	204	8,127	6,908
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Deck

Treated Wood	396	6,479	5,507
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Garages

Parcel Number: 009-032-006-80

Page: 2

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

Base Cost	672	33,398	28,388
Door Opener	1	547	465

Class: C Exterior: Pole (Unfinished)

Base Cost	1200	28,956	28,956	*100% Good
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Built-Ins

Appliance Allow.	1	2,766	2,351
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Fireplaces

Wood Stove	1	2,551	2,168
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Breezeways

Frame Wall	144	9,910	8,423
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Totals:		379,839	327,199
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Notes:

ECF (416 RURAL METES &amp; BOUNDS) 0.930 =&gt; TCV: 304,295

2024 Est. T.C.V. 009-032-006-80 = 332,066

Est. TCV/Total Floor Area = 151.08, Most recent sale 08/27/2019 for 265,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
158,600	158,600	158,600	141,878	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	7,400	0	0	7,093	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
166,000	166,000	166,000	148,971	148,971	148,971	

009-032-006-90	2024 Est. T.C.V.	WOLVERINE POWER SUPPLY COOPERATIVE
Property Class: 202		10125 W WATERGATE RD
Map #:	LAKE TOWNSHIP	CADILLAC, MI 49601

. SEC 32 T22N R8W E 578 FT OF S 1/2 OF NE 1/4 LYING S OF HWY M55. 1.85A.

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
COMMERCIAL 2-4A	15000		1.85 Acres		15000	100		27,750
			1.85 Total Acres				Total Est. Land Value =	27,750

Land Improvement Cost Estimates

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

Description	Rate	Size	% Good	Cash Value
GARAGE	1.00	940	0	0

Ad-Hoc Unit-In-Place Items

Description	Rate	Size	% Good	Cash Value
GARAGE	1.00	1000	50	500

Total Estimated Land Improvements True Cash Value = 500

2024 Est. T.C.V. 009-032-006-90 = 28,250

Est. TCV/Total Floor Area = 12.85

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
7,700	7,700	7,700	3,964	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	6,400	0	0	198	0	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
14,100	14,100	14,100	4,162	4,162	0	



009-032-007-00	2024 Est. T.C.V.	HOEKWATER STEVEN M
Property Class: 402		X S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 32 T22N R8W N 1/2 OF SW 1/4 OF NE 1/4. 20 A.

NOT LANDLOCKED..CONTIGIOUS TO 006-10..SAME OWNER

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia PARTOF>20@\$3000		20.00	Acres		3000	100		60,000
		20.00	Total Acres				Total Est. Land Value =	60,000

2024 Est. T.C.V. 009-032-007-00 = 60,000

Est. TCV/Total Floor Area = 27.30

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
26,000	26,000	26,000	10,233	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	4,000	0	0	511	0	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
30,000	30,000	30,000	10,744	10,744	0	0

009-032-008-00	2024 Est. T.C.V.	STATE OF MICHIGAN
Property Class: 402		S BROWN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 32 T22N R8W NW 1/4 OF NW 1/4. 40 A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 30 - 65	\$3000	40.00	Acres	3000	100			120,000
		40.00	Total Acres				Total Est. Land Value =	120,000

2024 Est. T.C.V. 009-032-008-00	=	0			
Est. TCV/Total Floor Area = 0.00					
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
0	0	0	0	5.00	
2024 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses
0	0	0	0	0	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
0	0	0	0	0	0

009-032-009-00	2024 Est. T.C.V.	LAGALO JENNIE
Property Class: 402		S BROWN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

2015 SEC 32 T22N R8W N 1/2 OF SW 1/4 OF NW 1/4. 20 A M/L.

FORMERLY SEC 32 T22N R8W SW 1/4 OF NW 1/4. 40 A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 90/FF	660.00	1320.00	1.0000	0.0000	90	100*		0
Residentia PARTOF>80@\$2800	19.91	Acres	2800	100				55,748
* denotes lines that do not contribute to the total acreage calculation.								
660 Actual Front Feet,	19.91	Total Acres	Total Est. Land Value =					55,748

2024 Est. T.C.V.	009-032-009-00	=	55,748		
Est. TC/Total Floor Area = 25.36, Most recent sale 01/21/2016 for 24,000					
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
23,900	23,900	23,900	20,895	5.00	
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	4,000	0	0	1,044	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
27,900	27,900	27,900	21,939	21,939	21,939

009-032-009-50	2024 Est. T.C.V.	LAGALO JENNIE
Property Class: 402		S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

2015 SEC 32 T22N R8W S1/2 OF SW 1/4 OF NW 1/4. 20 A.

FORMERLY PART OF PARENT PARCEL 009-032-009-00 SEC 32 T22N R8W SW 1/4 OF NW 1/4.  
40 A.

9/25/14 SPLIT FROM 40 A PARENT PARCEL 009-032-009-50

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 90/FF	660.00	1320.00	1.0000	0.0000	90	100*		0
Residentia PARTOF>80@\$2800	19.91	Acres			2800	100		55,748
* denotes lines that do not contribute to the total acreage calculation.								
660 Actual Front Feet, 19.91 Total Acres								
Total Est. Land Value =								55,748

2024 Est. T.C.V. 009-032-009-50 = 55,748

Est. TCv/Total Floor Area = 25.36, Most recent sale 01/21/2016 for 24,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
23,900	23,900	23,900	20,895	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	4,000	0	0	1,044	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
27,900	27,900	27,900	21,939	21,939	21,939	



Parcel Number: 009-032-010-00

Page: 2

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0	361,100	0	0	46,705	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
2,176,800	2,176,800	2,176,800	980,808	980,808	0







009-032-010-40  
Property Class: 402  
Map #:

2024 Est. T.C.V.  
LAKE TOWNSHIP

FAITH BAPTIST CHURCH OF CADILLAC  
W WATERGATE RD  
LAKE CITY, MI 49651

SEC 32 T22N R8W BEG N0°28'09"W 1315.59 FT. S89°41'42"W 347.13 FT FROM S/4 COR,  
TH S89°41'42"W 569.33 FT, N0°29'10"W 459.05 FT, N89°41'42"E 385.56 FT,  
N0°29'10"W 505.42 FT, N75°03'55"E 190.08 FT, S0°28'09"E 1012.48 FT TO POB.  
PARCEL B 8.24 AC. M/L  
SPLIT ON 07/02/2008 FROM 009-032-010-00;

Split/Comb. on 07/02/2008 completed 07/02/2008 RAY ;  
Parent Parcel(s): 009-032-010-00;  
Child Parcel(s): 009-032-010-20, 009-032-010-40;

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
COMMERCIAL 10A M/L	10000	8.24	Acres	10000	100			82,400
		8.24	Total Acres				Total Est. Land Value =	82,400

2024 Est. T.C.V.	009-032-010-40	=	0					
Est. TCV/Total Floor Area	=	0.00						
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.				
0	0	0	0	5.00				
2024	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses			
0	0	0	0	0	0			
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT			
0	0	0	0	0	0			

009-032-010-60	2024 Est. T.C.V.	FAITH BAPTIST CHURCH OF CADILLAC
Property Class: 201		10559 W WATERGATE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 32 T22N R8W (0\*2003) E 347.13 FT OF NE 1/4 OF SW 1/4 LYING S'LY OF HWY M-55. 8.28A.

For 09..add 4989 sq Banquet Hall +125,500 AV/TV, 881 sq Deck +2800 AV/TV, 2  
 Sheds +600 AV/TV,  
 Entry (Canopy) +1100 AV/TV. Chg use from Restaurant to Bar/Lounge -188,700 AV  
 (not Hedlee)

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
COMMERCIAL 10A M/L	10000		8.28 Acres		10000	100		82,800
			8.28 Total Acres				Total Est. Land Value =	82,800

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	3.15	22800	50	35,910
Wood Frame	35.58	64	50	1,138
Wood Frame	35.58	64	50	1,138

Commercial Local Cost Land Improvements

Description	Rate	Size	% Good	Arch	Mult	Cash Value
Outdoor Lighting	590.00	5	50	100		1,475
						Total Estimated Land Improvements True Cash Value = 39,661

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 2003

Costs are taken from the Convention Centers cost schedules.

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

Class: D Quality: Low Cost  
 Stories: 1 Story Height: 10 Perimeter: 549

Base Rate for Upper Floors = 101.09  
 Unfinished Basement Basement, Base Rate for Basement = 46.30  
 (Basement Fireproofing Rate = 0.00)

(10) Heating system: Package Heating & Cooling Cost/SqFt: 24.14 100%  
 Bsmnt Heating system: No Heating or Cooling Cost/SqFt: 0.00  
 Adjusted Square Foot Cost for Upper Floors = 125.23  
 Adjusted Square Foot Cost for Basement = 46.30

Total Floor Area: 9,919	Base Cost New of Upper Floors = 1,242,157
Basement Area: 4,889	Base Cost New of Basement = 226,361

9,919 Sq.Ft. of Sprinklers @ 4.45, Cost New = 44,140

	Reproduction/Replacement Cost = 1,512,658
Eff.Age:15	Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 63 /100/100/100/63.0
	Total Depreciated Cost = 952,975

<<<<<< Segregated Cost Computations >>>>>>

Costs taken from Segregated Cost Section 5: Offices, Banks, Hospitals

Item Description	Cost	# or Height	Storys	Cost
	Col.	Rate	SqFt	Adj.

(39) Miscellaneous

Miscellaneous Built-in Construction:

Fireplace, One Story	1 Up	3391.14	1	1.000	1.000	3,391
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Total Cost of Lump-Sum Items =	3,391
Total Cost New =	3,391

Architectural Multiplier: 1.00

	Reproduction/Replacement Cost = 3,391
Eff.Age:15	Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 63 /100/100/100/63.0
	Total Depreciated Cost = 2,136

Parcel Number: 009-032-010-60

Page: 2

Unit in Place Items	Rate	Quantity	Arch	%Good	Depr.Cost
WALK IN COOLER 32-60 DEG	17160.00	2	1.00	89	30,545
WALK IN FREEZER	2451.43	1	1.00	89	2,182
/CI16/YARI/RAIPD/OVES/DECSFPEL	8.31	881	1.00	97	7,101

ECF (201B COMMERCIAL GROUP B) 0.850 => TCV of Bldg: 1 = 845,698  
 Replacement Cost/Floor Area= 157.29 Est. TCV/Floor Area= 85.26

Cost Estimates for Commercial/Industrial Building/Section: 2 Built 0

Costs are taken from the Office Buildings cost schedules.

<<<<< Calculator Cost Computations >>>>>  
 Class: C Quality: Low Cost  
 Stories: 1 Story Height: 10 Perimeter: 188

Base Rate for Upper Floors = 120.31

(10) Heating system: Wall or Floor Furnace Cost/SqFt: 6.52 100%  
 Adjusted Square Foot Cost for Upper Floors = 126.83

Total Floor Area: 1,130 Base Cost New of Upper Floors = 143,319

Reproduction/Replacement Cost = 143,319

Eff.Age:15 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 71 /100/100/100/71.0  
 Total Depreciated Cost = 101,756

<<<<< Segregated Cost Computations >>>>>

Costs taken from Segregated Cost Section 5: Offices, Banks, Hospitals

Item Description	Cost Col.	Rate	# or SqFt	Height	Stories	Cost
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(39) Miscellaneous

Canopies & Marquees:

Wood Frame	3	Up	51.30	144	1.000	1.000	7,387
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Miscellaneous Built-in Construction:

Appliance Allowance, Standard	3	Up	6034.66	1	1.000	1.000	6,035
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Total Cost of Lump-Sum Items = 13,422

Total Cost New = 13,422

Architectural Multiplier: 1.00

Reproduction/Replacement Cost = 13,422

Eff.Age:15 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 71 /100/100/100/71.0  
 Total Depreciated Cost = 9,530

ECF (201B COMMERCIAL GROUP B) 0.850 => TCV of Bldg: 2 = 94,593

Replacement Cost/Floor Area= 138.71 Est. TCV/Floor Area= 83.71

Total Estimated True Cash Value of Commercial/Industrial Buildings = 940,291

2024 Est. T.C.V. 009-032-010-60 = 0

Est. TCV/Total Floor Area = 0.00, Most recent sale 12/31/2014 for 255,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
0	0	0	0	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	0	0	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
0	0	0	0	0	0	0

009-032-010-70	2024 Est. T.C.V.	LUTKE ROBERT J & PAMELA
Property Class: 402		W CADILLAC RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 32 T22N R8W E 50 FT OF E 1/2 OF E 1/2 OF SE 1/4 OF SW 1/4. 1.5152A.

LONG NARROW STRIP..BUT ALSO OWN ADJ TO THE EAST  
(032-021-00)

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C>	.50	-1.0	AC	M/L	12000	100		12,000
50 Actual Front Feet, 1.52 Total Acres							Total Est. Land Value =	12,000

2024 Est. T.C.V. 009-032-010-70 = 12,000

Est. TCV/Total Floor Area = 1.09

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
5,500	5,500	5,500	3,017	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	500	0	150	0		
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
6,000	6,000	6,000	3,167	3,167	3,167	

009-032-010-75	2024 Est. T.C.V.	FAITH BAPTIST CHURCH OF CADILLAC
Property Class: 402		W WATERGATE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 32 T22N R8W E 1/2 OF E 1/2 OF SE 1/4 OF SW 1/4 EXC E 50 FT THOF. 8.4848A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$3000			8.48 Acres		3000	100		25,440
			8.48 Total Acres				Total Est. Land Value =	25,440

2024 Est. T.C.V. 009-032-010-75 = 0

Est. TCV/Total Floor Area = 0.00, Most recent sale 12/31/2014 for 255,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
0	0	0	0	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	0		
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
0	0	0	0	0		

009-032-010-90	2024 Est. T.C.V.	LAGALO JENNIE
Property Class: 402		10510 W WATERGATE RD
Map #:	LAKE TOWNSHIP	CADILLAC, MI 49601

. SEC 32 T22N R8W NE 1/4 OF SW 1/4 LYING N OF HWY M-55. 7.3636A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS  
\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$3000			7.36 Acres		3000	100		22,080
			7.36 Total Acres				Total Est. Land Value =	22,080

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.18	1000	94	7,689
				Total Estimated Land Improvements True Cash Value = 7,689

2024 Est. T.C.V. 009-032-010-90 = 29,769

Est. TCV/Total Floor Area = 2.69

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
13,900	13,900	13,900	11,130	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	1,000	0	0	556	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
14,900	14,900	14,900	11,686	11,686	11,686	

009-032-011-00  
 Property Class: 402  
 Map #:

2024 Est. T.C.V.  
 LAKE TOWNSHIP

KAMAN JOSEPH A  
 5955 S BROWN RD  
 LAKE CITY, MI 49651

PCL C OF THE SURVEY RECORDED IN BOOK OF SURVEYS S-6 P145 EXC N 300 FT OF W 300 FT THOF. SEC32 T22N R8W.

SPLIT ON 4/20/2023 PART TO 009-032-011-25

FORMERLY PARCEL C ON SURVEY RECORDED IN BOOK OF SURVEYS S-6 P-145 DESCRIBED AS BEG AT SW COR OF SW 1/4 TH S 89°36'33"E 775.94 FT, N 0°14'21"E 645.32 FT, N 89°36'33"W 776.14FT, S 0°13'19"W 645.32FT TO POB SEC32 T22N R8W 11.5 AC

SPLIT ON 10/26/2022 PART TO 032-011-50 & 032-011-30

FORMERLY SEC 32 T22N R8W (3\*2021) (5\*2005) REMAINDER PCL OF THE SURVEY RECORDED IN BOOK OF SURVEYS S-6 P 70 DESC AS: W 1/2 OF SW 1/4 LYING S'LY OF HWY M-55 EXC BEG S 0 DEG 30'13"E 1061.2 FT, N 67 DEG 43'20"E 120.27 FT, N 68 DEG 31'38"E 479.61 FT FROM W 1/4 COR, TH N 70 DEG 40'10"E 799.93 FT, S 00 DEG 29'11"E 400 FT S 69 DEG 40'51"W 804.65 FT, N 00 DEG 30'13"W 414.63 FT TO POB & EXC BEG S 89 DEG 36'33"E 775.94 FT FROM SW COR, TH N 00 14'21"E 645.33 FT, S 89 DEG 36'33"E 540 FT, S 00 DEG 14'21"W 645.33 FT, N 89 DEG 36'33"W 540 FT TO POB. 39.55A. 2007 PARCEL 009-032-011-00 SPLIT ON 12/06/2007; SPLIT ON 12/09/2015 INTO

009-032-011-70; SPLIT ON 04/27/2021 INTO 009-032-011-65; SPLIT ON 12/10/2021 INTO 009-032-011-60.

FORMERLY SEC32 T22N (4\*2021)(5\*2005) REMAINDER PCL OF THE SURVEY RECORDED IN BOOK OF SURVEYS S-6P70 DESC AS: R8W W 1/2 OF SW 1/4 LYING S'LY OF HWY M55 EXC BEG S 0° 30' 13"E 1061.2 FT' N 67° 43' 28"E 120.27 FT N 68° 31' 38"E 479.6 FT FROM W 1/4 COR TH N 70° 40' 10" E 799.93 FT, S 0° 29' 11"E 400 FT, S 69° 40' 51"W 804.65 FT N 0° 30' 13"W 414.63 FT TO POB AND EXC BEG S89°36'33"E 1045.94 FT FROM SW COR TH N 0°14'21"W 645.33FT, N89°36'33"W 270 FT TO POB. 43.55 A M/L

SPLIT ON 4/27/21 PART TO 009-032-011-65

FORMERLY SEC32 T22N (5\*2005) R8W W 1/2 OF SW 1/4 LYING S'LY OF HWY M55 EXC BEG S 0D 30' 13"E 1061.2 FT' N 67D 43' 28"E 120.27 FT N 68D 31' 38"E 479.6 FT FROM W 1/4 COR TH N 70D 40' 10" E 799.93 FT, S 0D 29' 11"E 400 FT, S 69D 40' 51"W 804.65 FT N 0D 30' 13"W 414.63 FT TO POB 47.55 A M/L

SPLIT ON 12/08/2015 INTO 009-032-011-70;

SPLIT ON 12/05/2007 INTO 009-032-011-90;

SPLIT ON 12/10/2005 INTO 009-032-011-95;

FORMERLY SEC 32 T22N R8W W 1/2 OF SW 1/4 EXC HWY M55 & EXC BEG S 0D 30' 13"E 1061.2 FT' N 67D 43' 28"E 120.27 FT N 68D 31' 38"E 479.6 FT FROM W/4 COR TH N 70D 40' 10" E 799.93 FT, S 0D 29' 11"E 400 FT, S 69D 40' 51"W 804.65 FT N 0D 30' 13"W 414.63 FT TO POB. & EXC BEG N89°43'28"E 234.94 FT FROM W/4 COR, TH N89°43'28"E 520 FT, S0°30'13"E 190FT, S89°43'28"W 424.8 FT, N21°12'35"W 83.61 FT, N30°50'09"W 129.96 FT TO POB. 66.82 AC. M/L

SPLIT ON 12/10/2005 INTO 009-032-011-95;

SPLIT ON 12/05/2007 INTO 009-032-011-90;

Split/Comb. on 04/20/2023 completed 04/20/2023 TIM ;  
 Parent Parcel(s): 009-032-011-00;  
 Child Parcel(s): 009-032-011-25;

-----  
 SPLIT/COMB. ON 10/26/2022 COMPLETED 10/26/2022 TIM ;  
 PARENT PARCEL(S): 009-032-011-00;  
 CHILD PARCEL(S): 009-032-011-50, 009-032-011-30;

-----  
 SPLIT/COMB. ON 12/13/2021 COMPLETED 12/13/2021 TIM SPLIT PART TO 001-65;  
 PARENT PARCEL(S): 009-032-011-00;  
 CHILD PARCEL(S): 009-021-011-60;

-----  
 SPLIT/COMB. ON 04/27/2021 COMPLETED 04/27/2021 TIM ;  
 PARENT PARCEL(S): 009-032-011-00;  
 CHILD PARCEL(S): 009-032-011-65;

-----  
 SPLIT/COMB. ON 12/08/2015 COMPLETED 12/08/2015 TIM SPLIT LAND NORTH OF  
 M55;  
 PARENT PARCEL(S): 009-032-011-00;  
 CHILD PARCEL(S): 009-032-011-70;

-----  
 SPLIT/COMB. ON 12/05/2007 COMPLETED 12/05/2007 RAY ;  
 PARENT PARCEL(S): 009-032-011-00;  
 CHILD PARCEL(S): 009-032-011-90;

Parcel Number: 009-032-011-00

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 SPLIT/COMB. ON 12/10/2005 COMPLETED 12/10/2005 RAY ;  
 PARENT PARCEL(S): 009-032-011-00;  
 CHILD PARCEL(S): 009-032-011-95;  
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 Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 90/FF	775.94	529.61	0.7125	1.0727	90	100		53,376
776 Actual Front Feet, 9.43 Total Acres							Total Est. Land Value =	53,376

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 2024 Est. T.C.V. 009-032-011-00 = 53,376

Est. TCV/Total Floor Area = 4.83, Most recent sale 05/13/2022 for 140,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.				
15,300	15,300	15,300	12,551	5.00				
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses				
0	14,149	2,749	0	-2,122				0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT			
26,700	26,700	26,700	13,178	13,178	0			





009-032-011-30	2024 Est. T.C.V.	HAMILTON GARY
Property Class: 402		5955 S BROWN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

PCL B OF SURVEY RECORDED IN BOOK OF SURVEYS S-6 P-145 DESC AS BEG N0°13'19"E  
 1172.75FT FROM SW COR OF SW1/4 TH N70°24'24"E 1399.29FT, N 0°14'22"W 1005.65 FT,  
 N89°36'34"W 1316.14FT, N0°13'19"E 527.43 FT TO POB SEC32 T22N R8W 23.16A  
 SPLIT ON 10/26/2022 FROM 009-032-011-00;

Split/Comb. on 10/26/2022 completed 10/26/2022 TIM ;  
 Parent Parcel(s): 009-032-011-00;  
 Child Parcel(s): 009-031-011-50, 009-031-011-30;  
 -----

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 18	-29 @\$3000	23.16	Acres	3000	100			69,480
		23.16	Total Acres				Total Est. Land Value =	69,480

2024 Est. T.C.V. 009-032-011-30	=	69,480
Est. TCV/Total Floor Area = 108.56, Most recent sale 11/04/2022 for 108,000		
2023 Assessed	MBOR	S.E.V.
30,100	30,100	30,100
		Base for Cap
		C.P.I.
		30,100
		5.00
2024 New Eq. Adjustment	Loss	Additions
0	4,600	0
		Tax Adjustment
		1,505
		Losses
		0
2024 Assessed	MBOR	S.E.V.
34,700	34,700	34,700
		Capped
		->Taxable<-
		31,605
		PRE/MBT
		0



009-032-011-60	2024 Est. T.C.V.	GIRVEN STANLEY
Property Class: 402		W WATERGATE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SURVEY S6P97 SEC 32 T22N R8W (0\*2021) BEG S 89 DEG 36'33"E 775.94 FT FROM SW COR  
 OF SW 1/4, TH N 0 DEG 14'21"E 645.33 FT, S 89 DEG 36'33"E 270 FT, S 0 DEG  
 14'21"W 645.33 FT, N 89 DEG 36'33"W 270 FT TO POB. 4A. SPLIT/COMBINED ON  
 12/10/2021 FROM 009-032-011-00;

Split/Comb. on 12/13/2021 completed 12/13/2021 TIM SPLIT PART TO 001-65;  
 Parent Parcel(s): 009-032-011-00;  
 Child Parcel(s): 009-021-011-60;

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Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 90/FF	270.00	645.33	0.9277	1.1270	90	100		25,407
270 Actual Front Feet, 4.00 Total Acres							Total Est. Land Value =	25,407

2024 Est. T.C.V. 009-032-011-60 = 25,407

Est. TCv/Total Floor Area = 39.70, Most recent sale 12/17/2021 for 20,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.				
9,900	9,900	9,900	7,140	5.00				
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses				
0	2,800	0	357	0				
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT			
12,700	12,700	12,700	7,497	7,497	7,497			

009-032-011-65 2024 Est. T.C.V. GIRVEN STANLEY  
 Property Class: 401 10848 W CADILLAC RD  
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

SEC 32 T22N R82 (0\*2021) NEW PCL OF THE SURVEY RECORDED IN BOOK OF SURVEYS  
 S-6P70 DESC AS: BEG S89°36'33"E 1045.94 FT FROM SW COR TH N 0°14'21"W 645.33FT,  
 N89°36'33"W 270 FT TO POB. 4AC  
 SPLIT ON 4/27/21PART FROM 009-032-011-00

Split/Comb. on 04/27/2021 completed 04/27/2021 TIM ;  
 Parent Parcel(s): 009-032-011-00;  
 Child Parcel(s): 009-032-011-65;

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 90/FF	270.00	645.33	0.9277	1.1270	90	100		25,407
270 Actual Front Feet, 4.00 Total Acres							Total Est. Land Value =	25,407

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 2023

(11) Heating System: Radiant (in-floor)  
 Ground Area = 960 SF Floor Area = 960 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	960		
			Total:	105,321	104,267

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,025	1,015
3 Fixture Bath	1	3,245	3,213

Water/Sewer

1000 Gal Septic	1	4,263	4,220
Water Well, 100 Feet	1	5,506	5,451

Totals: 119,360 118,166

Notes: POLE FOUNDATION

ECF (416 RURAL METES & BOUNDS) 0.930 => TCV: 109,894

2024 Est. T.C.V. 009-032-011-65 = 135,301

Est. TCV/Total Floor Area = 140.94, Most recent sale 04/28/2021 for 18,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
15,500	15,500	15,500	12,740	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
49,700	2,500	49,700	637	0		
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
67,700	67,700	67,700	63,077	63,077	63,077	



Parcel Number: 009-032-011-70

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Eff.Age:5 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 90 /100/100/100/90.0  
Total Depreciated Cost = 0

Unit in Place Items	Rate	Quantity	Arch	%Good	Depr.Cost
/C11/FOUWC/REI/12	24.99	2120	1.00	100	52,979
/C11/BLOFWC/REI/ABOG/12	18.68	1210	1.00	100	22,603

ECF (201A GENERAL COMMERCIAL ) 1.386 => TCV of Bldg: 1 = 509,164  
Replacement Cost/Floor Area= 39.98 Est. TCV/Floor Area= 50.92

Cost Estimates for Commercial/Industrial Building/Section: 2 Built 2020

Costs are taken from the Shed - Utility Light Commercial Building cost schedules.  
<<<<< Calculator Cost Computations >>>>>

Class: S Quality: Average  
Stories: 2 Story Height: 12 Perimeter: 360  
Overall Building Height: 24

Base Rate for Upper Floors = 27.76

(10) Heating system: Package Heating & Cooling Cost/SqFt: 14.13 50%  
(10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 3.50 50%  
Combined Heating System adjustment: 8.82 100%  
Adjusted Square Foot Cost for Upper Floors = 36.58

Total Floor Area: 8,000 Base Cost New of Upper Floors = 292,600

Reproduction/Replacement Cost = 292,600

Eff.Age:5 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 82 /100/100/100/82.0  
Total Depreciated Cost = 239,932

<<<<< Segregated Cost Computations >>>>>

Costs taken from Segregated Cost Section 7: Sheds & Farm Buildings

Item Description	Cost		# or Height Storys			Cost
	Col.	Rate	SqFt	Adj.	Adj.	

(13) Roof Structure:  
Steel joists, Light gauge truss joists  
1 Up 4.69 1600 1.000 1.000 7,504

Total Cost of Upper Stories = 7,504

2 Stories Above Ground, Number of stories multiplier for upper stories = 1.000

Total Cost New = 7,504

Architectural Multiplier: 1.00

Reproduction/Replacement Cost = 7,504

Eff.Age:5 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 82 /100/100/100/82.0  
Total Depreciated Cost = 6,153

ECF (201A GENERAL COMMERCIAL ) 1.386 => TCV of Bldg: 2 = 341,074  
Replacement Cost/Floor Area= 37.51 Est. TCV/Floor Area= 42.63

Total Estimated True Cash Value of Commercial/Industrial Buildings = 850,238

2024 Est. T.C.V. 009-032-011-70 = 1,014,621

Est. TCV/Total Floor Area = 56.37, Most recent sale 12/15/2015 for 65,000

Year	Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
2023	381,800	381,800	381,800	308,549	5.00	
2024	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	125,500	0	0	15,427	0
2024	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	507,300	507,300	507,300	323,976	323,976	0







009-032-012-00	2024 Est. T.C.V.	STILLWELL BOBBIE J & WONSEY STEFAN
Property Class: 401		10766 W CADILLAC RD
Map #:	LAKE TOWNSHIP	CADILLAC, MI 49601

. SEC 32 T22N R8W W 1/2 OF W 1/2 OF SE 1/4 OF SW 1/4. 10 A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$3000		10.00	Acres		3000	100		30,000
		10.00	Total Acres				Total Est. Land Value =	30,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	23.51	310	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1	Mobile Home	HUD		Cls Average	Blt 1987
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(11) Heating System: Wall Furnace  
 Ground Area = 1234 SF Floor Area = 1234 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Siding	Comp.Shingle	868		
Addition	Siding	Crawl	366		
			Total:	80,446	52,290

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	964	627
3 Fixture Bath	1	3,054	1,985

Water/Sewer

1000 Gal Septic	1	4,864	3,162
Water Well, 50 Feet	1	2,686	1,746

Deck

Treated Wood	45	1,688	1,097
w/Roof (Roof portion)	203	3,412	2,218
w/Roof (Roof portion)	192	3,256	2,116
w/Roof (Roof portion)	320	4,931	3,205

Garages

Class: C Exterior: Pole (Unfinished)			
Base Cost	768	20,513	13,333

Built-Ins

Appliance Allow.	1	2,766	1,798
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Fireplaces

Wood Stove	1	2,551	1,658
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Totals:		131,131	85,235
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Notes:

ECF (416 RURAL METES & BOUNDS) 0.800 => TCV:	68,188
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2024 Est. T.C.V. 009-032-012-00	=	99,138
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Est. TCV/Total Floor Area = 80.34

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
51,700	51,700	51,700	22,833	5.00		
2024	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	-2,100	0	1,141	0	

Parcel Number: 009-032-012-00

Page: 2

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2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
49,600	49,600	49,600	23,974	23,974	23,974



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2024	New	Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0		4,200	0	0	3,859	0
2024	Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	119,800		119,800	119,800	81,041	81,041	81,041

009-032-015-00	2024 Est. T.C.V.	SZEGDA LLC
Property Class: 301		10640 W CADILLAC RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 32 T22N R8W W 1/2 OF E 1/2 OF SE 1/4 OF SW 1/4. 10 A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS  
\* Factors \* 330X1316

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$3000		9.97 Acres	3000	100				29,910
9.97 Total Acres Total Est. Land Value =								29,910

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	10.70	490	50	2,621
D/W/P: Asphalt Paving	3.76	7700	50	14,476
Total Estimated Land Improvements True Cash Value =				17,097

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1965  
Description of Occupancy: CAL 94

Costs are taken from the Industrial - Light Manufacturing cost schedules.

<<<<< Calculator Cost Computations >>>>>  
Class: S Quality: Average  
Stories: 1 Story Height: 12 Perimeter: 597

Base Rate for Upper Floors = 56.16

(10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 4.60 100%  
Adjusted Square Foot Cost for Upper Floors = 60.76

Total Floor Area: 15,750	Base Cost New of Upper Floors =	956,970
	Reproduction/Replacement Cost =	956,970
Eff.Age:35	Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 49 /100/100/100/49.0	
	Total Depreciated Cost =	468,915

ECF (301 - INDUSTRIAL) 0.720 => TCV of Bldg: 1 = 337,619  
Replacement Cost/Floor Area= 60.76 Est. TCV/Floor Area= 21.44

Total Estimated True Cash Value of Commercial/Industrial Buildings = 337,619

2024 Est. T.C.V. 009-032-015-00	=	384,626			
Est. TCV/Total Floor Area = 24.42, Most recent sale 09/30/2019 for 160,000					
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
188,300	188,300	188,300	150,223	5.00	
2024	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	4,000	0	7,511	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
192,300	192,300	192,300	157,734	157,734	0

009-032-016-00	2024 Est. T.C.V.	WOLVERINE POWER SUPPLY COOPERATIVE
Property Class: 201		10125 W WATERGATE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 32 T22N R8W S 3/4 OF N 1/2 OF SE 1/4. 59.59 A. 2004 SURVEY IN ASSESSOR'S FILE.

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

* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj. Reason	Value
COMMERCIAL 80A M/L	3500	59.59	Acres	3500	100		208,565
						59.59 Total Acres	Total Est. Land Value = 208,565

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Commercial Local Cost Land Improvements				
Description	Rate	Size	% Good Arch Mult	Cash Value
PAVING	0.40	112000	88 100	39,424
Total Estimated Land Improvements True Cash Value =				39,424

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 2015

Costs are taken from the Office Buildings cost schedules.

<<<< Calculator Cost Computations >>>>

Class: C Quality: Excellent  
 Stories: 1 Story Height: 10 Perimeter: 1514  
 Overall Building Height: 32

Base Rate for Upper Floors = 247.22

(10) Heating system: Zoned A.C. Warm & Cooled Air Cost/SqFt: 38.50 100%  
 Adjusted Square Foot Cost for Upper Floors = 285.72

Total Floor Area: 38,257 Base Cost New of Upper Floors = 10,930,790

38,257 Sq.Ft. of Sprinklers @ 6.95, Cost New = 265,886

Reproduction/Replacement Cost = 11,196,676

Eff.Age:8 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 87 /100/100/100/87.0  
 Total Depreciated Cost = 9,741,108

Unit in Place Items	Rate	Quantity	Arch	%Good	Depr.Cost
/CI16/SUBDC/LIGAP/PUBU/STRLUWA	4067.14	4	1.00	100	16,269

ECF (201A GENERAL COMMERCIAL ) 1.386 => TCV of Bldg: 1 = 13,523,725  
 Replacement Cost/Floor Area= 293.10 Est. TCV/Floor Area= 353.50

Total Estimated True Cash Value of Commercial/Industrial Buildings = 13,523,725

2024 Est. T.C.V. 009-032-016-00 = 13,771,714

Est. TCv/Total Floor Area = 359.98

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
5,781,200	5,781,200	5,781,200	5,141,356	5.00	
2024 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	1,104,700	0	0	257,067	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
6,885,900	6,885,900	6,885,900	5,398,423	5,398,423	0





009-032-017-80	2024 Est. T.C.V.	WOLVERINE POWER SUPPLY COOPERATIVE
Property Class: 202		S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 32 T22N R8W THE E 578.61 FT OF N 1/4 OF N 1/2 OF SE 1/4. 4.3834A.

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
COMMERCIAL 20A M/L	3900		4.38 Acres		3900	100		17,094
			4.38 Total Acres				Total Est. Land Value =	17,094

2024 Est. T.C.V. 009-032-017-80 = 17,094

Est. TCV/Total Floor Area = 7.12

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
6,600	6,600	6,600	6,600	5.00		
2024 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	1,900	0	0	330	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
8,500	8,500	8,500	6,930	6,930	0	

009-032-017-90	2024 Est. T.C.V.	WOLVERINE POWER SUPPLY COOPERATIVE
Property Class: 202		10435 W WATERGATE RD
Map #:	LAKE TOWNSHIP	CADILLAC, MI 49601

. SEC 32 T22N R8W N 1/4 OF N 1/2 OF SE 1/4 EXC E'LY 1572.53 FT THOF & EXC HWY M-55. 5.5366A. 2017-02136 NOW KNOWN AS NOW KNOWN AS: PART OF THE NORTH 1/4. OF THE NORTH 1/2: OF THE SOUTHEAST 1/4, SECTION 32, T22N, R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION; THENCE N00DEG15'24"E, ALONG THE NORTH-SOUTH 1/4.LINE, 2566.52 FEET TO THE NORTH RIGHT-OF WAY LINE OF M-55; THENCE CONTINUING ALONG SAID 1/4 LINE, N00°15'24"E, 64.59 FEET TO THE EAST-WEST 1/4 LINE; THENCE S89°33'00"E, ALONG SAID 1/4 LINE, 290.67 FEET TO THE NORTH RIGHT-OF-WAY LINE OF M-55; THENCE 297.56 FEET ALONG SAID RIGHT-OF-WAY ON A CURVE TO THE LEFT (RADIUS=L7,263.73 FEET, LONG CHORD & BEARING=S77°54'48"W, 297.56 FEET) TO THE POINT OF BEGINNING.

AND

COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION 32, T22N, RSW, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN; THENCE N00°15'24"E, ALONG THE NORTH-SOUTH 1/4. LINE 2302.22 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N00°15'24"E, 110.42 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF M-55; THENCE 1080.21 FEET, ALONG SAID RIGHT-OF-WAY LINE ON A CURVE TO THE RIGHT (RADIUS=L7,113.73 FEET, LONG CHORD & BEARING= N7C)006'05"E 1080.03 FEET); THENCE S00°19'03"W, 322.81 FEET; THENCE N89°33'26"W, 1059.29 FEET TO THE POINT OF BEGINNING.

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
COMMERCIAL 10A M/L	10000		5.54 Acres	10000	100			55,370
			5.54 Total Acres				Total Est. Land Value =	55,370

2024 Est. T.C.V.	009-032-017-90	=	55,370		
Est. TCV/Total Floor Area	= 23.07,	Most recent sale	07/03/2017 for 182,900		
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
19,400	19,400	19,400	2,867	5.00	
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	8,300	0	0	143	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
27,700	27,700	27,700	3,010	3,010	0

009-032-018-00	2024 Est. T.C.V.	MICH STATE HWY COMM
Property Class: 402		M 55
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 32 T22N R8W THAT PART OF SEC LYING 75 FT EITHER SIDE OF BEG N 30' 13" W 1653.45 FT OF SW COR TH N 67 DEG 43' 28" E 90.32 FT TH ON A 17188.73 FT RADIUS RH CURVE 2673.5 FT CHORD BEARING N 72 DEG 10' 49" E 2670.81 FT TH CONTINUING SAME CURVATURE TO E SEC LINE ALSO THOSE PARTS BETWEEN ABOVE DESC AND BEG N 23' 44" W 460 FT OF E 1/4 POST TH S 52 DEG 36' 4" W 233.18 FT TH S 84 DEG 48'8"W 33.5 FT & BEG N 23'44"W 60 FT OF E 1/4 POST, TH N 60 DEG 6'11"W 216.12 FT, TH S 84 DEG 48'8"W 20.5 FT, ALSO THAT PART OF SE 1/4 N OF ABOVE DESC 19.44A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 18	-29	@\$3000	19.44	Acres	3000	100		58,320
			19.44	Total Acres			Total Est. Land Value =	58,320

2024 Est. T.C.V. 009-032-018-00							=	0
Est. TCV/Total Floor Area =	0.00							
2023 Assessed	MBOR	S.E.V.		Base for Cap		C.P.I.		
0	0	0		0		5.00		
2024	New Eq. Adjustment	Loss		Additions		Tax Adjustment	Losses	
0	0	0		0		0	0	
2024 Assessed	MBOR	S.E.V.		Capped		->Taxable<-	PRE/MBT	
0	0	0		0		0	0	

009-032-019-00 2024 Est. T.C.V. MOOMEY JOSEPH A  
Property Class: 401 10432 W CADILLAC RD  
Map #: LAKE TOWNSHIP CADILLAC, MI 49601

. SEC 32 T22N R8W E 3/4 OF SW 1/4 OF SE 1/4 EXC BEG 250 FTW OF SE COR THEREOF TH  
W 418 FT N 418 FT E 418 FT S 418 FT TO POB. 25.9889 A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS  
\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 18 -29 @\$3000			25.56 Acres		3000	100		76,677
Residentia ROW @ ZERO			0.19 Acres		0	100		0
Residentia 8000/A			0.24 Acres		8000	100		1,936
			25.99 Total Acres		Total Est. Land Value =			78,613

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	6.61	900	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	94	940
Total Estimated Land Improvements True Cash Value =				940

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Low Blt 1973

(11) Heating System: Wall Furnace

Ground Area = 1064 SF Floor Area = 1064 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Comp.Shingle	980		
Addition	Siding	Crawl	84		
Total:				50,513	17,680

Other Additions/Adjustments

Skirting, Metal or Vinyl, Vertical 168 1,813 635

Plumbing

Average Fixture(s) 1 748 262

Water/Sewer

1000 Gal Septic 1 4,263 1,492

Water Well, 50 Feet 1 2,498 874

Built-Ins

Appliance Allow. 1 1,638 573

Deck

w/Roof (Roof portion) 1152 14,308 5,008

Unit-in-Place Cost Items

OUT BLDG 1000 1,410 1,015 \*72% Good

Totals: 77,191 27,539

Notes: 1973 RICHARDSON MH

ECF (416 RURAL METES & BOUNDS) 0.800 => TCv: 22,031

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 0

Costs are taken from the Garages - Service/Repair Shed cost schedules.

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

Class: C Quality: Low Cost  
Stories: 1 Story Height: 14 Perimeter: 136

Base Rate for Upper Floors = 34.31

Parcel Number: 009-032-019-00

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Adjusted Square Foot Cost for Upper Floors = 34.31

Total Floor Area: 1,140	Base Cost New of Upper Floors =	39,113
	Reproduction/Replacement Cost =	39,113
Eff.Age:45    Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 35 /100/100/100/35.0	Total Depreciated Cost =	13,690

ECF (416 RURAL METES & BOUNDS)	0.930 => TCV of Bldg: 1 =	12,731
Replacement Cost/Floor Area= 34.31	Est. TCV/Floor Area= 11.17	

Total Estimated True Cash Value of Commercial/Industrial Buildings = 12,731

2024 Est. T.C.V. 009-032-019-00 = 114,315

Est. TCV/Total Floor Area = 51.87

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
53,000	53,000	53,000	29,590	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	4,200	0	0	1,479	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
57,200	57,200	57,200	31,069	31,069	31,069	



Parcel Number: 009-032-020-00

Page: 2

## Garages

Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	600	22,872	17,154
Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)			
Basement Garage: 1 Car	1	2,492	1,869

## Built-Ins

Appliance Allow.	5	9,669	7,252
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Totals:	455,870	341,902
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Notes: MULTI FAMILY DWELLING - 5 APARTMENTS

ECF (416 RURAL METES & BOUNDS) 0.930 => TCV:	317,969
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2024 Est. T.C.V. 009-032-020-00	=	339,129
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Est. TCV/Total Floor Area = 106.21, Most recent sale 10/07/2017 for 0

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
162,600	162,600	162,600	88,060	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	7,000	0	4,403	0		
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
169,600	169,600	169,600	92,463	92,463	36,985	





Parcel Number: 009-032-020-50

Page: 2

Notes: EAST UNIT

ECF (416 RURAL METES &amp; BOUNDS) 0.800 =&gt; TCV: 8,814

2024 Est. T.C.V. 009-032-020-50	=	36,305				
Est. TCV/Total Floor Area = 26.08, Most recent sale 12/09/2011 for 12,000						
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
17,900	17,900	17,900	11,547	5.00		
2024	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	300	0	0	577	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
18,200	18,200	18,200	12,124	12,124	12,124	

009-032-021-00                            2024 Est. T.C.V.                            LUTKE ROBERT J & PAMELA  
 Property Class: 401                                                       10500 W CADILLAC RD  
 Map #:    LAKE TOWNSHIP                            CADILLAC, MI 49601

. SEC 32 T22N R8W W 1/2 OF W 1/2 OF SW 1/4 OF SE 1/4. 10 A.

NEW BEAUTY SHOP FOR 94 (1S SL)

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
Residentia 8 - 17 @\$3000		10.00 Acres	3000	100				30,000	
							10.00 Total Acres	Total Est. Land Value =	30,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	256	50	788
Wood Frame	21.34	264	50	2,817
Total Estimated Land Improvements True Cash Value =				3,605

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = 728 SF    Floor Area = 728 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	728		
			Total:	103,617	62,171

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,230	738
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Water/Sewer

1000 Gal Septic	1	4,550	2,730
Water Well, 50 Feet	1	2,585	1,551

Porches

CCP (1 Story)	72	1,925	1,155
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Garages

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

Base Cost	440	16,408	9,845
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Built-Ins

Appliance Allow.	1	1,934	1,160
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Fireplaces

Exterior 1 Story	1	5,707	3,424
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Breezeways

Frame Wall	168	10,072	6,043
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Totals:		148,028	88,817
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Notes: 10500

ECF (416 RURAL METES & BOUNDS) 0.930 => TCV: 82,600

Cost Est. for Res. Bldg: 2 Single Family 1S                            Cls D                            Blt 1955

(11) Heating System: Wall/Floor Furnace

Ground Area = 352 SF    Floor Area = 352 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Parcel Number: 009-032-021-00

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Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	352		
Total:				43,693	26,216
Other Additions/Adjustments					
Plumbing					
	Average Fixture(s)		1	1,025	615
Porches					
	WPP		60	1,859	1,115
Built-Ins					
	Appliance Allow.		1	1,638	983
Totals:				48,215	28,929

Notes: 10470

ECF (416 RURAL METES &amp; BOUNDS) 0.930 =&gt; TCV: 26,904

2024 Est. T.C.V. 009-032-021-00				=	143,109
Est. TCV/Total Floor Area = 132.51					
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
68,700	68,700	68,700	43,570	5.00	
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	2,900	0	0	2,178	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
71,600	71,600	71,600	45,748	45,748	45,748

009-032-022-00	2024 Est. T.C.V.	DTE GAS COMPANY
Property Class: 302		W CADILLAC RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 32 T22N R8W W 1/4 OF SE 1/4 OF SE 1/4. 10 A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS  
\* Factors \* 660\*660

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$3000		9.75 Acres	3000	100				29,250
Residentia ROW @ ZERO		0.25 Acres	0	100		RIGHT OF WAY		0
		10.00 Total Acres				Total Est. Land Value =		29,250

2024 Est. T.C.V. 009-032-022-00 = 29,250

Est. TCV/Total Floor Area = 27.08

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
13,700	13,700	13,700	7,737	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	900	0	386	0		
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
14,600	14,600	14,600	8,123	8,123	0	

009-032-023-00 2024 Est. T.C.V. GIBBS-CURROW JUDY A  
 Property Class: 402 5960 S LACHANCE RD  
 Map #: LAKE TOWNSHIP CADILLAC, MI 49601

REMAINDER PCL AS DESC IN BOOK OF SURVEYS S-6 P163 SEC32T22NR8W 2.88 AC.  
 6/20/2023 SPLIT PART TO -20  
 FORMERLY 2020-01450 AFF E 1/2 OF S 1/2 OF E 3/4 OF SE 1/4 OF SE 1/4 EXCEPT HE  
 NORTH 250 FEET THEROF, SEC3,T22N R8W LAKE TOWNSHIP MISSAUKEE.  
 FORMERLY SEC 32 T22N R8W (0\*1998) E 1/2 OF S 1/2 OF E 3/4 OF SE 1/4 OF SE 1/4  
 EXC N 200 FT THOF 5.2273A. EXCEPT 2013-03848WD THE SOUTH 50 FEET OF THE NORTH  
 250 FEET OF THE EAST 1/2 OF THE SOUTH 1/2 OF THE EAST 3/4 OF THE SOUTHEAST 1/4  
 OF THE SOUTHEAST 1/4 OF SECTION 32, T22N, R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY,  
 MICHIGAN .56A M/L

Split/Comb. on 06/20/2023 completed 06/20/2023 TIM ;  
 Parent Parcel(s): 009-032-023-00;  
 Child Parcel(s): 009-032-023-23;

-----  
 2013-03848 WD 11/12/2013 SOLD 50' TO ADJACENT PARCEL TO THE NORTH 032-023-50.  
 98 SPLIT 2.27 AC TO 023-50 FOR 99

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 90/FF	330.12	380.02	0.8822	0.9873	90	100		25,879
330 Actual Front Feet, 2.88 Total Acres Total Est. Land Value =								25,879

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.97	402	0	0
D/W/P: Asphalt Paving	3.10	3681	0	0
Metal Prefab	14.44	480	50	3,465
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 5000	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				8,465

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

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1530 SF Floor Area = 1530 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,146		
1 Story	Siding	Slab	384		
Total:				223,913	190,323

Other Additions/Adjustments

Recreation Room	570	11,018	9,365
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Plumbing

Average Fixture(s)	1	1,476	1,255
3 Fixture Bath	1	4,646	3,949

Water/Sewer

1000 Gal Septic	1	4,864	4,134
Water Well, 50 Feet	1	2,686	2,283

Porches

CCP (1 Story)	30	992	843
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Deck

Treated Wood	192	4,028	3,424
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Garages

Class: C Exterior: Pole (Unfinished)

Parcel Number: 009-032-023-00

Page: 2

Base Cost	576	16,716	14,209
Door Opener	1	547	465
Built-Ins			
Appliance Allow.	1	2,766	2,351
Fireplaces			
Interior 1 Story	1	5,338	4,537
2nd on Same Stack	1	4,364	3,709
Totals:		283,354	240,847

Notes:

ECF (416 RURAL METES &amp; BOUNDS) 0.930 =&gt; TCV: 223,988

2024 Est. T.C.V. 009-032-023-00	=	258,332				
Est. TCV/Total Floor Area = 168.84, Most recent sale 08/20/2020 for 229,900						
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
125,200	125,200	125,200	107,531	5.00		
2024	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	8,810	4,810	0	1,080	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
129,200	129,200	129,200	112,907	112,907	112,907	



009-032-023-25	2024 Est. T.C.V.	VAN HOUTEN JAMES A
Property Class: 401		5800 S LACHANCE RD
Map #:	LAKE TOWNSHIP	CADILLAC, MI 49601

. SEC 32 T22N R8W N 1/2 OF E 3/4 OF SE 1/4 OF SE 1/4 EXC N 220 FT OF E 200 FT THOF. 13.9899A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$3000		13.99	Acres	3000	100			41,970
		13.99	Total Acres				Total Est. Land Value =	41,970

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 1984

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1408 SF Floor Area = 1408 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,408		
			Total:	204,282	132,783

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade	1	2,560	1,664
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Plumbing

Average Fixture(s)	1	1,476	959
3 Fixture Bath	1	4,646	3,020

Water/Sewer

1000 Gal Septic	1	4,864	3,162
Water Well, 50 Feet	1	2,686	1,746

Porches

WCP (1 Story)	272	9,476	6,159
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Deck

Treated Wood	140	3,279	2,131
w/Roof (Roof portion)	192	3,256	2,116

Garages

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

Base Cost	624	26,220	17,043
Common Wall: 1 Wall	1	-2,686	-1,746

Class: C Exterior: Pole (Unfinished)

Door Opener	1	547	356
Base Cost	1152	27,798	18,069

Built-Ins

Appliance Allow.	1	2,766	1,798
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Totals:		291,170	189,260
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Notes:

ECF (416 RURAL METES & BOUNDS) 0.930 => TCV: 176,012

2024 Est. T.C.V. 009-032-023-25 = 217,982

Est. TCV/Total Floor Area = 154.82

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
104,900	104,900	104,900	81,385	5.00		
2024 New Eq. Adjustment	Loss		Additions	Tax Adjustment	Losses	
0	4,100	0	0	4,069	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
109,000	109,000	109,000	85,454	85,454	85,454	





Parcel Number: 009-032-023-50

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2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
88,900	88,900	88,900	40,712	40,712	40,712



Parcel Number: 009-032-023-65

Page: 2

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Est. TCV/Total Floor Area = 173.29, Most recent sale 12/11/2013 for 106,200

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
97,000	97,000	97,000	52,488	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	11,800	0	0	2,624	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
108,800	108,800	108,800	55,112	55,112	55,112	



## Notes:

ECF (416 RURAL METES & BOUNDS) 0.930 => TCV: 264,656

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2024 Est. T.C.V. 009-032-023-75 = 293,791  
 Est. TCV/Total Floor Area = 185.47, Most recent sale 05/12/2023 for 357,500

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
138,900	138,900	138,900	133,980	5.00		
2024 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	8,000	0	0	12,920	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
146,900	146,900	146,900	140,679	146,900	146,900	



Parcel Number: 009-032-023-85

Page: 2

Treated Wood	763	9,911	8,424
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Totals:	578,003	491,316
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Notes: 2 KITCHENS

ECF (416 RURAL METES & BOUNDS) 0.930 => TCV:	456,924
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2024 Est. T.C.V. 009-032-023-85	=	474,694
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Est. TCV/Total Floor Area = 188.97, Most recent sale 09/10/2019 for 373,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
230,300	230,300	230,300	202,808	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	7,000	0	0	10,140	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
237,300	237,300	237,300	212,948	212,948	212,948	



009-033-001-00 2024 Est. T.C.V. LUCAS DAVID R & DONNA M TRUSTEES OF  
 Property Class: 401 W WATERGATE RD  
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

SEC 33 T22N R8W 40 A M/L  
 NW/4 OF NE/4.

access thru 033-002-00..same owner

04 split 16.5 Ac. to 001-50  
 04 split 23.5 Ac. to 001-70

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia INFERIOR@	\$1400	40.00	Acres	1400	100			56,000
		40.00	Total Acres				Total Est. Land Value =	56,000

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

(11) Heating System: No Heating/Cooling  
 Ground Area = 0 SF Floor Area = 0 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Deck					
	w/Roof (Roof portion)		960	14,563	9,466
Garages					
Class: C Exterior: Pole (Unfinished)					
	Base Cost		1800	43,434	28,232
	No Concrete Floor		1440	-9,562	-6,215
	Totals:			48,435	31,483

Notes:

ECF (416 RURAL METES & BOUNDS) 0.930 => TCV: 29,279

2024 Est. T.C.V. 009-033-001-00			=	85,279	
Est. TCV/Total Floor Area = 0.00, Most recent sale 05/06/2004 for 0					
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
42,200	42,200	42,200	38,850	5.00	
2024	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	400	0	1,942	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
42,600	42,600	42,600	40,792	40,792	40,792





Parcel Number: 009-033-001-70

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Est. TCV/Total Floor Area = 240.55, Most recent sale 06/22/2007 for 29,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
170,800	170,800	170,800	96,562	5.00		
2024	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	6,000	0	0	4,828	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
176,800	176,800	176,800	101,390	101,390	101,390	

009-033-001-80                                2024 Est. T.C.V.                                DETTLOFF THOMAS E  
Property Class: 401                                                                                              5154 S BLODGETT RD  
Map #:    LAKE TOWNSHIP                                Lake City, MI 49651

SEC 33 T22N R8W (0\*2006) N/2 OF S/2 OF NE/4 OF NE/4                                9.91 Ac. M/L  
Split on 09/14/2006 from 009-033-001-70;

Split/Comb. on 09/14/2006 completed 09/14/2006 RAY ;  
Parent Parcel(s): 009-033-001-70;  
Child Parcel(s): 009-033-001-80, 009-033-001-90;

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$3000			9.91 Acres		3000	100		29,730
			9.91 Total Acres				Total Est. Land Value =	29,730

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Crushed Rock	2.19	960	50	1,051
D/W/P: 4in Ren. Conc.	7.35	400	50	1,470
D/W/P: 3.5 Concrete	6.16	250	50	770
		Total Estimated Land Improvements True Cash Value =		3,291

Cost Est. for Res. Bldg: 1 Single Family 1S                                Cls CD                                Blt 2006

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 1512 SF      Floor Area = 1512 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,512		
			Total:	190,891	162,259

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,230	1,045
3 Fixture Bath	1	3,860	3,281

Water/Sewer

1000 Gal Septic	1	4,550	3,867
Water Well, 100 Feet	1	5,640	4,794

Deck

Treated Wood w/Roof (Deck Portion)	180	3,775	3,209
Treated Wood w/Roof (Roof portion)	180	2,804	2,383

Garages

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

Base Cost	576	22,239	18,903
Common Wall: 1 Wall	1	-2,512	-2,135
Door Opener	1	485	412

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

Base Cost	672	24,810	21,088
Door Opener	1	485	412

Built-Ins

Appliance Allow.	1	1,934	1,644
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Totals:                                260,191                                221,162

Notes:

ECF (416 RURAL METES & BOUNDS) 0.930 => TCV:                                205,681

2024 Est. T.C.V. 009-033-001-80                                =                                238,702  
Est. TCV/Total Floor Area = 157.87, Most recent sale 07/24/2006 for 32,000

Parcel Number: 009-033-001-80

Page: 2

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
114,000	114,000	114,000	79,070	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	5,400	0	0	3,953	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
119,400	119,400	119,400	83,023	83,023	83,023	









Parcel Number: 009-033-001-95

Page: 2

2024 Est. T.C.V. 009-033-001-95	=	179,581			
Est. TCV/Total Floor Area = 172.67, Most recent sale 06/17/2005 for 13,000					
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
87,800	87,800	87,800	54,832	5.00	
2024	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	2,000	0	2,741	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
89,800	89,800	89,800	57,573	57,573	57,573



Totals: 297,345 178,409

Notes:

ECF (416 RURAL METES & BOUNDS) 0.930 => TCV: 165,920

2024 Est. T.C.V. 009-033-002-00 = 250,211

Est. TCV/Total Floor Area = 191.29

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
117,000	117,000	117,000	82,104	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	8,100	0	0	4,105	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
125,100	125,100	125,100	86,209	86,209	86,209	

009-033-003-00  
 Property Class: 402  
 Map #:

2024 Est. T.C.V.  
 LAKE TOWNSHIP

RICHARDSON CHRISTOPHER D & LISA J  
 W WATERGATE RD  
 LAKE CITY, MI 49651

. SEC 33 T22N R8W E 7.3 A OF THAT PART OF S 1/2 OF NE 1/4 LYING N OF BEG ON E  
 SEC LINE 1129.54 FT N OF 1/4 POST TH S 89 DEG 36'20" W 70 FT TH S 00 DEG 23' 40"  
 E 227.71 FT TH S 52 DEG 37' 27" W 145.77 FT TH S 84 DEG 48' 8" W TO N & S 1/4  
 LINE. EXC .BEG N 0 DEG 23' 40" W 1161.07 FT. N OF E/4 COR TH N 89 DEG 47' 13" W  
 330 FT, N O DEG 23' 40" W 150 FT, S 89 DEG 47' 13" E 330 FT, S 0 DEG 23' 40" E  
 150 FT TO POB. 6.16 AC.  
 SPLIT ON 10/12/2006 INTO 009-033-003-90;

Split/Comb. on 10/12/2006 completed 10/12/2006 RAY ;  
 Parent Parcel(s): 009-033-003-00;  
 Child Parcel(s): 009-033-003-90;  
 Part of tract w/009-033-003-00.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 3 - 7 @\$3000			6.16 Acres		3000	100		18,480
			6.16 Total Acres				Total Est. Land Value =	18,480

2024 Est. T.C.V.	009-033-003-00	=	18,480		
Est. TCV/Total Floor Area = 14.13, Most recent sale 11/13/2019 for 30,000					
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
9,200	9,200	9,200	8,085	5.00	
2024	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	0	0	404	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
9,200	9,200	9,200	8,489	8,489	8,489



009-033-004-00	2024 Est. T.C.V.	OuwINGA ROGER & KAY TRUSTEES
Property Class: 402		W WATERGATE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 33 T22N R8W BEG ON N R/W LINE OF M-55 1437.5 FT E'LY OF N & S 1/4 LINE TH  
N 275 FT E'LY 237.5 FT S 275 FT TO SD R/W LINE TH W'LY 237.5 FT TO POB. 1.4994  
A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 90/FF	237.50	275.00	0.9579	0.9106	90	100		18,645
238 Actual Front Feet, 1.50 Total Acres							Total Est. Land Value =	18,645

2024 Est. T.C.V. 009-033-004-00 = 18,645

Est. TCv/Total Floor Area = 14.25

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
7,300	7,300	7,300	2,495	5.00			
2024 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses		
0	2,000	0	0	124	0		
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
9,300	9,300	9,300	2,619	2,619	2,619		

009-033-004-50	2024 Est. T.C.V.	OuwINGA ROGER & KAY TRUSTEES
Property Class: 401		9150 W WATERGATE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 33 T22N R7W BEG ON N R/W LINE OF M-55 1437.5 FT E'LY OF N-S 1/4 LINE TH N  
275 FT W'LY 237.5 FT S 275 FT TO SD R/W TH E'LY 237.5 FT TO POB. 1.4994 A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 90/FF	235.70	275.00	0.9598	0.9106	90	100		18,539
236 Actual Front Feet, 1.49 Total Acres Total Est. Land Value =								18,539

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.97	64	0	0
D/W/P: 3.5 Concrete	6.58	90	0	0
D/W/P: Patio Blocks	15.61	452	0	0
Wood Frame	35.08	64	50	1,122
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				3,622

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

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 1886 SF Floor Area = 1886 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Brick	Basement	1,566		
1 Story	Brick	Crawl Space	320		
			Total:	254,842	152,874

Other Additions/Adjustments

Recreation Room	1200	23,196	13,918
Plumbing			
Average Fixture(s)	1	1,476	886
2 Fixture Bath	1	3,108	1,865
Water/Sewer			
1000 Gal Septic	1	4,864	2,918
Water Well, 50 Feet	1	2,686	1,612
Porches			
CCP (1 Story)	120	3,324	1,994
Deck			
Treated Wood	338	5,844	3,506
Treated Wood	200	4,134	2,480
Treated Wood	19	868	521
Garages			
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	528	23,396	14,038
Common Wall: 1 Wall	1	-2,686	-1,612
Door Opener	1	547	328
Built-Ins			
Appliance Allow.	1	2,766	1,660
Fireplaces			
Interior 1 Story	1	5,338	3,203
		Totals:	200,191
		333,703	200,191



Notes:

ECF (416 RURAL METES & BOUNDS) 0.930 => TCV: 186,178

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2024 Est. T.C.V. 009-033-004-50				=		208,339
Est. TCV/Total Floor Area = 110.47						
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
99,200	99,200	99,200	61,384	5.00		
2024 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	5,000	0	0	3,069	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
104,200	104,200	104,200	64,453	64,453	64,453	

009-033-005-00  
 Property Class: 402  
 Map #:

2024 Est. T.C.V.  
 LAKE TOWNSHIP

MICH STATE HWY COMM  
 W WATERGATE RD  
 LAKE CITY, MI 49651

. SEC 33 T22N R8W BEG ON E SEC LINE 454.54 FT N OF E 1/4 POST TH S 89 DEG 36'  
 20" W 70 FT N 23' 40" W 140.95 FT N 60 DEG 4' 3" W 134.9 FT S 84 DEG 48' 8" W  
 2623.07 FT S 5 DEG 11' 52" E 65 FT S 84 DEG 48' 8" W 50 FT N 5 DEG 11' 52" W 45  
 FT S 84 DEG 48' 8" W 1025 FT N 5 DEG 11' 52" W 20 FT S 84 DEG 48' 8" W 1213.92  
 FT S 52 DEG 37' 44" W 333.35 FT N ON SEC LINE 400 FT S 60 DEG 4' 26" E 215.96 FT  
 N 84.48' 8" E 2226.32 FT N 5 DEG 11' 52" E 65 FT N 84 DEG 48' 08" E 50 FT, S 5 DEG  
 11' 52" E 65 FT, N 84 DEG 48' 08" E 2635.68 FT, N 52 DEG 37' 27" E 145.77 FT, N 23' 40"  
 W 227.71 FT, N 89 DEG 36' 20" E 70 FT, S ON SEC LINE 675 FT TO POB. 20.47A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 18	-29	@\$3000	20.47 Acres		3000	100		61,410
			20.47 Total Acres				Total Est. Land Value =	61,410

2024 Est. T.C.V. 009-033-005-00							=	0
Est. TCV/Total Floor Area =	0.00							
2023 Assessed		MBOR	S.E.V.		Base for Cap		C.P.I.	
0		0	0		0		5.00	
2024	New	Eq. Adjustment	Loss		Additions		Tax Adjustment	Losses
0		0	0		0		0	0
2024 Assessed		MBOR	S.E.V.		Capped		->Taxable<-	PRE/MBT
0		0	0		0		0	0



Parcel Number: 009-033-006-00

Page: 2

Ag. Bld 1 0, 4 Wall Utility Shed, 3 Wall Class:D,Pole Quality:Low Cost  
 Height: 10 ft

Description	Rate	Size	Cost New
Base Cost	2.73	3072	8,387
Default Walls	4.74	3072	14,561

Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55 Depr. Cost = 12,621  
 ECF (101 AGRICULTURE) 0.660 => TCV of Bldg: 1 = 8,330

Total Estimated True Cash Value of Agricultural Buildings = 8,330

2024 Est. T.C.V. 009-033-006-00 = 224,691

Est. TCV/Total Floor Area = 161.42

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
95,300	95,300	95,300	71,681	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	17,000	0	0	3,584	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
112,300	112,300	112,300	75,265	75,265	75,265	



Parcel Number: 009-033-006-60

Page: 2

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

Class: D,Siding Quality: Low Cost

Total Floor Area: 2908 # of Units: 4

Overall Building Height: 12

Base Rate for Upper Floors = 67.25

(10) Heating system: Complete H.V.A.C. Cost/SqFt: 17.56 100%

Adjusted Square Foot Cost for Upper Floors = 84.81

Total Floor Area: 2,908 Base Cost New of Upper Floors = 246,627

Reproduction/Replacement Cost = 246,627

Eff.Age:15 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 71 /100/100/100/71.0

Total Depreciated Cost = 175,105

<<<<< Segregated Cost Computations >>>>>

Costs taken from Segregated Cost Section 2: Multiples & Motels

Item Description	Cost		# or Height Storys			Cost
	Col.	Rate	SqFt	Adj.	Adj.	

(39) Miscellaneous

Miscellaneous Built-in Construction:

Appliance Allowance, Multiple

Residences	1 Up	1457.24	4	1.000	1.000	5,829
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Total Cost of Lump-Sum Items = 5,829

Total Cost New = 5,829

Architectural Multiplier: 1.00

Reproduction/Replacement Cost = 5,829

Eff.Age:15 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 71 /100/100/100/71.0

Total Depreciated Cost = 4,139

ECF (201B COMMERCIAL GROUP B) 0.850 => TCV of Bldg: 2 = 152,357

Replacement Cost/Floor Area= 86.81 Est. TCV/Floor Area= 52.39

Cost Estimates for Commercial/Industrial Building/Section: 3 Built 2005

Description of Occupancy: CARPORT

Costs are taken from the Sheds - Equipment 3 Wall Shed cost schedules.

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

Class: D,Pole Quality: Average

Stories: 1 Story Height: 8 Perimeter: 140

Base Rate for Upper Floors = 26.13

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

Adjusted Square Foot Cost for Upper Floors = 26.13

Total Floor Area: 1,000 Base Cost New of Upper Floors = 26,130

Reproduction/Replacement Cost = 26,130

Eff.Age:15 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 68 /100/100/100/68.0

Total Depreciated Cost = 17,768

ECF (201B COMMERCIAL GROUP B) 0.850 => TCV of Bldg: 3 = 15,103

Replacement Cost/Floor Area= 26.13 Est. TCV/Floor Area= 15.10

Cost Estimates for Commercial/Industrial Building/Section: 4 Built 2003

Description of Occupancy: CARPORT

Costs are taken from the Sheds - Equipment 3 Wall Shed cost schedules.

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

Class: D,Pole Quality: Average

Stories: 1 Story Height: 8 Perimeter: 160

Parcel Number: 009-033-006-60

Page: 3

Base Rate for Upper Floors = 25.68

(10) Heating system: No Heating or Cooling Cost/SqFt: 0.00 100%  
 Adjusted Square Foot Cost for Upper Floors = 25.68

Total Floor Area: 1,200 Base Cost New of Upper Floors = 30,816

Reproduction/Replacement Cost = 30,816  
 Eff.Age:15 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 68 /100/100/100/68.0  
 Total Depreciated Cost = 20,955

ECF (201B COMMERCIAL GROUP B) 0.850 => TCV of Bldg: 4 = 17,812  
 Replacement Cost/Floor Area= 25.68 Est. TCV/Floor Area= 14.84

Total Estimated True Cash Value of Commercial/Industrial Buildings = 517,648

2024 Est. T.C.V. 009-033-006-60 = 565,972

Est. TCV/Total Floor Area = 48.97, Most recent sale 09/03/2021 for 840,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
300,900	300,900	300,900	249,690	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-17,900	0	0	12,484	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
283,000	283,000	283,000	262,174	262,174	0	

009-033-006-70	2024 Est. T.C.V.	FIELD OF DREAMZ LLC
Property Class: 201		9419 W WATERGATE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 33 T22N R8W E 300 FT OF W 690 FT OF SW/4 OF NE/4 LYING S'LY OF HWY M-55.  
 EXC BEG AT NE COR THEREOF, TH W'LY ALG M-55 ROW 185 FT, S 141 FT, E AND PARALLEL  
 WITH E-W /4 LINE TO A POINT LYING S OF THE POB, N TO POB 2.19AC. M/L  
 SPLIT 0.65 AC. & 1HS/B ON 06/30/2008 INTO 009-033-006-80;

SPLIT ON 10/16/2010 INTO 009-033-006-79;

00 SPLIT FOR 006-00 FOR 01  
 02 SPLIT 2.75 AC TO 006-90 FOR 03  
 MODEL HOUSE ON CHILD..ADD TO ROLL FOR 05  
 ADD BSM'T TO 28X52 HOUSE FOR 06  
 CHG FROM 401 TO 201 FOR 07 15900 ADJ 76500 ADD'N FOR BLDG#3 54100 ADD'N FOR  
 #4

Split/Comb. on 10/16/2010 completed 12/16/2010 Tim TAXPAYER REQUEST;  
 Parent Parcel(s): 009-033-006-70;  
 Child Parcel(s): 009-033-006-79;

-----  
 PARCEL # 2: 57-009-033-006-79  
 RANCH HOUSE ON CRAWL SPACE.  
 THE EAST 300 FT. OF THE WEST 690 FT. EXCEPT THE EAST 170 FT. THEREOF, OF THE SW  
 X OF THE NE X LYING SOUTH OF HWY. M-55 AND EXCEPT THE SOUTH 250 FT. THEREOF. SEC  
 33 T22N R8W, .67 ACRES + OR -.  
 PARCEL # 3: 57-009-033-006-70  
 BACK PARCEL WITH 2 DUPLEXES.  
 THE SOUTH 250 FT. OF THE EAST 300 FT. OF THE WEST 690 FT. OF THE SW X OF THE NE  
 X LYING SOUTH OF HWY M-55 SEC 33 T22N R8W. 1.72 ACRES +OR-.  
 PARCELS #1 AND #2 ARE OWNED BY JIM AND PAT SPRAGG.  
 PARCEL # 3 IS OWNED BY THE HICKS.  
 FOR 2011: SPLIT RANCH HOUSE ON CRAWL SPACE FROM DUPLEXES. RANCH HOUSE TO BE -79  
 DUPLEXES TO REMAIN -70 (MISSAUKEE NOT USING RETIRING PARCELS)-TIM

00 SPLIT FROM 006-00 FOR 01  
 02 SPLIT 2.75 AC TO 006-90 FOR 03  
 04 SPLIT 1.27 AC TO 006-85 FOR 05 1 REMAINING DIV GIVEN TO 006-70 PER JIM  
 SPRAGUE  
 SPLIT/COMB. ON 06/30/2008 COMPLETED 06/30/2008 RAY ;  
 PARENT PARCEL(S): 009-033-006-70;  
 CHILD PARCEL(S): 009-033-006-80;

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

		* Factors *		250X300		
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
COMMERCIAL	\$.30/SQFT		1.72 Acres	13068	100	22,503
		1.72 Total Acres			Total Est. Land Value =	22,503

Cost Est. for Res. Bldg: 1 Duplex 1S Cls CD Blt 2005  
 Exterior Units: 2 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 780 SF Floor Area = 780 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	780		
			Total:	159,816	67,922

Other Additions/Adjustments

Plumbing

Average Fixture(s)	2	2,459	2,090
3 Fixture Bath	1	3,860	3,281



## Water/Sewer

2000 Gal Septic	1	9,120	7,752
Water Well, 100 Feet	1	5,640	4,794

## Garages

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

Base Cost	408	21,090	17,926
Common Wall: 1 Wall	1	-2,512	-2,135
Door Opener	1	485	412

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

Base Cost	408	21,090	17,926
Common Wall: 1 Wall	1	-2,512	-2,135
Door Opener	1	485	412

## Built-Ins

Appliance Allow.	1	1,934	1,644
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## Porches

CCP (1 Story)	16	754	641
CCP (1 Story)	16	754	641

Totals:		285,110	242,342
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## Notes:

ECF (201B COMMERCIAL GROUP B) 0.750 => TCV: 181,757

Cost Est. for Res. Bldg: 2 Duplex 1S Cls CD Blt 2005  
 Exterior Units: 2 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 780 SF Floor Area = 780 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

## Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	780		
Total:				159,816	67,922

## Other Additions/Adjustments

## Plumbing

Average Fixture(s)	2	2,459	2,090
3 Fixture Bath	1	3,860	3,281

## Water/Sewer

2000 Gal Septic	1	9,120	7,752
Water Well, 100 Feet	1	5,640	4,794

## Garages

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

Base Cost	408	21,090	17,926
Common Wall: 1 Wall	1	-2,512	-2,135
Door Opener	1	485	412

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

Base Cost	408	21,090	17,926
Common Wall: 1 Wall	1	-2,512	-2,135
Door Opener	1	485	412

## Built-Ins

Appliance Allow.	2	3,867	3,287
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## Porches

CCP (1 Story)	16	754	641
CCP (1 Story)	16	754	641

Totals:		288,976	245,628
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## Notes:

ECF (201B COMMERCIAL GROUP B) 0.750 => TCV: 184,221

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2024 Est. T.C.V. 009-033-006-70 = 388,481  
 Est. TCV/Total Floor Area = 124.51, Most recent sale 09/03/2021 for 840,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
164,900	164,900	164,900	156,660	5.00		
2024 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	29,300	0	0	7,833	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
194,200	194,200	194,200	164,493	164,493	0	



Parcel Number: 009-033-006-79

Page: 2

## Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE Cls CD Blt 2003

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1456 SF Floor Area = 1456 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

## Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,456		
Total:				163,104	138,639

## Other Additions/Adjustments

## Plumbing

Average Fixture(s)	1	1,230	1,045
3 Fixture Bath	1	3,860	3,281

## Water/Sewer

1000 Gal Septic	1	4,550	3,867
Water Well, 100 Feet	1	5,640	4,794

## Deck

Treated Wood	129	3,037	2,581
Treated Wood	80	2,213	1,881
Treated Wood	16	715	608

## Garages

Class: CD Exterior: Pole (Unfinished)

Base Cost	768	18,263	15,524
Door Opener	2	970	824

## Built-Ins

Appliance Allow.	1	1,934	1,644
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## Fireplaces

Prefab 1 Story	1	2,189	1,861
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Totals: 207,705 176,549

Notes:

ECF (416 RURAL METES & BOUNDS) 0.930 => TCV: 164,191

2024 Est. T.C.V. 009-033-006-79 = 171,641

Est. TCV/Total Floor Area = 117.89, Most recent sale 09/16/2020 for 130,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
77,500	77,500	77,500	68,332	5.00	
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	8,300	0	3,416	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
85,800	85,800	85,800	71,748	71,748	71,748



Parcel Number: 009-033-006-80

Page: 2

ECF (416 RURAL METES &amp; BOUNDS) 0.930 =&gt; TCV: 259,038

2024 Est. T.C.V. 009-033-006-80	=	272,758
Est. TCV/Total Floor Area = 124.89, Most recent sale 02/12/2012 for 124,000		
2023 Assessed	MBOR	S.E.V.
123,300	123,300	123,300
		Base for Cap
		67,503
		C.P.I.
		5.00
2024	New Eq. Adjustment	Loss
	0	13,100
		0
		Additions
		0
		Tax Adjustment
		3,375
		Losses
		0
2024 Assessed	MBOR	S.E.V.
136,400	136,400	136,400
		Capped
		70,878
		->Taxable<-
		70,878
		PRE/MBT
		70,878

009-033-006-85	2024 Est. T.C.V.	KLUNDER JODI
Property Class: 402		W WATEGATE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 33 T22N R8W (0\*2004)  
 E 120 FT OF W 390 FT OF SW/4 OF NE/4 LYING S'LY OF HWY M55.  
 1.09 A M/L

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value G> GROUP G 18K					18000	100		18,000
120 Actual Front Feet, 1.07 Total Acres							Total Est. Land Value =	18,000

2024 Est. T.C.V. 009-033-006-85							=	18,000
Est. TCV/Total Floor Area =	8.24,	Most recent sale	08/28/2023	for	20,500			
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.				
7,500	7,500	7,500	3,856	5.00				
2024	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses			
9,000	0	7,500	0	5,144	0			
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT			
9,000	9,000	9,000	4,048	9,000	0			





Parcel Number: 009-033-006-90

Page: 2

2024 Est. T.C.V. 009-033-006-90						=	449,210
Est. TCV/Total Floor Area = 112.30, Most recent sale 04/27/2023 for 450,000							
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
247,600	247,600	247,600	194,339	5.00			
2024	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	-23,000	0	0	30,261	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
224,600	224,600	224,600	204,055	224,600	0		



Parcel Number: 009-033-007-00

Page: 2

OUTDOOR FURNACE	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				11,847

Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE Cls CD Blt 2009

(11) Heating System: Forced Heat & Cool  
 Ground Area = 1624 SF Floor Area = 1624 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

## Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,624		
Total:				207,975	187,177

## Other Additions/Adjustments

Recreation Room	812	15,046	13,541
Basement, Outside Entrance, Above Grade	2	3,310	2,979

## Plumbing

Average Fixture(s)	1	1,230	1,107
3 Fixture Bath	1	3,860	3,474
Separate Shower	1	1,189	1,070

## Water/Sewer

1000 Gal Septic	1	4,550	4,095
Water Well, 100 Feet	1	5,640	5,076

## Porches

WPP	89	2,503	2,253
WPP	64	2,158	1,942
WPP	16	799	719

## Deck

Treated Wood	64	1,980	1,901	*96% Good
Treated Wood	48	1,690	1,622	*96% Good
Treated Wood	16	715	686	*96% Good

## Garages

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

Base Cost	672	24,810	22,329
Door Opener	2	970	873

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

Base Cost	320	15,171	13,654
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## Built-Ins

Appliance Allow.	1	1,934	1,741
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## Local Cost Items

GENERATOR	1	1	1	*95% Good
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Totals: 295,531 266,240

Notes: REDMAN MODEL NEW MOON. MC233 BOCA

ECF (416 RURAL METES & BOUNDS) 0.930 => TCV: 247,603

2024 Est. T.C.V. 009-033-007-00 = 285,239

Est. TCV/Total Floor Area = 175.64, Most recent sale 07/02/2019 for 188,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
127,700	127,700	127,700	97,773	5.00	
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	14,900	0	4,888	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
142,600	142,600	142,600	102,661	102,661	102,661

009-033-007-10  
 Property Class: 401  
 Map #:

2024 Est. T.C.V.  
 LAKE TOWNSHIP

PARKER AMBER N  
 5221 S LACHANCE RD  
 LAKE CITY, MI 49651

SEC33 T22N R82 S 237 FT OF W 416 FT OF N1/2 OF NW 1/4 FOR FULLY DESCRIBED AS  
 LEGAL DESCRIPTION: PARCEL 'B" (NEW PARCEL)  
 A PARCEL OF LAND SITUATED IN THE NORTHWEST 1/4 OF SECTION 33, T22N-R08W, LAKE  
 TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN,  
 BEING MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE NORTHWEST CORNER OF SAID  
 SECTION; THENCE S00° 19'57"W ALONG THE WEST SECTION LINE, 1077.89 FEET TO THE  
 POINT OF BEGINNING; THENCE S89°05'58"E, 416.00 FEET; THENCE S00°19'57"W  
 PARALLEL WITH SAID WEST SECTION LINE, 237.00 FEET TO THE NORTH 1/26TH LINE;  
 THENCE N89°05'58"W ALONG SAID LINE, 416.00 FEET TO SAID WEST SECTION LINE;  
 THENCE N00°L 9'57"E ALONG SAID LINE, 237.00 FEET TO THE POINT OF BEGINNING.  
 CONTAINING 2.26 ACRES MORE OR LESS. SUBJECT TO THE RIGHT-OF-WAY FOR LACHANCE  
 ROAD ACROSS THE WESTERLY 33' THEREOF, AS DEPICTED ON THE CERTIFICATE OF SURVEY.  
 SUBJECT TO ALL AGREEMENTS, COVENANTS, EASEMENTS, AND RESTRICTIONS OF RECORD, IF  
 ANY. 2.26A  
 SPLIT ON 08/09/2016 FROM 009-033-007-00;  
 FORMERLY SEC 33 T22N R8W N 1/2 OF NW 1/4 EXC BEG 318.84 FT S OF NW COR, TH E  
 1456 FT, S 208 FT, W 1040 FT, S 208 FT, W 416 FT, N 368 FT TO POB. AND EXCEPT  
 A PARCEL OF LAND SITUATED IN THE NORTHWEST 1/4 OF SECTION 33, T22N-R08W, LAKE  
 TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS:  
 BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION; THENCE S89°05'22"E ALONG THE  
 NORTH SECTION LINE, 416.02 FEET; THENCE S00°19'57"W PARALLEL WITH THE WEST  
 SECTION LINE, 314.64 FEET; THENCE N89°40'03"W, 416.00 FEET TO SAID WEST SECTION  
 LINE; THENCE N00°19'57"E ALONG SAID LINE, 318.84 FEET TO THE POINT OF BEGINNING.  
 TOGETHER WITH A 33' WIDE EASEMENT ACROSS THE SOUTHERLY 33' OF PARCEL "A", AS  
 DEPICTED ON THE CERTIFICATE OF SURVEY. SUBJECT TO ALL AGREEMENTS, COVENANTS,  
 EASEMENTS, AND RESTRICTIONS OF RECORD, IF ANY.

FORMERLY 2012-0375 WD & 2012-03704 WD THE NORTH 1/2 OF THE NORTHWEST 1/4 OF  
 SECTION 33, TOWN 22 NORTH, RANGE 8 WEST, LAKE TOWNSHIP, MISSAUKEE  
 COUNTY, MICHIGAN. DESCRIBED AS COMMENCING AT THE NORTHWEST CORNER OF SAID  
 SECTION 33; THENCE SOUTH 00'19'59" WEST, ALONG THE WEST SECTION LINE 318.84  
 FEET; THENCE SOUTH 89'40'01" EAST, 1456.00 FEET; THENCE SOUTH 00'19'59" WEST,  
 208.00 FEET; THENCE NORTH 89'40'01" WEST, 1040.00 FEET; THENCE SOUTH 00'19'59"  
 WEST, 208.00 FEET; THENCE NORTH 89'40'01" WEST, 416.00 FEET TO THE WEST SECTION  
 LINE (SAID POINT BEING 580.00 FEET NORTH THE SOUTHWEST CORNER OF THE NORTH 1/2  
 OF THE NORTHWEST 1/4 OF SAID SECTION): THENCE NORTH 00'19'59" EAST, 416.00 FEET  
 TO THE POINT OF BEGINNING, CONTAINING 70.6 ACRES MORE OR LESS AND SUBJECT TO A  
 COUNTY ROAD RIGHT-OF-WAY OVER THE WEST 33 FEET THERE-OF AND ANY EASEMENTS AND  
 RESTRICTIONS OF RECORD.

SPLIT ON 11/27/2012 INTO 009-033-007-75;  
 SEC 33 T22N R8W (5\*2002) N 1/2 OF N 1/2 OF NW 1/4 EXC BEG 580 FT N OF SW COR, TH  
 E 416 FT, N 208 FT, E 1984 FT, N 160 FT, W 2400 FT, S 368 FT TO POB. 69.1982 AC.

Split/Comb. on 12/18/2017 completed 12/18/2017 TIM ;  
 Parent Parcel(s): 009-033-007-10;  
 Child Parcel(s): 009-033-007-20;

Split/Comb. on 08/09/2016 completed 08/09/2016 TIM ;  
 Parent Parcel(s): 009-033-007-00;  
 Child Parcel(s): 009-033-007-10;

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residential 3 - 7 @\$3000		2.26 Acres	3000	100				6,789
		2.26 Total Acres	Total Est. Land Value =					6,789

Land Improvement Cost Estimates

Description	Rate	Size % Good	Cash Value
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Parcel Number: 009-033-007-10

Page: 2

Wood Frame	20.87	160	25	835
Total Estimated Land Improvements True Cash Value =				835

Cost Est. for Res. Bldg: 1 Single Family HUD Cls D-10 Blt 1940

(11) Heating System: Wall/Floor Furnace  
 Ground Area = 736 SF Floor Area = 736 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

## Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	736		
Total:				74,668	41,072

## Other Additions/Adjustments

## Plumbing

Average Fixture(s)	1	1,025	564
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## Water/Sewer

1000 Gal Septic	1	4,263	2,345
Water Well, 100 Feet	1	5,506	3,028

## Garages

Class: D Exterior: Pole (Unfinished)

Base Cost	384	9,650	5,307
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## Built-Ins

Appliance Allow.	1	1,638	901
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Totals:		96,750	53,217
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## Notes:

ECF (416 RURAL METES & BOUNDS) 0.750 => TCV: 39,913

2024 Est. T.C.V. 009-033-007-10 = 47,537

Est. TCV/Total Floor Area = 64.59, Most recent sale 07/10/2023 for 45,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
25,100	25,100	25,100	18,993	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	300	1,600	0	6,018	1,211	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
23,800	23,800	23,800	18,671	23,800	0	



009-033-007-80  
 Property Class: 401  
 Map #:

2024 Est. T.C.V.  
 LAKE TOWNSHIP

WONSEY RONALD D  
 5079 S LACHANCE RD  
 LAKE CITY, MI 49651

A PART OF THE NORTH 1/2 OF NORTHWEST 1/4 OF SEC33. TOWN 22 NORTH, RANGE 8 WEST, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN. EXCEPT THE FOLLOWING PARCEL DESCRIBED AS COMMENCING AT NORTHWEST CORNER OF SAID SECTION 33; THENCE SOUTH 00°19'59" WEST, ALONG THE WEST SECTION LINE, 318.84 FTET; THENCE SOUTH 89°40'01" EAST, 1456.00 FEET; THENCE SOUTH 00°19'59' WEST, 208.00 FEET: THENCE NORTH 89°40'01" WEST, 1456.00 FEET TO THE WEST SECTION LINE (SAID POINT BEING 788 FEET NORTH SOUTHWEST CORNER OF NORTH 1/2 OF NORTHWEST 1/4 OF SAID SECTION): THENCE NORTH 00°19'59" EAST, 208.00 FEET TO POB, CONTAINING 6.95 ACRES MORE OR LESS AND SUBJECT TO A COUNTY ROAD RIGHT-OF-WAY OVER THE WEST 33 FEET THERE OF AND ANY EASEMENTS AND RESTRICTIONS OF RECORD.

TRANSFER PARCEL B WONSEY TO THIEBAUT A PART OF THE NORTH 112 NORTHWEST 1/4 OF SECTION 33, TOWN 22 NORTH, RANGE 8 WEST, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN. DESCRIBED AS COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 33; THENCE SOUTH 00°19'59" WEST, ALONG THE WEST SECTION LINE, 318.84 FEET; THENCE SOUTH 89°40'01" EAST, 1456.00 FEET; THENCE SOUTH 00°19'59' WEST, 48.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°40'01" EAST 944.00 FEET; THENCE SOUTH 00°19'59" WEST, 160.00 FEET; THENCE NORTH 89°40'01" WEST, 944.00 FEET; THENCE NORTH 00°19'59" EAST, 160.00 FEET TO THE POINT OF BEGINNING, CONTAINING 3.47 ACRES MORE OR LESS

TRANSFER PARCEL A THIEBAUT TO WONSEY 2012-03704 WD SEC 33 T22N R8W (5\*2002) N 1/2 OF N 1/2 OF NW 1/4 EXC BEG 580 FT N OF SW COR, TH E 416 FT, N 208 FT, E 1984 FT, N 160 FT, W 2400 FT, S 368 FT TO POB. 69.1982 AC. EXECPT 2012-03704 WD A PART OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 33, TOWN 22 NORTH, RANGE 8 WEST, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN. DESCRIBED AS COMMENCING AT THE NORTHWEST COMER OF SAID SECTION 33; THENCE SOUTH 00°19'59" WEST, ALONG THE WEST SECTION LINE, 318.84 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°40'01" EAST 1456.00 FEET; THENCE SOUTH 00°19'59" WEST, 48.00 FEET; THENCE NORTH 89°40'01" WEST, 1456.00 FEET TO THE WEST SECTION LINE; THENCE NORTH 00°19'59" EAST, 48.00 FEET TO THE POINT OF BEGINNING, CONTAINING 1.6 ACRES MORE OR LESS AND SUBJECT TO A COUNTY ROAD EASEMENT OVER THE WEST 33 FEET THERE-OF. SUBJECT TO EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD.  
 SPLIT/COMBINE FROM 009-033-007-00 ON 11/27/2012 INTO 009-033-007-75 AND COMBINED WITH -80 FOR 2013 ASSESSMENT ROLL.

## FORMERLY:

SEC 33 T22N R8W BEG 788 FT N OF SW COR OF N 1/2 OF NW 1/4 TH N 160 FT, E 2400 FT S 160 FT, W 2400 FT TO POB. 8.8154A.

96 HS @ 7-97 BOR

## Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE &amp; LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 90/FF	208.00	1456.00	0.9902	1.3813	90	100		25,605
208 Actual Front Feet, 6.95 Total Acres				Total Est. Land Value =				25,605

## Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	20.82	320	50	3,331
Wood Frame	21.56	240	50	2,587
Total Estimated Land Improvements True Cash Value =				5,918

Cost Est. for Res. Bldg: 1 Single Family HUD Cls CD Blt 1995

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1344 SF Floor Area = 1344 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

## Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Piers	1,344		
Total:				140,878	105,658

Parcel Number: 009-033-007-80

Page: 2

## Other Additions/Adjustments

## Plumbing

Average Fixture(s)	1	1,230	922
3 Fixture Bath	1	3,860	2,895

## Water/Sewer

1000 Gal Septic	1	4,550	3,412
Water Well, 100 Feet	1	5,640	4,230

## Built-Ins

Appliance Allow.	1	1,934	1,450
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## Garages

Class: CD Exterior: Pole (Unfinished)

Base Cost	1200	25,920	19,440
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## Carports

Aluminum	400	5,368	4,026
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Totals:		189,380	142,033
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Notes: 1995 SCHULTS

ECF (416 RURAL METES & BOUNDS) 0.750 => TCV:			106,525
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2024 Est. T.C.V. 009-033-007-80	=	138,048
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Est. TCV/Total Floor Area = 102.71

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
58,900	58,900	58,900	39,873	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	10,100	0	0	1,993	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
69,000	69,000	69,000	41,866	41,866	41,866	



009-033-008-00 2024 Est. T.C.V. HOLTON LAWRENCE & SARAH  
 Property Class: 401 5111 S LACHANCE RD  
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

SEC 33 T22N R8W BEG 580 FT N OF SW COR OF N 1/2 OF NW 1/4 TH E 416 FT N 208 FT W  
 416 FT S 208 FT TO POB. 1.9864 A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 90/FF	208.00	416.00	0.9902	1.0099	90	100		18,720
208 Actual Front Feet, 1.99 Total Acres Total Est. Land Value =								18,720

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

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1300 SF Floor Area = 1300 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,300		
			Total:	151,532	90,918

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,025	615
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Water/Sewer

1000 Gal Septic	1	4,263	2,558
Water Well, 50 Feet	1	2,498	1,499

Garages

Class: D Exterior: Siding Foundation: 42 Inch (Unfinished)  
 Base Cost 768 24,092 14,455

Built-Ins

Appliance Allow.	1	1,638	983
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Totals: 185,048 111,028

Notes:

ECF (416 RURAL METES & BOUNDS) 0.930 => TCv: 103,256

2024 Est. T.C.V. 009-033-008-00 = 121,976

Est. TCv/Total Floor Area = 93.83, Most recent sale 06/09/2014 for 57,128

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
57,300	57,300	57,300	35,217	5.00		
2024 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,700	0	0	1,760	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
61,000	61,000	61,000	36,977	36,977	36,977	

009-033-009-00	2024 Est. T.C.V.	MERRITT JAMES M TRUST
Property Class: 101		S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 33 T22N R8W THAT PART OF S 1/2 OF NW 1/4 LYING S'LY OF HWY M-55 EXC E 840 FT THOF, ALSO N 1/2 OF NW 1/4 OF SW 1/4. 28.809A.

STEEL FRAME BLDG COMP FOR 96

Land Value Estimates for Land Table Ag 1 .A - Agriculture

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
AGRICULTRU IRRIGATED	4700/	28.81 Acres			4700	100		135,407	
							28.81 Total Acres	Total Est. Land Value =	135,407

Ag. Bld 1 1995, 4 Wall Equipment Shed                      Class:D,Pole             Quality:Average  
 Height: 10 ft

Description	Rate	Size	Cost New
Base Cost	9.60	4800	46,080
Space Heater	3.13	4800	15,024

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/75/100/45             Depr. Cost =             27,497  
 ECF (101 AGRICULTURE)   0.660 => TCV of Bldg: 1 =             18,148

Total Estimated True Cash Value of Agricultural Buildings             =             18,148

2024 Est. T.C.V. 009-033-009-00   =             153,555

Est. TCV/Total Floor Area = 118.12, Most recent sale 06/01/2021 for 215,001

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
65,600	65,600	65,600	36,547	5.00		
2024	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	11,200	0	0	1,827	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
76,800	76,800	76,800	38,374	38,374	38,374	



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	112,100	112,100	112,100	79,193	5.00	
2024	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	3,300	0	0	3,959	0
2024	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	115,400	115,400	115,400	83,152	83,152	83,152

009-033-009-25 2024 Est. T.C.V. STRZYNSKI STANLEY JR  
Property Class: 401 9629 W WATERGATE RD  
Map #: LAKE TOWNSHIP MC BAIN, MI 49657

. SEC 33 T22N R8W W 430 FT OF E 840 FT OF S 1/2 OF NW 1/4 LYING S'LY OF THE  
RELOCATED HWY M55 R/W. 3.4205A.

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

* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP C	50/FF	430.00	346.45	1.0000	1.0000	50	100	21,500
430 Actual Front Feet,	3.42 Total Acres					Total Est. Land Value =		21,500

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.49	200	0	0
Wood Frame	21.78	216	50	2,352
Total Estimated Land Improvements True Cash Value =				2,352

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

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 1600 SF Floor Area = 1600 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,300		
1 Story	Siding	Crawl Space	300		
Total:				197,081	147,811

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,230	922
3 Fixture Bath	1	3,860	2,895

Water/Sewer

1000 Gal Septic	1	4,550	3,412
Water Well, 50 Feet	1	2,585	1,939

Deck

Treated Wood	80	2,213	1,660
Treated Wood w/Roof (Deck Portion)	160	3,498	2,623
Treated Wood w/Roof (Roof portion)	160	2,536	1,902
Treated Wood	188	3,884	2,913
Treated Wood	43	1,618	1,213

Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)  
Base Cost 720 23,270 17,452

Built-Ins

Appliance Allow. 1 1,934 1,450

Totals: 248,259 186,192

Notes: MODULAR

ECF (416 RURAL METES & BOUNDS) 0.930 => TCV: 173,159

2024 Est. T.C.V. 009-033-009-25 = 197,011

Est. TCV/Total Floor Area = 123.13

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
95,700	95,700	95,700	58,260	5.00		
2024 New Eq. Adjustment	Loss	Loss	Additions	Tax Adjustment	Losses	
0	2,800	0	0	2,913	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
98,500	98,500	98,500	61,173	61,173	61,173	

009-033-009-30	2024 Est. T.C.V.	EISENGA BRYAN R & DIANE K TRUST
Property Class: 102		S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 33 T22N R8W (2\*2007) PCLS A, J & I OF SURVEY RECORDED IN BOOK OF SURVEYS  
S-5 P 68 DES AS: BEG N0°28'27"W 1642.80 FT FROM SW COR OF W/2 OF SW/4, TH  
N0°28'27"W 328.56 FT, S89°52'59"E 1317.90 FT, S0°27'33"E 655.90 FT, N89°56'10"W  
658.86 FT, N 0°28'00"W 328.25 FT, N89°54'35"W 658.90 FT TO POB. 14.89 AC. M/L

SPLIT ON 05/23/2007 INTO 009-033-009-55;  
SPLIT ON 07/01/2008 INTO 009-033-009-50;  
SPLIT ON 12/08/2008 INTO 009-033-009-41, 009-033-009-44, 009-033-009-47;

Split/Comb. on 12/08/2008 completed 12/08/2008 RAY ;  
Parent Parcel(s): 009-033-009-30;  
Child Parcel(s): 009-033-009-41, 009-033-009-44, 009-033-009-47;

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Split/Comb. on 07/01/2008 completed 07/01/2008 RAY ;  
Parent Parcel(s): 009-033-009-30;  
Child Parcel(s): 009-033-009-50;

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Split/Comb. on 05/23/2007 completed 05/23/2007 RAY ;  
Parent Parcel(s): 009-033-009-30;  
Child Parcel(s): 009-033-009-55;

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Land Value Estimates for Land Table Ag 1 .A - Agriculture

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
AGRICULTRU 8 - 17 Acres			14.89 Acres		3900	100		58,071
			14.89 Total Acres				Total Est. Land Value =	58,071

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2024 Est. T.C.V.	009-033-009-30	=	58,071
Est. TCV/Total Floor Area	= 36.29, Most recent sale 08/18/2009 for 50,000		
2023 Assessed	MBOR	S.E.V.	Base for Cap
26,100	26,100	26,100	19,546
			C.P.I.
			5.00
2024 New Eq. Adjustment	Loss		Additions
0	2,900	0	0
			Tax Adjustment
			977
2024 Assessed	MBOR	S.E.V.	Capped
29,000	29,000	29,000	20,523
			->Taxable<-
			20,523
			PRE/MBT
			20,523







009-033-009-47	2024 Est. T.C.V.	EISENGA BRYAN R & DIANE K TRUST
Property Class: 102		X S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 33 T22N R8W (0\*2008) PCL H OF SURVEY RECORDED IN BOOK OF SURVEYS S-5 P68  
DESC AS: BEG N 0 DEG 28'27"W 985.68 FT & S 89 DEG 57'46"E 658.81FT FROM SW COR  
SEC 33, TH N 0 DEG 28'00"W 328.26 FT, S 89 DEG 56'10"E 658.86 FT, S 0 DEG  
27'33"E 327.95 FT, N 89 DEG 57'46"W 658.81 FT TO POB. 4.96A. 2007 PARCEL  
009-033-009-30 SPLIT ON 05/18/2007 2008 PARCEL 009-033-009-30 SPLIT ON  
04/23/2008 2008 SPLIT OF 009-033-009-30 ON 12/08/2008

Split/Comb. on 12/08/2008 completed 12/08/2008 RAY ;  
Parent Parcel(s): 009-033-009-30;  
Child Parcel(s): 009-033-009-41, 009-033-009-44, 009-033-009-47;  
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Land Value Estimates for Land Table Ag 1 .A - Agriculture

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
AGRICULTRU SURPLUS	2800/		4.96 Acres		2800	100		13,888
4.96 Total Acres Total Est. Land Value =								13,888

2024 Est. T.C.V.	009-033-009-47	=	13,888
Est. TCV/Total Floor Area	=	8.68, Most recent sale 11/30/2015 for	17,000
2023 Assessed	MBOR	S.E.V.	Base for Cap C.P.I.
4,700	4,700	4,700	4,700 5.00
2024	New Eq. Adjustment	Loss	Additions Tax Adjustment Losses
0	2,200	0	0 235 0
2024 Assessed	MBOR	S.E.V.	Capped ->Taxable<- PRE/MBT
6,900	6,900	6,900	4,935 4,935 4,935



Parcel Number: 009-033-009-50

Page: 2

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 Totals: 408,432 367,614
 

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Notes:

ECF (416 RURAL METES &amp; BOUNDS) 0.930 =&gt; TCV: 341,881

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 2024 Est. T.C.V. 009-033-009-50 = 393,594

Est. TCV/Total Floor Area = 172.63, Most recent sale 02/27/2008 for 33,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
186,000	186,000	186,000	121,424	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	10,800	0	0	6,071	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
196,800	196,800	196,800	127,495	127,495	127,495	

009-033-009-55 2024 Est. T.C.V. KEELER SAMANTHA & MICHAEL R  
 Property Class: 401 5721 S LACHANCE RD  
 Map #: LAKE TOWNSHIP Lake City, MI 49651

SEC 33 T22N R8W (0\*2007) BEG N 0 DEG 28'27"W 985.69 FT FROM SW COR SEC 33, TH N  
 0 DEG 28'27"W 657.12 FT, S 89 DEG 54'35"E 658.9 FT, S 0 DEG 28'00"E 656.51 FT, N  
 89 DEG 57'46"W 658.81 FT TO POB. 9.93A. 2007 Split of 009-033-009-30 on  
 05/18/2007

. SEC 33 T22N R8W BEG N 0 DEG 28'27" W 985.69 FT FROM SW COR OF SEC 33 TH N 0  
 DEG 28'27" W 657.12 FT, TH S 89 DEG 54' 35" E 658.9 FT, TH S 0 DEG 28' 00" E  
 656.51 FT, TH N 89 DEG 57' 46" W 658.81 FT TO POB. 9.93 AC. M/L.  
 SPLIT ON 05/23/2007 FROM 009-033-009-30;

Split/Comb. on 05/23/2007 completed 05/23/2007 RAY ;  
 Parent Parcel(s): 009-033-009-30;  
 Child Parcel(s): 009-033-009-55;

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
Residentia 8 - 17 @\$3000		9.39 Acres			3000	100		28,179	
							9.39 Total Acres	Total Est. Land Value =	28,179

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	97	2,425
Total Estimated Land Improvements True Cash Value =				2,425

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C 5 Blt 2008

(11) Heating System: Forced Heat & Cool  
 Ground Area = 2102 SF Floor Area = 2102 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	2,102		
			Total:	277,381	235,781

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,476	1,255
3 Fixture Bath	1	4,646	3,949
2 Fixture Bath	1	3,108	2,642

Water/Sewer

2000 Gal Septic	1	9,667	8,217
Water Well, 100 Feet	1	5,808	4,937

Porches

CCP (1 Story)	204	5,353	4,550
CCP (1 Story)	206	5,397	4,587

Garages

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

Base Cost	832	40,277	34,235
Door Opener	1	547	465

Built-Ins

Appliance Allow.	1	2,766	2,351
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Totals:		356,426	302,969
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Notes:

Parcel Number: 009-033-009-55

Page: 2

ECF (416 RURAL METES &amp; BOUNDS) 0.930 =&gt; TCV: 281,761

2024 Est. T.C.V. 009-033-009-55	=	312,365			
Est. TCV/Total Floor Area = 148.60, Most recent sale 10/11/2022 for 340,000					
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
158,900	158,900	158,900	158,900	5.00	
2024	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-2,700	0	-2,700	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
156,200	156,200	156,200	166,845	156,200	156,200



009-033-009-63 2024 Est. T.C.V. DYKHOUSE KEVIN & AMY  
Property Class: 401 S LACHANCE RD  
Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

SEC 33 T22N R8W (2\*1998) BEG N 0 DEG 28'27"W 208.71 FT FROM SW COR OF SW 1/4, TH  
N 0 DEG 28'27"W 239.63FT, N 89 DEG 46'46"E 208.71 FT, S 0 DEG 28'27"E 240.29 FT,  
S 89 DEG 57'42"W 208.71 FT TO POB. 1.15A.

REMOVE NEG SIZE ADJ FOR 04 1S/SL PERMITTED AS GRG FOR 04  
REMOVE FINISH GRG FROM LARGER PART FOR 08.

97 SPLIT FROM 009-60 & 65 FOR 98  
03 SPLIT 1 AC TO 009-64 FOR 04

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS  
\* Factors \* 240.29 X 208.71

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 90/FF	240.29	208.71	0.9552	0.8499	90	100		17,556
240 Actual Front Feet, 1.15 Total Acres Total Est. Land Value =								17,556

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	94	940
Total Estimated Land Improvements True Cash Value =				940

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

(11) Heating System: Space Heater  
Ground Area = 0 SF Floor Area = 0 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					

Water/Sewer

1000 Gal Septic	1	4,864	3,891
Water Well, 100 Feet	1	5,808	4,646

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Common Wall: 1 Wall	1	-2,686	-2,149
Door Opener	2	1,093	874
Base Cost	1472	52,285	41,828
Class: C Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	576	29,854	23,883
Door Opener	1	547	438
Totals:		91,765	73,411

Notes:

ECF (416 RURAL METES & BOUNDS) 0.930 => TCV: 68,272

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2024 Est. T.C.V. 009-033-009-63	=	86,768			
Est. TCV/Total Floor Area = 0.00, Most recent sale 06/01/2011 for 55,000					
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
44,500	44,500	44,500	28,393	5.00	
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-1,100	0	1,419	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
43,400	43,400	43,400	29,812	29,812	29,812





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2024	New	Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0		5,200	0	0	3,690	0
2024	Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	119,200		119,200	119,200	77,495	77,495	77,495

009-033-009-65 2024 Est. T.C.V. DEZEEUW BROOKE & TINA-MARIE J  
 Property Class: 401 5895 S LACHANCE RD  
 Map #: LAKE TOWNSHIP CADILLAC, MI 49601

SEC 33 T22N R8W (4\*1998) N 208.71 FT OF SW 1/4 OF SW 1/4 OF SW 1/4. 3.1623A.

NEW HOME FOR 97  
 96HS @ 7-97 BOR

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 90/FF	208.70	658.70	0.9894	1.1328	90	100		21,052
209 Actual Front Feet, 3.16 Total Acres Total Est. Land Value =								21,052

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.18	2360	50	9,652
D/W/P: 3.5 Concrete	6.58	137	50	450
Wood Frame	25.50	180	50	2,295
Wood Frame	23.78	284	50	3,377
Total Estimated Land Improvements True Cash Value =				15,774

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C Blt 1995

(11) Heating System: Forced Heat & Cool  
 Ground Area = 832 SF Floor Area = 1040 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Basement	832		
Total:				150,895	120,716

Other Additions/Adjustments

Recreation Room	450	8,699	6,959
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Plumbing

Average Fixture(s)	1	1,476	1,181
3 Fixture Bath	1	4,646	3,717

Water/Sewer

1000 Gal Septic	1	4,864	3,891
Water Well, 100 Feet	1	5,808	4,646

Porches

CCP (1 Story)	256	6,479	5,183
WCP (1 Story)	36	2,542	2,034
Foundation: Shallow	36	-545	-436

Deck

Treated Wood	148	3,397	2,718
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Garages

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

Base Cost	576	24,808	19,846
Common Wall: 1 Wall	1	-2,686	-2,149
Door Opener	1	547	438

Built-Ins

Appliance Allow.	1	2,766	2,213
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Local Cost Items

SOLAR POWER SYSTEM	1	1	1	*100% Good
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Totals: 213,697 170,958

Notes:

Parcel Number: 009-033-009-65

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ECF (416 RURAL METES &amp; BOUNDS) 0.930 =&gt; TCV: 158,991

2024 Est. T.C.V. 009-033-009-65	=	195,817			
Est. TCV/Total Floor Area = 188.29, Most recent sale 12/04/2014 for 127,500					
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
92,500	92,500	92,500	68,062	5.00	
2024	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	5,400	0	3,403	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
97,900	97,900	97,900	71,465	71,465	71,465

009-033-009-70  
Property Class: 101  
Map #:

2024 Est. T.C.V.  
LAKE TOWNSHIP

CARLSON CARL A  
9676 W WATERGATE M-55  
LAKE CITY, MI 49651

PART OF THE NORTHWEST 1/4 OF SECTION 33, TOWN 22 NORTH, RANGE 8 WEST, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN DESCRIBED AS: COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION; THENCE NORTH 00°20'11" EAST ALONG THE WEST LINE OF SAID SECTION A DISTANCE OF 500.02 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00°20'11" EAST ALONG SAID WEST LINE DISTANCE OF 180.50 FEET; THENCE SOUTH 89°39'49" EAST A DISTANCE OF 682.55 FEET; THENCE NORTH 00°20'11" EAST A DISTANCE OF 288.95 FEET; THENCE NORTH 89 DEG44'50" WEST A DISTANCE OF 682.56 FEET TO SAID WEST LINE; THENCE NORTH 00°20'11" EAST ALONG SAID WEST LINE A DISTANCE OF 385.55 FEET TO THE NORTH LINE OF THE SOUTH 112 OF THE NORTHWEST 1/4 OF SAID SECTION; THENCE SOUTH 89°06'02" EAST ALONG SAID NORTH LINE A DISTANCE OF 2,636.85 FEET TO THE NORTH-SOUTH 1/4 LINE OF SAID SECTION; THENCE SOUTH 00°20'25" WEST ALONG SAID NORTH-SOUTH 1/4 LINE A DISTANCE OF 732.37 FEET TO THE NORTH RIGHT OF WAY OF M-55 (PUBLIC /VARIABLE WIDTH); THENCE SOUTH 85°33'24" WEST ALONG SAID RIGHT OF WAY A DISTANCE OF 181.47 FEET; THENCE NORTH 04DEG26'36" WEST ALONG SAID RIGHT OF WAY A DISTANCE OF 65.00 FEET; THENCE SOUTH 85°33'24" WEST ALONG SAID RIGHT OF WAY A DISTANCE OF 50.00 FEET; THENCE SOUTH 04°26'36" EAST ALONG SAID RIGHT OF WAY A DISTANCE OF 65.00 FEET; THENCE SOUTH 65°33'24" WEST ALONG SAID RIGHT OF WAY A DISTANCE OF 2013.01 FEET TO THE EAST LINE OF PARCAL 2; THENCE NORTH 00°20'11" EAST ALONG SAID EAST LINE A DISTANCE OF 126.39 FEET; THENCE NORTH 89°05'45" WEST ALONG THE NORTH LINE OF SAID PARCEL 2 (TOWER PARCEL 003-009-90) A DISTANCE OF 400.02 FEET TO SAID WEST SECTIONN LINE AND THE POINT OF BEGINNING. CONTAINING 1 997,663 SQUARE FEET OR 45.860 ACRES. SUBJECT TO ANY EASEMENTS, RESTRICTIONS AND RIGHT OF WAYS, OF RECORD. IF ANY.

FORMERLY PRIOR TO 2016 SPLIT TO 033-009-90: SEC 33 T22N R8W S 1/2 OF NW 1/4 LYING N'LY OF HWY M-55 EXC S 500 FT OF W 400 FT THOF. 47.74A.

REMOVE 20X40 PB FOR 99  
SPLIT OFF COMM'L BLDG & LAND FOR 98

Land Value Estimates for Land Table Ag 1 .A - Agriculture  
\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
AGRICULTRU 8 - 17 Acres		20.00 Acres			3900	100		78,000
AGRICULTRU SURPLUS 2800/		25.48 Acres			2800	100		71,344
AGRICULTRU ROW		0.38 Acres			0	100		0
		45.86 Total Acres					Total Est. Land Value =	149,344

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	3.28	13300	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 5000	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				5,000

Cost Est. for Res. Bldg: 1 Single Family 2S Cls C Blt 1989

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 1120 SF Floor Area = 2240 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Basement	1,120		
Total:				262,594	170,687

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade	1	2,560	1,664
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Plumbing

Average Fixture(s)	1	1,476	959
3 Fixture Bath	1	4,646	3,020

Parcel Number: 009-033-009-70

Page: 2

## Water/Sewer

1000 Gal Septic	1	4,864	3,162
Water Well, 100 Feet	1	5,808	3,775

## Porches

WCP (1 Story)	320	10,483	6,814
WPP	480	8,050	5,232

## Garages

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

Base Cost	784	30,717	19,966
Common Wall: 1 Wall	1	-2,686	-1,746
Door Opener	1	547	356

Class: D Exterior: Pole (Unfinished)

Base Cost	362	9,325	6,061
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## Built-Ins

Appliance Allow.	1	2,766	1,798
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Totals:		341,150	221,748
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## Notes:

ECF (101 AGRICULTURE) 0.930 =&gt; TCV: 206,226

Ag. Bld 1 1972, 4 Wall Utility Building	Class:D,Pole	Quality:Low Cost
Height: 10 ft		

Description	Rate	Size	Cost New
Base Cost	3.91	2016	7,883
Default Walls	5.02	2016	10,120

Phy/Ab.Phy/Func/Econ/Comb. % Good=45/100/100/100/45 Depr. Cost = 8,101

ECF (101 AGRICULTURE) 0.660 =&gt; TCV of Bldg: 1 = 5,347

Total Estimated True Cash Value of Agricultural Buildings	=	5,347
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2024 Est. T.C.V. 009-033-009-70	=	365,917
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Est. TCV/Total Floor Area = 163.36

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
165,200	165,200	165,200	82,072	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	17,800	0	0	4,103	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
183,000	183,000	183,000	86,175	86,175	86,175	

009-033-009-90	2024 Est. T.C.V.	K2 TOWERS II LLC
Property Class: 201		5415 S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

2016 SPLIT FROM 033-009-70 (TOWER PARCEL) PART OF THE NORTHWEST 1/4 OF SECTION 33, TOWN 22 NORTH, RANGE 8 WEST, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN DESCRIBED AS: COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION; THENCE NORTH 00°20'11" EAST .ALONG THE WEST LINE OF SAID SECTION A DISTANCE OF 641.46 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00°20'11" EAST .ALONG SAID WEST LINE A DISTANCE OF 287.95 FEET; THENCE SOUTH 89°44'50" EAST A DISTANCE OF 682.56 FEET; THENCE SOUTH 00920'11" WEST A DISTANCE OF 288.95 FEET; THENCE NORTH 8F)-39'49" WEST A DISTANCE OF 682.55 FEET TO THE POINT OF BEGINNING. CONTAINING 196,882 SQUARE FEET OR 4.520 ACRES. SUBJECT TO ANY EASEMENTS, RESTRICTI10NS AND RIGHT OF WAYS, OF RECORD. IF ANY.

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

	* Factors *	287.95 X 682.55
Description	Frontage	Depth
COMMERCIAL 4-6A 15000	4.51 Acres	15000
	4.51 Total Acres	Total Est. Land Value =
		67,680

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 2016

<<<<< Segregated Cost Computations >>>>>

Costs taken from Segregated Cost Section 4: Garages, Industrials, Warehouses

Item Description	Cost Col.	Rate	# or SqFt	Height	Stories	Cost
				Adj.	Adj.	
						Total Cost New =
						0

Architectural Multiplier: 0.00

	Reproduction/Replacement Cost =	0
Eff.Age:1	Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 98 /100/100/100/98.0	
	Total Depreciated Cost =	0

Unit in Place Items	Rate	Quantity	Arch	%Good	Depr.Cost
COM TOWER STEEL 180'	1.36	180000	1.00	100	244,800
/CI16/YARI/CHALF/06'/211	19.06	281	1.00	100	5,356
/CI16/YARI/CHALF/06'/GATW15	1205.29	1	1.00	100	1,205
/CI16/YARI/CHALF/06'/GATW5	211.10	1	1.00	100	211
/CI16/YARI/CHALF/06'/3	3.82	300	1.00	100	1,146
/CI16/YARI/CHALF/06'/211	19.06	165	1.00	100	3,145
/CI4/ROOC/ALUSCCOTPBA	11.21	64	1.00	100	717
/CI11/WELSP/01000	10690.95	1	1.00	100	10,691

ECF (201A GENERAL COMMERCIAL ) 1.386 => TCV of Bldg: 1 = 370,438

Total Estimated True Cash Value of Commercial/Industrial Buildings = 370,438

2024 Est. T.C.V. 009-033-009-90 = 438,118

Est. TCv/Total Floor Area = 0.00, Most recent sale 01/22/2019 for 45,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
171,700	171,700	171,700	155,406	5.00	
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	47,400	0	0	7,770	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
219,100	219,100	219,100	163,176	163,176	0

009-033-009-95	2024 Est. T.C.V.	CARLSON CARL A
Property Class: 201		5415 S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 33 T22N R8W S 500 FT OF W 400 FT OF S 1/2 OF NW 1/4 LYING N'LY OF HWY M-55.  
89A M/L

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP C	50/FF	126.39	306.74	1.0000	1.0000	50	100	6,320
126 Actual Front Feet, 0.89 Total Acres								Total Est. Land Value = 6,320

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	7.61	288	94	2,060
Total Estimated Land Improvements True Cash Value =				2,060

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1980  
Description of Occupancy: CAL 196 GUN SHOP

Costs are taken from the Stores - Warehouse Discount cost schedules.

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

Class: C Quality: Low Cost  
Stories: 1 Story Height: 10 Perimeter: 220  
Overall Building Height: 8

Base Rate for Upper Floors = 58.35

(10) Heating system: Complete H.V.A.C. Cost/SqFt: 39.79 100%  
Adjusted Square Foot Cost for Upper Floors = 98.14

Total Floor Area: 2,184	Base Cost New of Upper Floors =	214,337
	Reproduction/Replacement Cost =	214,337
Eff.Age:35	Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 35 /100/100/100/35.0	
	Total Depreciated Cost =	75,018

ECF (201A GENERAL COMMERCIAL )	1.386 => TCV of Bldg: 1 =	103,975
Replacement Cost/Floor Area= 98.14	Est. TCV/Floor Area= 47.61	

Total Estimated True Cash Value of Commercial/Industrial Buildings = 103,975

2024 Est. T.C.V. 009-033-009-95 = 112,355

Est. TCV/Total Floor Area = 51.44

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
47,700	47,700	47,700	32,452	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	8,500	0	1,622	0		
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
56,200	56,200	56,200	34,074	34,074	0	





009-033-010-25	2024 Est. T.C.V.	EISENGA JORDAN M
Property Class: 401		5880 S BLODGETT RD
Map #:	LAKE TOWNSHIP	MC BAIN, MI 49657

PA 116 2014 SEC 33 T22N R8W (0\*2023) NEW PCL A-1 OF THE SURVEY RECORDED IN BOOK OS SURVEYS S-6 P-168 2A.A PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 33, T22N-R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION; THENCE N00°16'36"E, ALONG THE EAST LINE OF SAID SECTION, 454.94 FEET TO THE POINT OF BEGINNING; THENCE N89°04'15"W, 295.16 FEET; THENCE N00°16'36"E, 295.16 FEET; THENCE S89°04'15"E, 295.16 FEET TO THE EAST LINE OF SAID SECTION; THENCE S00°16'36"W, ALONG SAID LINE, 295.16 FEET TO THE POINT OF BEGINNING. CONTAINING 2.00 ACRES MORE OR LESS.

SUBJECT TO THE RIGHT-OF-WAY FOR BLODGETT ROAD ACROSS THE EASTERLY 33' THEREOF, AS DEPICTED ON THE CERTIFICATE OF SURVEY.  
SUBJECT TO ALL AGREEMENTS, COVENANTS, EASEMENTS, AND RESTRICTIONS OF RECORD, IF ANY.

SPLIT/COMBINED ON 08/14/2023 FROM 009-033-010-00;

Split/Comb. on 08/15/2023 completed 08/15/2023 TIM ;  
Parent Parcel(s): 009-033-010-00;  
Child Parcel(s): 009-033-010-25;  
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Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS  
\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 90/FF	295.16	295.16	0.9073	0.9268	90	100		22,338
295 Actual Front Feet, 2.00 Total Acres Total Est. Land Value =								22,338

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1977

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 1288 SF Floor Area = 1288 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,288		
			Total:	166,888	100,132

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,230	738
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Water/Sewer

1000 Gal Septic	1	4,550	2,730
Water Well, 50 Feet	1	2,585	1,551

Deck

Treated Wood	288	5,144	3,086
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Built-Ins

Appliance Allow.	1	1,934	1,160
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Garages

Class: CD Exterior: Pole (Unfinished)			
Base Cost	1092	23,587	14,152
Totals:		205,918	123,549

Notes:

ECF (416 RURAL METES & BOUNDS) 0.930 => TCY: 114,901

2024 Est. T.C.V. 009-033-010-25 = 137,239

Est. TCY/Total Floor Area = 106.55

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
0	0	0	38,923	5.00

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2024	New	Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	68,600		0	0	0	40,869	0
2024 Assessed		MBOR	S.E.V.		Capped	->Taxable<-	PRE/MBT
	68,600	68,600	68,600		40,869	40,869	40,869



009-033-010-80	2024 Est. T.C.V.	EISENGA BRUCE L & FRED A TRUSTS
Property Class: 101		5640 S BLODGETT RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

PA 116 1983 SEC 33 T22N R8W (0\*1999) BEG AT E 1/4 COR TH S 0 DEG 26'55"E 1670.35 FT, N 89 DEG 47'38"W 950 FT, N 0 DEG 01'30"E 1669.66 FT, S 89 DEG 49'48"E 936.19 FT TO POB. 36.16A.

3 POLE BARN S LISTED IN UNIT IN PLACE ARE ALL IN POOR CONDITION  
 EXTENSIVE REMODEL OF HOUSE FOR 00  
 23500 LOSS PER TRIB FOR 99 (OUT BLDGS)

Land Value Estimates for Land Table Ag 1 .A - Agriculture

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
AGRICULTRU 30 - 65 ACRES		36.16 Acres			3900	100		141,024
	36.16 Total Acres				Total Est. Land Value =			141,024

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Agricultural Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
8' DIAMETER WELL	15,750.00	1	88	13,860
Total Estimated Land Improvements True Cash Value =				13,860

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

(11) Heating System: Space Heater  
 Ground Area = 848 SF Floor Area = 848 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Mich Bsmnt.	528		
1 Story	Siding	Crawl Space	320		
			Total:	106,433	66,905

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1	1,230		738
Water/Sewer					
1000 Gal Septic		1	4,550		2,730
Water Well, 100 Feet		1	5,640		3,384
Deck					
Treated Wood		96	2,443		1,466
Treated Wood		30	1,318		791
Built-Ins					
Appliance Allow.		1	1,934		1,160
		Totals:	123,548		74,130

Notes:

ECF (101 AGRICULTURE) 0.930 => TCV: 68,941

Ag. Bld 1 0, 4 Wall Commodity Barn Class:D,Pole Quality:Average  
 Height: 14 ft

Description	Rate	Size	Cost New
Base Cost	8.23	4608	37,924
Default Walls	7.33	4608	33,777

Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/40/100/14 Depr. Cost = 10,038  
 ECF (101 AGRICULTURE) 0.660 => TCV of Bldg: 1 = 6,625

Parcel Number: 009-033-010-80

Page: 2

Ag. Bld 2 0, 4 Wall Equipment Shop Class:D,Pole Quality:Average  
 Height: 12 ft

Description	Rate	Size	Cost New
Base Cost	13.22	3360	44,419
Default Walls	6.03	3360	20,261

Phy/Ab.Phy/Func/Econ/Comb. % Good=45/100/40/100/18 Depr. Cost = 11,642  
 ECF (101 AGRICULTURE) 0.660 => TCV of Bldg: 2 = 7,684

Ag. Bld 3 0, 4 Wall Utility Shed, 3 Wall Class:D,Pole Quality:Low Cost  
 Height: 10 ft

Description	Rate	Size	Cost New
Base Cost	2.93	1564	4,583
Default Walls	5.08	1564	7,945

Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/40/100/14 Depr. Cost = 1,754  
 ECF (101 AGRICULTURE) 0.660 => TCV of Bldg: 3 = 1,158

Total Estimated True Cash Value of Agricultural Buildings = 15,467

2024 Est. T.C.V. 009-033-010-80 = 239,292

Est. TCV/Total Floor Area = 282.18

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
114,100	114,100	114,100	63,918	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	5,500	0	0	3,195	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
119,600	119,600	119,600	67,113	67,113	67,113	



Totals: 220,422 165,314

Notes:

ECF (416 RURAL METES & BOUNDS) 0.930 => TCV: 153,742

2024 Est. T.C.V. 009-034-001-00 = 188,953

Est. TCV/Total Floor Area = 160.95, Most recent sale 01/06/2021 for 185,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
91,900	91,900	91,900	79,800	5.00	
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	2,600	0	0	3,990	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
94,500	94,500	94,500	83,790	83,790	83,790

009-034-002-00	2024 Est. T.C.V.	EDGECOMB DALE E III & LINDSEY K
Property Class: 401		8257 W BLUE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 34 T22N R8W COMM AT NE COR SEC 34 S 89 DEG 56'20" W 473.4 FT, N 53 DEG 0'28" W 353.63 FT, N 77 DEG 45'28" W 319.8 FT, S 60 DEG 42' 32" W 173.88 FT AS POB, TH S 35 DEG 17'28" E TO C/L OF CLAM RIVER, TH FOLLOWC/L OF RIVER UPSTREAM TO C/L OF BLUE ROAD, TH FOLLOW C/L OF BLUE RD NE'LY TO POB, EXC BEG AT NE'LY COR THOF, TH S 35 DEG 17'28" E 97 FT TO THREAD OF CLAM RIVER AS POB, TH N 35 DEG 17'28" W 97 FT, S 60 DEG 42'32" W 121.45 FT TH ALG THE ARC OF A CURVE TO THE RIGHT RAD 882.16 FT A DISTANCE OF 28.57 FT (LONG CHORD S 61 DEG 38'12" W 28.57 FT) S 31 DEG 17'28" E 139.96 FT N 80 DEG 38'52"E 95 FT TO THREAD OF RIVER, N'LY ALG THREAD TO POB, & EXC COMM AT NE COR SEC 34, S 89 DEG 56'20"W 473.4 FT, N 53 DEG 0'28"W 353.63 FT, N 77 DEG 45'28"W 319.8 FT, S 60 DEG 42'32"W 295.33 FT, THALG ARC OF A CURVE TO RT RADIUS 882.16 FT A DIST OF 77.31 FT TO A PT (LONG CHORD S 63 DEG 13'10"W 77.28 FT AS POB) TH S 27 DEG 47'28"E 283.37 FT, S 46 DEG 12'32"W 105 FT TO C/L OF CLAM RIVER, TH N'LY ALG C/L OF RIVER TO C/L OF BLUE RD TH FOLLOW C/L OF BLUE RD NE'LY TO POB.

## Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE &amp; LOTS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 200/	200.00	400.00	1.0000	1.0000	200	100		40,000
Residentialia 1 - 2.99 @\$7000		2.98 Acres			7000	100		20,888
200 Actual Front Feet, 4.82 Total Acres					Total Est.		Land Value =	60,888

## Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	29.53	96	71	2,013
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
Total Estimated Land Improvements True Cash Value =				4,388

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C 10 Blt 1991

(11) Heating System: Forced Hot Water

Ground Area = 922 SF Floor Area = 1383 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

## Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	922		
Total:				184,152	156,530

## Other Additions/Adjustments

## Plumbing

Average Fixture(s)	1	1,476	1,255
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## Water/Sewer

1000 Gal Septic	1	4,864	4,134
Water Well, 100 Feet	1	5,808	4,937

## Porches

WSEP (1 Story)	120	6,918	5,880
WCP (1 Story)	128	5,814	4,942

## Deck

Treated Wood	159	3,562	3,028
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## Balcony

Wood Balcony	80	3,259	2,770
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## Garages

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

Base Cost	864	33,005	28,054
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## Built-Ins



Parcel Number: 009-034-002-00

Page: 2

Appliance Allow.	1	2,766	2,351
Fireplaces			
Direct-Vented Gas	1	3,021	2,568
	Totals:	254,645	216,449

Notes:

ECF (416 RURAL METES & BOUNDS) 0.930 => TCV: 201,298

2024 Est. T.C.V. 009-034-002-00	=	266,574				
Est. TCV/Total Floor Area = 192.75, Most recent sale 11/30/2022 for 327,000						
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
130,100	130,100	130,100	130,100	5.00		
2024	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	3,200	0	0	3,200	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
133,300	133,300	133,300	136,605	133,300	0	

009-034-002-80 2024 Est. T.C.V. EDGECOMB DALE III & LINDSEY
Property Class: 401 8261 W BLUE RD
Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

. SEC 34 T22N R8W COMM AT NE COR OF SEC 34 TH S 89 DEG 56'20" W ALONG THE
CENTERLINE OF BLUE RD 473.40 FT TH N 53 DEG 00' 28" W 353.63 FT TH N 77 DEG 45'
28" W 319.80 FT TH S 60 DEG 42' 32" W 295.33 FT TH S 71 DEG 25' 02" W 327.83 FT
TO A PT ON CENTERLINE OF BLUE RD WHICH IS THE POB. TH E'LY ALONG THE ARC OF
882.16 FT RADIUS CURVE TO THE LEFT 236.40 FT (CHORD N 74 DEG 26' 55" E 235.70
FT) TH S 27 DEG 47' 28" E 139.09 FT TH S 46 DEG 12' 32"W 80.26 FT TO AN IRON AT
THE TOP OF BANK OF E'LY SIDE OF CLAM RIVER, TH CONT S 46 DEG 12'32"W 58 FT M/L
TO THREAD OF CLAM RIVER, TH NW'LY & UP- STREAM ALG THREAD OF CLAM RIVER 350 FT
M/L TO A PT WHICH IS S 82 DEG 07'32"W FROM POB, TH N 82 DEG 07'32"E 54 FT M/L TO
POB. APPROX .9A.

GLASS SOLAR ROOM FOR 97

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

Table with columns: Description, Frontage, Depth, Front, Depth, Rate, %Adj, Reason, Value. Includes line items for front feet and total land value.

Land Improvement Cost Estimates

Table with columns: Description, Rate, Size, % Good, Cash Value. Lists costs for concrete driveways.

Residential Local Cost Land Improvements

Table with columns: Description, Rate, Size, % Good, Cash Value. Shows land improvement cost of 950.

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C 5 Blt 1972

(11) Heating System: Electric Baseboard
Ground Area = 1238 SF Floor Area = 1498 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Table with columns: Stories, Exterior, Foundation, Size, Cost New, Depr. Cost. Details building area and costs.

Other Additions/Adjustments

Summary table of plumbing, water/sewer, porches, deck, garages, and built-ins with associated costs.

Fireplaces

Parcel Number: 009-034-002-80

Page: 2

Exterior 1 Story	1	6,513	4,233
Breezeways			
Frame Wall	108	7,433	4,831
Solar Room	180	19,165	17,440
	Totals:	292,991	195,407

Notes:

ECF (416 RURAL METES &amp; BOUNDS) 0.930 =&gt; TCV: 181,729

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2024 Est. T.C.V. 009-034-002-80	=	221,130			
Est. TCV/Total Floor Area = 147.62, Most recent sale 09/11/2019 for 285,000					
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
108,400	108,400	108,400	96,124	5.00	
2024	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	2,200	0	4,806	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
110,600	110,600	110,600	100,930	100,930	0

009-034-003-00 2024 Est. T.C.V. BALL SAMUEL & RACHEL  
Property Class: 401 8015 W BLUE RD  
Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

2017-01412 S-5P0219 4/27/2017 SPLIT TO 003-00, 03-10, 03-20. PARCEL #1 BOOK OF SURVEYS S-5 P219  
FOMERLY 4/21/2017 COMBINE WITH 034-003-90 REQUEST FROM SAM BALL ALL THAT PART OF SECTION 34 & 27 LYING S OF BLUE RE, E OF CLAM RIVER & N OF A LINE BEG S 0 DEG 05' 53" E 208' FROM NE COR OF NE 1/4 TH S 89 DEG 56' 54" W 283.98', S 79 DEG 18' 08" W 283.08' TO CLAIM RIVER. S34T22NR8W 3.32AC M/L  
FORMERLY 2013-03588 PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 34, TOWN 22 NORTH, RANGE 8 WEST; THENCE SOUTH 00 DEGREES 05 MINUTES 53 SECONDS EAST 70 FEET ALONG THE EAST LINE OF SAID SECTION 34 TO THE PLACE OF BEGINNING; THENCE SOUTH 00 DEGREES 05 MINUTES 53 SECONDS EAST 138.85 FEAT ALONG THE SAID EAST LINE OF SECTION 34; THENCE SOUTH 89 DEGREES 56 MINUTES 54 SECONDS WEST 283.98 FEET; THENCE SOUTH 79 DEGREES 18 MLNUTEA 08 SECONDS WEST 283.08 FEET TO A POINT ON AN INTERMEDIATE TRAVERSE LINE ON THE BANK OF THE CLAM RIVER; THENCE NORTH 56 DEGREES 19 MINUTES 07 SECONDS WEST 59.23 FEET ALONG AN INTERMEDIATE LRAVERM LINE ON THE BANK OF THE CLAM RIVER; THENCE NORTH 11 DEGREES 35 MINUTES 53 SECONDS EAST 81 .73 FEET CONTINUING ALONG AN INTERMEDIATE TRAVEN~B LINE ON THE BANK OF THE CLAM RIVER; THENCE NORTH 13 DEGREES 34 MINUTES 51 SECONDS WEST 81.16 FEET ALONG AN INTERMEDIATE TRAVERSE LINE ON THE BAM OF THE CLAM RIVER; THENCE SOUTH 89 DEGREES 59 MINUTES 11 SECONDS EAST 613.82 FEET PARALLEL WITH THE NORTH LINE OF SAID SECTION 34 TO THE PLACE OF BEGINNING  
FORMERLY ABBREVIATED AS: SEC 34 T22N R8W (0\*1998) BEG S 0 DEG 05'53"E 70 FT FROM NE COR TH S 0 DEG 05'53"E 138.85 FT, S 89 DEG 56'54"W 283.98 FT, S 79 DEG 18'08"W 283.08 FT, N 56 DEG 19'07"W 59.23 FT, N 11 DEG 35'53"E 81.73 FT, N 13 DEG 34'51"W 81.16 FT, S 89 DEG 59'11"E 613.82 FT TO POB. 2.28A.

Split/Comb. on 05/02/2017 completed 05/02/2017 TIM ;  
Parent Parcel(s): 009-034-003-00;  
Child Parcel(s): 009-034-003-10, 009-034-000-320;  
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4/27/2017 SPLIT TO 003-00, 03-10, 03-20 BOOK OF SURVEYS S-5 P219  
4/27/2017 SPLIT TO 003-00, 03-10, 03-20 BOOK OF SURVEYS S-5 P219  
4/21/2017 COMBINE WITH 034-003-90 REQUEST BY TAXPAYER SAM BALL  
98 SPLIT FOR 034-30 FOR 99

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 200/	178.08	521.02	1.0294	1.0683	200	100		39,169
178 Actual Front Feet,	2.13 Total Acres				Total Est. Land Value =			39,169

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	24.66	200	50	2,466
Total Estimated Land Improvements True Cash Value =				2,466

Cost Est. for Res. Bldg: 1 Single Family GRG Cls C Blt 2020

(11) Heating System: No Heating/Cooling  
Ground Area = 0 SF Floor Area = 0 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=96/100/100/100/96

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					

Plumbing

3 Fixture Bath 1 -4,646 -4,460

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)  
Base Cost 2400 77,184 74,097

Totals: 72,538 69,637

Parcel Number: 009-034-003-00

Page: 2

## Notes:

ECF (416 RURAL METES & BOUNDS) 0.930 => TCV: 64,762

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2024 Est. T.C.V. 009-034-003-00					=	106,397
Est. TCV/Total Floor Area = 0.00, Most recent sale 10/18/2013 for 24,000						
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
53,100	53,100	53,100	49,843	5.00		
2024	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	100	0	0	2,492	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
53,200	53,200	53,200	52,335	52,335	0	



009-034-003-20	2024 Est. T.C.V.	CLEMENTS RALPH & GALE
Property Class: 401		5018 S DICKERSON RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SPLIT ON 04/27/2017 FROM 009-034-003-00; PARCEL #3 BOOK OF SURVEYS S-5 P219 2017-01412

FORMERLY PART OF 4/21/2017 COMBINE WITH 034-003-90 REQUEST FROM SAM BALL ALL THAT PART OF SECTION 34 & 27 LYING S OF BLUE RE, E OF CLAM RIVER & N OF A LINE BEG S 0 DEG 05' 53" E 208' FROM NE COR OF NE 1/4 TH S 89 DEG 56' 54" W 283.98', S 79 DEG 18' 08" W 283.08' TO CLAIM RIVER. S34T22NR8W 3.32AC M/L

FORMERLY PART OF 2013-03588 PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 34, TOWN 22 NORTH, RANGE 8 WEST; THENCE SOUTH 00 DEGREES 05 MINUTES 53 SECONDS EAST 70 FEET ALONG THE EAST LINE OF SAID SECTION 34 TO THE PLACE OF BEGINNING; THENCE SOUTH 00 DEGREES 05 MINUTES 53 SECONDS EAST 138.85 FEAT ALONG THE SAID EAST LINE OF SECTION 34; THENCE SOUTH 89 DEGREES 56 MINUTES 54 SECONDS WEST 283.98 FEET; THENCE SOUTH 79 DEGREES 18 MLNUTEA 08 SECONDS WEST 283.08 FEET TO A POINT ON AN INTERMEDIATE TRAVERSE LINE ON THE BANK OF THE CLAM RIVER; THENCE NORTH 56 DEGREES 19 MINUTES 07 SECONDS WEST 59.23 FEET ALONG AN INTERMEDIATE LRAVERM LINE ON THE BANK OF THE CLAM RIVER; THENCE NORTH 11 DEGREES 35 MINUTES 53 SECONDS EAST 81 .73 FEET CONTINUING ALONG AN INTERMEDIATE TRAVEN~B LINE ON THE BANK OF THE CLAM RIVER; THENCE NORTH 13 DEGREES 34 MINUTES 51 SECONDS WEST 81.16 FEET ALONG AN INTERMEDIATE TRAVERSE LINE ON THE BAM OF THE CLAM RIVER; THENCE SOUTH 89 DEGREES 59 MINUTES 11 SECONDS EAST 613.82 FEET PARALLEL WITH THE NORTH LINE OF SAID SECTION 34 TO THE PLACE OF BEGINNING

FORMERLY ABBREVIATED AS: SEC 34 T22N R8W (0\*1998) BEG S 0 DEG 05'53"E 70 FT FROM NE COR TH S 0 DEG 05'53"E 138.85 FT, S 89 DEG 56'54"W 283.98 FT, S 79 DEG 18'08"W 283.08 FT, N 56 DEG 19'07"W 59.23 FT, N 11 DEG 35'53"E 81.73 FT, N 13 DEG 34'51"W 81.16 FT, S 89 DEG 59'11"E 613.82 FT TO POB. 2.28A.

Split/Comb. on 05/02/2017 completed 05/02/2017 TIM ;  
 Parent Parcel(s): 009-034-003-00;  
 Child Parcel(s): 009-034-003-10, 009-034-000-320;  
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4/27/2017 SPLIT TO 003-00, 03-10, 03-20 BOOK OF SURVEYS S-5 P219

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C>	.50	-1.0	AC	M/L	12000	100		12,000
143 Actual Front Feet, 0.68 Total Acres Total Est. Land Value =								12,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	10.26	1900	50	9,747
Total Estimated Land Improvements True Cash Value =				9,747

Cost Est. for Res. Bldg: 1 Single Family HUD Cls BC Blt 1987

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1304 SF Floor Area = 1304 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,304		
Total:				209,283	177,890

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	2,172	1,846
3 Fixture Bath	1	6,832	5,807

Water/Sewer

1000 Gal Septic	1	5,636	4,791
Water Well, 50 Feet	1	2,921	2,483

Parcel Number: 009-034-003-20

Page: 2

## Deck

Treated Wood	136	3,408	2,897
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## Garages

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

Base Cost	680	36,081	30,669
Door Opener	1	683	581

## Built-Ins

Appliance Allow.	1	3,975	3,379
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Totals:	270,991	230,343
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Notes: 2017 MOVED FROM ADJ PIN 034-003-00 PERMIT 20170084

ECF (416 RURAL METES & BOUNDS) 0.750 => TCV:	172,757
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2024 Est. T.C.V. 009-034-003-20	=	194,504
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Est. TCV/Total Floor Area = 149.16, Most recent sale 09/15/2021 for 187,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
84,900	84,900	84,900	74,025	5.00	
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	12,400	0	0	3,701	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
97,300	97,300	97,300	77,726	77,726	77,726





Parcel Number: 009-034-003-30

Page: 2

## Garages

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

Base Cost	636	32,061	22,443
Common Wall: 1 Wall	1	-2,686	-1,880
Door Opener	2	1,093	765

Class: C Exterior: Pole (Unfinished)

Storage Over Garage	384	5,276	3,693
Base Cost	1315	31,731	22,212

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

Base Cost	379	17,142	11,999
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## Built-Ins

Appliance Allow.	1	2,766	1,936
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## Fireplaces

Exterior 1 Story	1	6,513	4,559
Direct-Vented Gas	1	3,021	2,115

## Breezeways

Frame Wall	80	5,506	3,854
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Totals:		611,384	427,996
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Notes:

ECF (416 RURAL METES &amp; BOUNDS) 0.930 =&gt; TCV: 398,036

2024 Est. T.C.V. 009-034-003-30 = 468,615

Est. TCV/Total Floor Area = 150.00, Most recent sale 09/09/2020 for 460,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
228,000	228,000	228,000	197,297	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	6,300	0	0	9,864	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
234,300	234,300	234,300	207,161	207,161	207,161	



Parcel Number: 009-034-003-60

Page: 2

## Fireplaces

Exterior 1 Story	1	6,513	5,536
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Totals:	424,341	360,691
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Notes: TIMBER WITH LOG SIDING

ECF (416 RURAL METES & BOUNDS) 0.930 => TCV:	335,443
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2024 Est. T.C.V. 009-034-003-60	=	395,735
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Est. TCV/Total Floor Area = 174.64, Most recent sale 01/31/2014 for 250,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
192,500	192,500	192,500	141,111	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	5,400	0	0	7,055	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
197,900	197,900	197,900	148,166	148,166	148,166	



Parcel Number: 009-034-004-00

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ECF (416 RURAL METES &amp; BOUNDS) 0.930 =&gt; TCV: 202,797

2024 Est. T.C.V. 009-034-004-00	=	223,864
Est. TCV/Total Floor Area = 99.67, Most recent sale 09/19/2013 for 129,900		
2023 Assessed	MBOR	S.E.V.
108,800	108,800	108,800
		Base for Cap
		67,824
		C.P.I.
		5.00
2024	New Eq. Adjustment	Loss
	0	3,100
		0
2024 Assessed	MBOR	S.E.V.
111,900	111,900	111,900
		Additions
		0
		Tax Adjustment
		3,391
		Losses
		0
		Capped
		->Taxable<-
		71,215
		PRE/MBT
		71,215







009-034-006-50	2024 Est. T.C.V.	RICHARDSON KEITH & NICOLE
Property Class: 402		5331 S DICKERSON RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 34 T22N R8W (0\*2001) BEG N 0 DEG 05'53"W 1306.86 FT & S 89 DEG 58'05"W  
 884.65 FT FROM E 1/4 COR TH S 89 DEG 58'05"W 150.88 FT TO DICKERSON RD, S 40 DEG  
 14'42"E 423.83 FT, S 60 DEG 05'46"E 326.52 FT, N 11 DEG 08'00"W 341.53 FT TO CLAM  
 RIVER, N 80 DEG 19'13"W 140.03 FT, N 88 DEG 59'21"W 112.17 FT, N 50 DEG 49'30"W  
 49.87 FT, N 27 DEG 31' 35"W 110.77 FT TO POB. 2.48A.

01 SPLIT FROM 006-00 FOR 02

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 200/	262.21	412.00	0.9345	1.0074	200	100		49,372
262 Actual Front Feet, 2.48 Total Acres							Total Est. Land Value =	49,372

2024 Est. T.C.V. 009-034-006-50 = 49,372

Est. TCV/Total Floor Area = 21.98, Most recent sale 09/16/2020 for 42,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.				
24,700	24,700	24,700	18,375	5.00				
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses				
0	0	0	918	0				
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT			
24,700	24,700	24,700	19,293	19,293	0			



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	0	4,100	0	0	3,442	0
2024 Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	82,300	82,300	82,300	72,297	72,297	72,297



Parcel Number: 009-034-006-70

Page: 2

w/Roof (Roof portion) 288 3,672 2,020

Totals: 349,127 192,021

Notes:

ECF (416 RURAL METES & BOUNDS) 0.930 => TCV: 178,579

Ag. Bld 1 0, 4 Wall Barn, General Purpose Class:C Quality:Excellent  
 Height: 0 ft

Description	Rate	Size	Cost New
Phy/Ab.Phy/Func/Econ/Comb. % Good=100/100/0/0/0			Depr. Cost = 0
ECF (416 RURAL METES & BOUNDS)	0.930 => TCV of Bldg: 1 =		0

Total Estimated True Cash Value of Agricultural Buildings = 0

2024 Est. T.C.V. 009-034-006-70 = 246,705

Est. TCV/Total Floor Area = 124.35

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
120,600	120,600	120,600	67,222	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	2,800	0	0	3,361	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
123,400	123,400	123,400	70,583	70,583	70,583	

009-034-006-80	2024 Est. T.C.V.	WOODSON HAYLEY A
Property Class: 401		5484 S DICKERSON RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 34 T22N R8W S 200 FT OF E 200 FT OF S 1/2 OF NE 1/4 LYING W'LY OF HWY R/W.  
.7461A

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value G> GROUP G 18K					18000	100		18,000
200 Actual Front Feet, 0.75 Total Acres Total Est. Land Value =								18,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Metal Prefab	14.90	330	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 10000	10,000.00	1	100	10,000
Total Estimated Land Improvements True Cash Value =				10,000

2024 Est. T.C.V. 009-034-006-80 = 28,000

Est. TCV/Total Floor Area = 14.11, Most recent sale 02/22/2023 for 32,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
16,900	16,900	16,900	9,523	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	3,200	6,100	0	7,914	3,437	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
14,000	14,000	14,000	6,390	14,000	0	

009-034-006-90	2024 Est. T.C.V.	BIGGER DAVID & CARMEN
Property Class: 401		8481 W WATERGATE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 34 T22N R8W W 1/2 OF W 1/2 OF SW 1/4 OF NE 1/4 LYING S'LY OF HWY M55  
RELOCATED. APP 9A

SPLIT FROM 006-00

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
A 200' @ 90/FF	330.00	1185.27	0.8823	1.3120	90	100		34,382	
330 Actual Front Feet, 8.98 Total Acres								Total Est. Land Value =	34,382

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.18	728	0	0
Metal Prefab	14.44	576	50	4,158
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				5,108

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C 5 Blt 1993

(11) Heating System: Forced Heat & Cool, Wood Furnace Add-On

Ground Area = 1688 SF Floor Area = 2532 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	1,688		
			Total:	327,520	245,650

Other Additions/Adjustments

Exterior

Stone Veneer	200	7,592	5,694
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Plumbing

Average Fixture(s)	1	1,476	1,107
3 Fixture Bath	1	4,646	3,484
2 Fixture Bath	1	3,108	2,331

Water/Sewer

1000 Gal Septic	1	4,864	3,648
Water Well, 50 Feet	1	2,686	2,014

Deck

Treated Wood	80	2,264	1,698
Treated Wood	32	1,404	1,053

Garages

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

Base Cost	528	23,396	17,547
Common Wall: 1 Wall	1	-2,686	-2,014
Door Opener	1	547	410

Class: C Exterior: Pole (Unfinished)

Base Cost	2560	61,773	46,330
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Built-Ins

Appliance Allow.	1	2,766	2,074
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Porches

WPP	704	11,158	8,368
WPP	20	1,059	794

Breezeways

Parcel Number: 009-034-006-90

Page: 2

Frame Wall	176	12,112	9,084
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Totals:	465,685	349,272
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Notes:

ECF (416 RURAL METES & BOUNDS) 0.930 => TCV: 324,823

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2024 Est. T.C.V. 009-034-006-90 = 364,313

Est. TCV/Total Floor Area = 143.88, Most recent sale 03/22/2022 for 350,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
173,100	173,100	173,100	173,100	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	9,100	0	0	8,655	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
182,200	182,200	182,200	181,755	181,755	181,755	



009-034-007-00	2024 Est. T.C.V.	MICH STATE HWY COMM
Property Class: 402		
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 34 T22N R8W HWY M-55 R/W LYING OVER & ACROSS NE 1/4.11.1A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS  
\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$3000		11.10	Acres		3000	100		33,300
		11.10	Total Acres				Total Est. Land Value =	33,300

2024 Est. T.C.V. 009-034-007-00	=	0			
Est. TCV/Total Floor Area = 0.00					
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
0	0	0	0	5.00	
2024	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	0	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
0	0	0	0	0	0

009-034-007-50	2024 Est. T.C.V.	LAKE TOWNSHIP
Property Class: 402		M-55
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 34 T22N R8W THAT PART OF N 1/2 OF NE 1/4 LYING S'LY & E'LY OF HWY M-55 R/W &  
THAT PART OF S 1/2 OF NE 1/4 LYING N'LY OF CLAM RIVER. 7.6A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \* 1500 X 220.704

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8000/A			7.60 Acres		8000	100		60,800
		7.60	Total Acres		Total Est.	Land Value =		60,800

2024 Est. T.C.V. 009-034-007-50 = 0

Est. TCV/Total Floor Area = 0.00

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
0	0	0	0	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	0	0	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
0	0	0	0	0	0	0

009-034-008-00	2024 Est. T.C.V.	DEVOS PATRICIA J TRUST
Property Class: 102		S DICKERSON RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 34 T22N R8W S 1/2 OF N 1/2 OF SE 1/4. 40 A.

Land Value Estimates for Land Table Ag 1 .A - Agriculture

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
AGRICULTRU IRRIGATED	4700/	40.00	Acres	4700	100			188,000
	40.00	Total Acres					Total Est. Land Value =	188,000

2024 Est. T.C.V. 009-034-008-00 = 188,000

Est. TCV/Total Floor Area = 74.25

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
70,000	70,000	70,000	17,708	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	24,000	0	0	885	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
94,000	94,000	94,000	18,593	18,593	18,593	



Parcel Number: 009-034-009-00

Page: 2

Height: 12 ft

Description	Rate	Size	Cost New
Base Cost	4.21	1820	7,662
Default Walls	5.41	1820	9,846

Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/25/100/8.75	Depr. Cost =	1,532		
Unit in Place Item(s)	Rate	Quantity/Area	Depr. Depr. Cost	
/A22/UOCL	3.68	270	50	496
ECF (101 AGRICULTURE)	0.660 =>	TCV of Bldg: 1 =	1,339	

Ag. Bld 2 0, 4 Wall Greenhouse, Framed Class:D,Frame Quality:Cheap  
Height: 10 ft

Description	Rate	Size	Cost New
Base Cost	9.26	448	4,148

Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35	Depr. Cost =	1,452	
ECF (101 AGRICULTURE)	0.660 =>	TCV of Bldg: 2 =	958

Ag. Bld 3 0, 4 Wall Utility Shed, 3 Wall Class:D,Pole Quality:Low Cost  
Height: 12 ft

Description	Rate	Size	Cost New
Base Cost	3.54	600	2,124
Default Walls	6.13	600	3,678

Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35	Depr. Cost =	2,031	
ECF (101 AGRICULTURE)	0.660 =>	TCV of Bldg: 3 =	1,340

Total Estimated True Cash Value of Agricultural Buildings = 3,637

2024 Est. T.C.V. 009-034-009-00 = 261,717

Est. TCV/Total Floor Area = 239.67

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
113,400	113,400	113,400	52,638	5.00		
2024 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	17,500	0	0	2,631	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
130,900	130,900	130,900	55,269	55,269	55,269	

009-034-010-00	2024 Est. T.C.V.	DEZEEUW KENNETH W & BRENDA K
Property Class: 102		W WATERGATE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

PA 116 1991 SEC 34 T22N R8W NW 1/4 EXC BEG ON W LINE 554.54 FT N OF 1/4 POST TH N 52 DEG 35' 56" E 233.23 FT TH N 84 DEG 48' 8" E 25.25 FT TH N 84 DEG 34' 49" E 178.25 FT TH S 5 DEG 38' 31" E 50 FT TH N 84 DEG 17' 44" E 50.27 FT TH N 5 DEG 46' 1" W 50 FT TH ON A 22993.31 FT RADIUS LH CURVE 702.29 FT TH S 7 DEG 31' 1" E 40 FT TH N 82 DEG 25' 14" E 50.25 FT TH N 7 DEG 38' 31" W 40 FT TH ON A 22993.31 FT RADIUS LH CURVE 1473.36 FT, TH N ON 1/4 LINE 152.89 FT, TH ON A 22843.31 FT RADIUS RH CURVE 1493.32 FT, TH N 7 DEG 38'31"W 20 FT, TH S 82 DEG 35'14"W 49.79 FT TH S 7 DEG 31'1"E 20 FT TH ON A 22843.31 FT RADIUS RH CURVE 697.71 FT THN 5 DEG 46'1"W 80 FT TH S 84 DEG 17'44"W49.66 FT TH S 5 DEG 38'31"E 80 FT TH S 84 DEG 34'49"W 177.08 FT TH S 84 DEG 48'8"W 12.28 FT TH N 60 DEG 5'37"W TO W SEC LINE TH S TO POB & EXC W 50 FT OF N 50 FT OF S 1129.54 FT THOF. 150.01A.

FARMLAND DEV RIGHTS AGREEMENT DATED 3-6-02 REMOVED & REPLACED 12-29-08 FOR A TERM OF 34 YEARS, COMM. ON 1-1-1982 AND ENDING 3-31-2015.

Land Value Estimates for Land Table Ag 1 .A - Agriculture

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
AGRICULTRU IRRIGATED	4700/	115.00	Acres		4700	100		540,500
AGRICULTRU SURPLUS	2800/	2.65	Acres		2800	100		7,426
AGRICULTRU INFERIOR		25.00	Acres		1500	100		37,500
AGRICULTRU ROW		7.35	Acres		0	100		0
		150.00	Total Acres				Total Est. Land Value =	585,426

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Agricultural Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
8' DIAMETER WELL	15,750.00	1	88	13,860
			Total Estimated Land Improvements True Cash Value =	13,860

2024 Est. T.C.V. 009-034-010-00				=	599,286
Est. TCV/Total Floor Area = 548.80, Most recent sale 04/16/2008 for 99					
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
269,400	269,400	269,400	61,103	5.00	
2024 New Eq. Adjustment	Loss		Additions	Tax Adjustment	Losses
0	30,200	0	0	3,055	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
299,600	299,600	299,600	64,158	64,158	64,158



009-034-012-00                         2024 Est. T.C.V.                         DEZEEUW KENNETH W & BRENDA K  
 Property Class: 101                         W CADILLAC RD  
 Map #:                                     LAKE TOWNSHIP                         LAKE CITY, MI 49651

PA 116 1982 SEC 34 T22N R8W SW 1/4 EXC BEG 1800 FT E OF SW COR TH E 135 FT, N  
 225 FT, W 135 FT, S 225 FT TO POB. 159.3027A.

FARMLAND DEV RIGHTS AGREEMENT DATED 3-6-02 REMOVED & REPLACED 12-29-08 FOR A  
 TERM OF 34 YEARS, COMM. ON 1-1-1982 AND ENDING 3-31-2015.

Added Free-Stall Barn for 09

Land Value Estimates for Land Table Ag 1 .A - Agriculture

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
AGRICULTRU IRRIGATED	4700/	119.91	Acres	4700	100			563,577
AGRICULTRU UNTILLABLE		35.50	Acres	3000	100			106,500
155.41 Total Acres      Total Est. Land Value =								670,077

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Agricultural Local Cost Land Improvements				
Description                                     Rate                                     Size   % Good                     Cash Value				
8' DIAMETER WELL	15,750.00	1	88	13,860
Total Estimated Land Improvements True Cash Value =				13,860

Ag. Bld 1 1941, 4 Wall Barn, General Purpose    Class:D,Frame    Quality:Low Cost  
 Height: 30 ft

Description	Rate	Size	Cost New
Base Cost	22.04	1600	35,264
Default Walls	13.73	1600	21,968

Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/50/100/17.5    Depr. Cost =    10,016  
 ECF (101 AGRICULTURE)                         0.660 => TCV of Bldg: 1 =    6,610

Ag. Bld 2 1961, 4 Wall Barn, General Purpose    Class:D,Frame    Quality:Low Cost  
 Height: 30 ft

Description	Rate	Size	Cost New
Base Cost	21.01	2304	48,407
Default Walls	13.09	2304	30,159

Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/90/100/31.5    Depr. Cost =    24,748  
 ECF (101 AGRICULTURE)                         0.660 => TCV of Bldg: 2 =    16,334

Ag. Bld 3 1965, Lean-To Utility Shed, Lean-To    Class:D,Pole     Quality:Low Cost  
 Height: 10 ft

Description	Rate	Size	Cost New
Base Cost	2.28	3648	8,317
Default Walls	4.41	2736	12,066

Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/90/100/31.5    Depr. Cost =    6,421  
 ECF (101 AGRICULTURE)                         0.660 => TCV of Bldg: 3 =    4,238

Ag. Bld 4 1956, 4 Wall Utility Building            Class:D,Frame    Quality:Low Cost  
 Height: 8 ft

Description	Rate	Size	Cost New
Base Cost	7.78	960	7,469
Default Walls	5.86	960	5,626

Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/75/100/26.25    Depr. Cost =    3,437  
 ECF (101 AGRICULTURE)                         0.660 => TCV of Bldg: 4 =    2,269

Ag. Bld 5 1965, 4 Wall Barn, Free-Stall           Class:D,Pole     Quality:Low Cost  
 Height: 10 ft



Parcel Number: 009-034-012-00

Page: 2

Description	Rate	Size	Cost New
Base Cost	7.93	4480	35,526
Default Walls	5.03	4480	22,534

Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/75/100/26.25 Depr. Cost = 15,241  
 ECF (101 AGRICULTURE) 0.660 => TCV of Bldg: 5 = 10,059

Ag. Bld 6 1944, 4 Wall Toolshed Class:D,Frame Quality:Low Cost  
 Height: 8 ft

Description	Rate	Size	Cost New
Base Cost	7.96	280	2,229
Default Walls	7.21	280	2,019

Phy/Ab.Phy/Func/Econ/Comb. % Good=25/100/100/100/25 Depr. Cost = 1,062  
 ECF (101 AGRICULTURE) 0.660 => TCV of Bldg: 6 = 701

Ag. Bld 7 0, 4 Wall Barn, Free-Stall Class:D,Pole Quality:Cheap  
 Height: 10 ft

Description	Rate	Size	Cost New
Base Cost	4.04	9120	36,845
Default Walls	4.82	9120	43,958

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60 Depr. Cost = 48,482  
 ECF (101 AGRICULTURE) 0.660 => TCV of Bldg: 7 = 31,998

Total Estimated True Cash Value of Agricultural Buildings = 72,209

2024 Est. T.C.V. 009-034-012-00 = 756,146

Est. TCV/Total Floor Area = 692.44, Most recent sale 04/16/2008 for 99

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
311,300	311,300	311,300	127,806	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	66,800	0	0	6,390	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
378,100	378,100	378,100	134,196	134,196	134,196	

009-034-012-95    2024 Est. T.C.V.    DEZEEUW KENNETH W & BRENDA K  
 Property Class: 401    8670 W CADILLAC RD  
 Map #:    LAKE TOWNSHIP    Lake City, MI 49651

SEC 34 T22N R8W BEG 1800 FT E OF SW COR OF SW 1/4 TH E 135 FT, N 225 FT, W 135 FT, S 225 FT TO POB. .6973A.

RENTAL HOUSE MOVE ALL BLDGS TO 012-00  
 FROM 101 TO 401 FOR 04

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C>	.50	-1.0	AC	M/L	12000	100		12,000
135 Actual Front Feet,	0.70	Total Acres			Total Est.		Land Value =	12,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	97	970
Total Estimated Land Improvements True Cash Value =				970

Cost Est. for Res. Bldg: 1 Single Family 1.75S    Cls D    Blt 1920

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 996 SF    Floor Area = 1464 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.75 Story	Siding	Crawl Space	624		
1 Story	Siding	Basement	372		
Total:				151,414	105,989

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,025	717
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Water/Sewer

1000 Gal Septic	1	4,263	2,984
Water Well, 50 Feet	1	2,498	1,749

Porches

CCP (1 Story)	120	2,785	1,281	*46% Good
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Garages

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

Base Cost	560	16,744	12,558	*75% Good
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Built-Ins

Appliance Allow.	1	1,638	1,147
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Breezeways

Frame Wall	80	4,238	2,967
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Totals:    184,605    129,392

Notes:

ECF (416 RURAL METES & BOUNDS) 0.930 => TCV:    120,335

2024 Est. T.C.V. 009-034-012-95    =    133,305

Est. TCV/Total Floor Area = 91.06, Most recent sale 01/01/2002 for 50,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
64,300	64,300	64,300	38,186	5.00	0	0	0	1,909	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-					PRE/MBT

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66,700

66,700

66,700

40,095

40,095

0

009-034-013-00	2024 Est. T.C.V.	DEZEEUW KENNETH & BRENDA
Property Class: 102		CADILLAC RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. PA 116 1985 SEC 34 T22N R8W S 1/2 OF SE 1/4. 80A.  
 FARMLAND DEV RIGHTS AGREEMENT 1-1-1985 TO 12-31-2014.

2023-03368 PA116 FARMLAND DEVELOPMENT RIGHTS AGREEMENT DEPT AG & RURAL  
 DEVELOPMENT  
 2018-00496 FARMLAND DEVELOPEMENT RIGHTS

Land Value Estimates for Land Table Ag 1 .A - Agriculture

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
AGRICULTRU IRRIGATED	4700/	80.00	Acres	4700	100			376,000
	80.00	Total Acres			Total Est.		Land Value =	376,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Agricultural Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
8' DIAMETER WELL	15,750.00	1	88	13,860
Total Estimated Land Improvements				True Cash Value = 13,860

2024 Est. T.C.V. 009-034-013-00	=	389,860			
Est. TCV/Total Floor Area = 266.30, Most recent sale 02/18/2004 for 120,000					
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
154,900	154,900	154,900	85,228	5.00	
2024	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	40,000	0	4,261	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
194,900	194,900	194,900	89,489	89,489	89,489

009-035-001-00  
Property Class: 401  
Map #:

2024 Est. T.C.V.  
LAKE TOWNSHIP

MULDER HAROLD D  
7021 W BLUE RD  
LAKE CITY, MI 49651

. SEC 35 T22N R8W E 1/4 OF NE 1/4 OF NE 1/4 EXC N'LY 75 FT THEREOF. 9.4318 A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS  
\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 90/FF	330.00	124.76	0.8823	1.3282	90	100		34,805
330 Actual Front Feet, 9.43 Total Acres Total Est. Land Value =								34,805

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	7.35	72	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	0.00	0	95	950
Total Estimated Land Improvements True Cash Value =				950

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

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 849 SF Floor Area = 849 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	849		
Total:				117,851	106,065

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,230	1,107
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Water/Sewer

1000 Gal Septic	1	4,550	4,095
Water Well, 50 Feet	1	2,585	2,326

Porches

WCP (1 Story)	55	2,979	2,681
WCP (1 Story)	28	1,981	1,783

Built-Ins

Appliance Allow.	1	1,934	1,741
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Totals: 133,110 119,798

Notes:

ECF (416 RURAL METES & BOUNDS) 0.930 => TCV: 111,412

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1974

Costs are taken from the Shed - Utility Light Commercial Building cost schedules.  
<<<<< Calculator Cost Computations >>>>>

Class: D,Pole Quality: Low Cost  
Stories: 1 Story Height: 14 Perimeter: 0

Base Rate for Upper Floors = 17.44

Adjusted Square Foot Cost for Upper Floors = 17.44

Total Floor Area: 2,128 Base Cost New of Upper Floors = 37,112

Reproduction/Replacement Cost = 37,112

Eff.Age:35 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 35 /100/100/100/35.0  
Total Depreciated Cost = 12,989

Parcel Number: 009-035-001-00

Page: 2

ECF (416 RURAL METES & BOUNDS)	0.930 => TCV of Bldg: 1 =	12,080
Replacement Cost/Floor Area= 17.44	Est. TCV/Floor Area= 5.68	

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Total Estimated True Cash Value of Commercial/Industrial Buildings = 12,080

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2024 Est. T.C.V. 009-035-001-00 = 159,247

Est. TCV/Total Floor Area = 53.49

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
74,000	74,000	74,000	61,540	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	5,600	0	0	3,077	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
79,600	79,600	79,600	64,617	64,617	64,617	

009-035-002-00	2024 Est. T.C.V.	MULDER HAROLD D
Property Class: 402		W BLUE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 35 T22N R8W W 1/2 OF E 1/2 OF NE 1/4 OF NE 1/4 EXC THAT PART N OF A LINE  
 75 FT S OF BEG 1.07 FT S 52' 56" W & S 89 DEG 7' 4" E 225.18 FT OF NE COR OF SEC  
 TH ON A LH 17188.734 FT RADIUS CURVE 3057.41 FT CHORD BEARING S 85 DEG 47' 11.5"  
 W 3053.39 FT TO END. 9.4318 A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 90/FF	330.00	1226.00	0.8823	1.3231	90	100		34,673
330 Actual Front Feet, 9.29 Total Acres							Total Est. Land Value =	34,673

2024 Est. T.C.V. 009-035-002-00 = 34,673

Est. TC/Total Floor Area = 11.65

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
13,500	13,500	13,500	6,814	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	3,800	0	340	0		
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
17,300	17,300	17,300	7,154	7,154	7,154	





009-035-004-00	2024 Est. T.C.V.	TRIBLEY DOROTHY J
Property Class: 401		7139 W BLUE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 35 T22N R8W E 1/2 OF W 1/2 OF NE 1/4 OF NE 1/4 EXC N'LY 75 FT THEREOF.  
9.4318 A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 90/FF	330.00	1244.76	0.8823	1.3282	90	100		34,805
330 Actual Front Feet, 9.43 Total Acres								Total Est. Land Value = 34,805

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.97	768	0	0
Wood Frame	37.85	48	50	908

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				1,858

Cost Est. for Res. Bldg: 1 Single Family 1.75S Cls C -5 Blt 1940

(11) Heating System: Forced Heat & Cool  
Ground Area = 960 SF Floor Area = 1680 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.75 Story	Siding	Basement	960		
Total:				202,263	131,438

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,476	959
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Water/Sewer

1000 Gal Septic	1	4,864	3,162
Water Well, 50 Feet	1	2,686	1,746

Porches

CCP (1 Story)	208	5,443	3,538
CGEP (1 Story)	147	9,996	6,497
WCP (1 Story)	56	3,348	2,176

Deck

Treated Wood	384	6,355	4,131
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Garages

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

Base Cost	864	29,817	19,381
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Class: C Exterior: Pole (Unfinished)

Base Cost	768	20,513	13,333
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Built-Ins

Appliance Allow.	1	2,766	1,798
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Local Cost Items

SOLAR POWER SYSTEM	1	1	1	*100% Good
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Totals: 289,528 188,160

Notes:

ECF (416 RURAL METES & BOUNDS) 0.930 => TCV: 174,989

2024 Est. T.C.V. 009-035-004-00 = 211,652  
Est. TCV/Total Floor Area = 125.98

Parcel Number: 009-035-004-00

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2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
99,200	99,200	99,200	51,395	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	6,600	0	0	2,569	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
105,800	105,800	105,800	53,964	53,964	53,964	

009-035-005-00 2024 Est. T.C.V. GISCHIA JEFFREY T & DEBORAH A
Property Class: 401 7421 W BLUE RD
Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

SEC 35 T22N R8W (2\*2001) N 660 FT OF W 990 FT OF SW 1/4 OF NE 1/4. 15A.

PRICED WORKSHOP AS FIN GRG
2ND STY ADD'N, GRG,BWY ETC FOR 04

01 SPLIT 25 AC TO 005-40 FOR 02 0 DIV RTS REMAINING

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description Frontage Depth Front Depth Rate %Adj. Reason Value
Residentia 8 - 17 @\$3000 15.00 Acres 3000 100 45,000
15.00 Total Acres Total Est. Land Value = 45,000

Land Improvement Cost Estimates

Description Rate Size % Good Cash Value
D/W/P: 3.5 Concrete 6.58 384 50 1,263
Wood Frame 23.53 308 50 3,623

Residential Local Cost Land Improvements

Description Rate Size % Good Cash Value
LAND IMPROVE 5000 5,000.00 1 95 4,750
Total Estimated Land Improvements True Cash Value = 9,636

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C 10 Blt 1977

(11) Heating System: Forced Air w/ Ducts
Ground Area = 2305 SF Floor Area = 3346 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories Exterior Foundation Size Cost New Depr. Cost
1.25 Story Siding Basement 1,112
2 Story Siding Slab 575
1 Story Siding Slab 330
1 Story Siding Basement 288
1 Story Siding Overhang 188
Total: 413,656 330,956

Other Additions/Adjustments

Recreation Room 1112 21,495 17,196
Basement, Outside Entrance, Above Grade 2 3,740 2,992

Plumbing

Average Fixture(s) 1 1,476 1,181
3 Fixture Bath 1 4,646 3,717

Water/Sewer

1000 Gal Septic 1 4,864 3,891
Water Well, 100 Feet 1 5,808 4,646

Porches

WGEP (1 Story) 32 4,868 3,894
WCP (1 Story) 132 5,957 4,766
WGEP (1 Story) 113 10,533 8,426
WSEP (1 Story) 168 8,929 7,143

Deck

Treated Wood 380 6,312 5,050

Garages

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

Base Cost 900 41,382 33,106
Storage Over Garage 600 8,244 6,595
Common Wall: 1 Wall 1 -2,686 -2,149

Parcel Number: 009-035-005-00

Page: 2

Door Opener	2	1,093	874
Class: C Exterior: Pole (Unfinished)			
Base Cost	2560	61,773	49,418
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	1296	41,679	33,343
Built-Ins			
Appliance Allow.	1	2,766	2,213
Fireplaces			
Interior 2 Story	1	6,647	5,318
Breezeways			
Frame Wall	183	12,594	10,075
Totals:		665,776	532,651

Notes:

ECF (416 RURAL METES &amp; BOUNDS) 0.930 =&gt; TCV: 495,365

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Cost Est. for Res. Bldg: 2	Single Family	GRG	Cls	C	Blt	0
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(11) Heating System: No Heating/Cooling  
 Ground Area = 0 SF Floor Area = 0 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Plumbing					
3	Fixture Bath		1	-4,646	-3,484
Garages					
Class: C Exterior: Pole (Unfinished)					
	Base Cost		1360	32,817	24,613
Totals:				28,171	21,129

Notes:

ECF (416 RURAL METES &amp; BOUNDS) 0.930 =&gt; TCV: 19,650

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2024 Est. T.C.V. 009-035-005-00	=	569,651			
Est. TCV/Total Floor Area = 170.25, Most recent sale 10/01/2002 for 250,000					
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
275,200	275,200	275,200	173,935	5.00	
2024 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	9,600	0	0	8,696	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
284,800	284,800	284,800	182,631	182,631	182,631

009-035-005-40	2024 Est. T.C.V.	GISCHIA JEFFREY T & DEBORAH A
Property Class: 402		W BLUE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 35 T22N R8W (11\*TRACT\*2001) SW 1/4 OF NE 1/4 EXC N 660 FT OF W 990 FT THOF.  
25A.

01 SPLIT FROM 005-00 FOR 02 11 DIV RTS (TRACT)

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia PARTOF>80@\$2800		25.00	Acres		2800	100		70,000
		25.00	Total Acres				Total Est. Land Value =	70,000

2024 Est. T.C.V. 009-035-005-40 = 70,000

Est. TCV/Total Floor Area = 20.92

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
30,000	30,000	30,000	24,475	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	5,000	0	1,223	0		
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
35,000	35,000	35,000	25,698	25,698	25,698	



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ECF (416 RURAL METES & BOUNDS) 0.930 => TCV: 219,343

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2024 Est. T.C.V. 009-035-006-00 = 274,737  
 Est. TCV/Total Floor Area = 180.75, Most recent sale 05/01/1997 for 16,900

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
132,100	132,100	132,100	97,675	5.00		
2024 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	5,300	0	0	4,883	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
137,400	137,400	137,400	102,558	102,558	102,558	





009-035-007-95	2024 Est. T.C.V.	VANDRIE BUILDING CO INC
Property Class: 402		W BLUE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 35 T22N R8W (0\*2004) 1.17 A M/L  
 THAT PART OF W/2 OF NW/4 OF NE/4 LYING N OF A LINE 75FT NW'LY OF C/L OF HWY M55.

04 SPLIT FROM MDOT FOR 05

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> GROUP B 10K					10000	100		10,000
138 Actual Front Feet, 1.17 Total Acres					Total Est.	Land Value =		10,000

2024 Est. T.C.V. 009-035-007-95 = 10,000

Est. TCv/Total Floor Area = 6.58, Most recent sale 06/07/2004 for 3,500

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
4,000	4,000	4,000	3,083	5.00			
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses			
0	1,000	0	154	0			
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
5,000	5,000	5,000	3,237	3,237	0		

009-035-008-00	2024 Est. T.C.V.	FORD DAVID & DAWN
Property Class: 402		W BLUE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 35 T22N R8W S 1/2 OF E 1/2 OF W 1/2 OF NW 1/4 OF NE 1/4 & W 33 FT OF N 1/2 OF E 1/2 OF W 1/2 OF NW 1/4 OF NE 1/4 LYING S OF HWY M-55. 5.37A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 90/FF	330.00	708.84	0.8823	1.1538	90	100		30,235
330 Actual Front Feet, 5.37 Total Acres							Total Est. Land Value =	30,235

2024 Est. T.C.V. 009-035-008-00 = 30,235

Est. TCV/Total Floor Area = 19.89, Most recent sale 06/29/2007 for 20,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
11,800	11,800	11,800	7,157	5.00			
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses			
0	3,300	0	0	357	0		
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
15,100	15,100	15,100	7,514	7,514	7,514		



Parcel Number: 009-035-008-50

Page: 2

Costs are taken from the Warehouses - Storage cost schedules.

&lt;&lt;&lt;&lt;&lt; Calculator Cost Computations &gt;&gt;&gt;&gt;&gt;

Class: D Quality: Low Cost  
 Stories: 1 Story Height: 8 Perimeter: 216  
 Overall Building Height: 8

Base Rate for Upper Floors = 36.38

(10) Heating system: Wall or Floor Furnace Cost/SqFt: 4.11 100%  
 Adjusted Square Foot Cost for Upper Floors = 40.49

Total Floor Area: 2,432 Base Cost New of Upper Floors = 98,472

Reproduction/Replacement Cost = 98,472

Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 54 /100/100/100/54.0

Total Depreciated Cost = 53,175

ECF (416 RURAL METES &amp; BOUNDS) 0.930 =&gt; TCV of Bldg: 1 = 49,453

Replacement Cost/Floor Area= 40.49 Est. TCV/Floor Area= 20.33

Total Estimated True Cash Value of Commercial/Industrial Buildings = 49,453

2024 Est. T.C.V. 009-035-008-50 = 321,999

Est. TCV/Total Floor Area = 66.07

MCL 211.27(2) nonconsideration value = 10,000, Adjusted Value = 311,999

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
152,300	152,300	152,300	87,777	5.00	

2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	3,700	0	4,388	0

2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
156,000	156,000	156,000	92,165	92,165	67,280



Parcel Number: 009-035-009-00

Page: 2

Totals: 643,252 514,574

Notes:

ECF (416 RURAL METES &amp; BOUNDS) 0.930 =&gt; TCV: 478,554

Cost Est. for Res. Bldg: 2 Single Family 2S Cls BC Blt 2005

(11) Heating System: Forced Heat & Cool  
 Ground Area = 576 SF Floor Area = 1248 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

## Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Crawl Space	576		
1 Story	Siding	Overhang	96		
			Total:	188,125	159,907

## Other Additions/Adjustments

## Plumbing

Average Fixture(s) 1 2,172 1,846

## Water/Sewer

1000 Gal Septic	1	5,636	4,791
Water Well, 100 Feet	1	6,244	5,307

## Deck

Treated Wood 192 4,289 3,646

## Built-Ins

Appliance Allow. 1 3,975 3,379

Totals: 210,441 178,876

Notes: CARDINAL CREATIONS RENTAL HOUSE

ECF (416 RURAL METES &amp; BOUNDS) 0.930 =&gt; TCV: 166,355

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 2002  
 Description of Occupancy: P#20140524 & 20200549

Costs are taken from the Stores - Warehouse Discount cost schedules.

&lt;&lt;&lt;&lt;&lt; Calculator Cost Computations &gt;&gt;&gt;&gt;&gt;

Class: D,Pole Quality: Low Cost

Stories: 1 Story Height: 12 Perimeter: 260

Overall Building Height: 24

Base Rate for Upper Floors = 46.33

Mezzanine 1 Storage Base Rate = 29.50

(10) Heating system: Package Heating &amp; Cooling Cost/SqFt: 19.28 100%

Adjusted Square Foot Cost for Upper Floors = 65.61

Total Floor Area: 3,264	Base Cost New of Upper Floors =	214,151
Mezzanine 1 Area: 1,728	Base Cost New of Mezzanine =	50,976

Reproduction/Replacement Cost = 265,127

Eff.Age:5 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 82 /100/100/100/82.0

Total Depreciated Cost = 217,404

&lt;&lt;&lt;&lt;&lt; Segregated Cost Computations &gt;&gt;&gt;&gt;&gt;

Costs taken from Segregated Cost Section 3: Stores &amp; Commercial

Item Description	Cost Col.	Rate	# or Height	SqFt	Adj.	Adj.	Cost	
							Total Cost New =	0

Architectural Multiplier: 0.00

Parcel Number: 009-035-009-00

Page: 3

Reproduction/Replacement Cost = 0  
 Eff.Age:5 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 82 /100/100/100/82.0  
 Total Depreciated Cost = 0

Unit in Place Items	Rate	Quantity	Arch	%Good	Depr.Cost
/CI4/ROOC/ALUSCCOTPPA	4.50	272	1.00	100	1,224

ECF (416 RURAL METES & BOUNDS) 0.930 => TCV of Bldg: 1 = 203,324  
 Replacement Cost/Floor Area= 81.60 Est. TCV/Floor Area= 62.29

Total Estimated True Cash Value of Commercial/Industrial Buildings = 203,324

2024 Est. T.C.V. 009-035-009-00 = 893,265

Est. TCV/Total Floor Area = 118.19, Most recent sale 03/16/2011 for 500,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
432,000	432,000	432,000	282,646	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	14,600	0	0	14,132	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
446,600	446,600	446,600	296,778	296,778	255,229	

009-035-010-00	2024 Est. T.C.V.	GISCHIA JEFFREY T & DEBORAH A
Property Class: 402		W BLUE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 35 T22N R8W (11\*TRACT\*2001) SE 1/4 OF NE 1/4. 40A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS  
\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia INFERIOR@\$1400		40.00	Acres	1400	100			56,000
		40.00	Total Acres				Total Est. Land Value =	56,000

2024 Est. T.C.V. 009-035-010-00 = 56,000

Est. TCV/Total Floor Area = 7.41

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
28,000	28,000	28,000	23,641	5.00		
2024 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	1,182	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
28,000	28,000	28,000	24,823	24,823	24,823	



009-035-012-00	2024 Est. T.C.V.	MICH STATE HWY COMM
Property Class: 402		
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 35 T22N R8W HWY M-55 R/W LYING OVER & ACROSS NW 1/4.10.47A.

Land Value Estimates for Land Table .

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
			10.470	Acres	0	100		0
		10.47	Total Acres		Total Est.	Land Value =		0

2024 Est. T.C.V. 009-035-012-00 = 0

Est. TCV/Total Floor Area = 0.00

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
0	0	0	0	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	0		
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
0	0	0	0	0	0	

009-035-012-50	2024 Est. T.C.V.	LAKE TOWNSHIP
Property Class: 402		M-55
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 35 T22N R8W ALL THAT PART OF NW 1/4 LYING S'LY OF HWY M-55 RELOCATED, N OF CLAM RIVER & W OF CLAM RIVER ESTATES SUBDIVISION. APPROX 6.9A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \* 700' X 429.377'

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 200/	429.38	700.00	0.8261	1.1502	200	100		81,597
429 Actual Front Feet, 6.90 Total Acres							Total Est. Land Value =	81,597

2024 Est. T.C.V. 009-035-012-50		=	0			
Est. TCV/Total Floor Area =	0.00					
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
0	0	0	0	5.00		
2024	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
0	0	0	0	0	0	

009-035-013-00	2024 Est. T.C.V.	GISCHIA JEFFREY T & DEBORAH A
Property Class: 402		W BLUE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 35 T22N R8W E 4 RDS OF NE 1/4 OF NW 1/4 LYING S'LY OF HWY M-55. 1.55 A.

ACCESS TO BACK 40

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

	* Factors *				66 X 1023	
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason
Residentia 3 - 7 @\$3000			1.55 Acres		3000 100	
			1.55 Total Acres		Total Est. Land Value =	4,650

2024 Est. T.C.V. 009-035-013-00 = 4,650

Est. TCV/Total Floor Area = 0.62

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
2,300	2,300	2,300	2,300	5.00		
2024 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
2,300	2,300	2,300	2,415	2,300	2,300	

009-035-014-00	2024 Est. T.C.V.	SAWMILLER JEREMY & HILARY
Property Class: 402		W BLUE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 35 T22N R8W THAT PART OF NE 1/4 OF NW 1/4 LYING N OF RE-CONSTRUCTED M-55 & N'LY & E'LY OF BLUE RD. .9325 A.

IRREGULAR SHAPE..EASEMENTS (N OF M55 E OF BLUE RD ESTATES)

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS						
* Factors *			ADJACENT BLUE RD ESTATES			
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
<Site Value A> GROUP A		\$10000			10000 100	10,000
		0.930 Acres			0 100	0
		0.93 Total Acres			Total Est. Land Value =	10,000

2024 Est. T.C.V. 009-035-014-00					=	10,000
Est. TCV/Total Floor Area =	1.32					
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
3,500	3,500	3,500	2,711	5.00		
2024 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	1,500	0	0	135	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
5,000	5,000	5,000	2,846	2,846	2,846	

009-035-015-00 2024 Est. T.C.V. WEIMEISTER J R & WEIMEISTER L A J/T  
 Property Class: 401 5271 S DICKERSON RD  
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

. SEC 35 T22N R8W A PARCEL OF LAND BEG AT A PT WHERE CLAM RIVER INTERSECTS N & S  
 SEC LINE ON OLD M-55 ON THE S SIDE OF CLAM RIVER, TH S 250 FT; TH E 365 FT; TH N  
 500 FT; TO RIVER TH W 365 FT, ALONG RIVER TO POB. 3.1422 A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 200/	365.00	374.74	0.8604	0.9838	200	100		61,791
365 Actual Front Feet, 3.14 Total Acres Total Est. Land Value =								61,791

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	37.85	48	50	908
Total Estimated Land Improvements True Cash Value =				908

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

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1072 SF Floor Area = 1072 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	560		
1 Story	Siding	Crawl Space	512		
			Total:	142,059	99,441

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,476	1,033
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Water/Sewer

1000 Gal Septic	1	4,864	3,405
Water Well, 50 Feet	1	2,686	1,880

Porches

WPP	67	2,474	1,732
WPP	48	2,028	1,420

Deck

Treated Wood	288	5,262	3,683
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Garages

Class: C Exterior: Pole (Unfinished)

Base Cost	560	16,391	11,474
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Built-Ins

Appliance Allow.	1	2,766	1,936
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Fireplaces

Direct-Vented Gas	1	3,021	2,115
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Totals: 183,027 128,119

Notes:

ECF (416 RURAL METES & BOUNDS) 0.930 => TCV: 119,151

2024 Est. T.C.V. 009-035-015-00 = 181,850

Est. TCV/Total Floor Area = 169.64

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
89,000	89,000	89,000	42,118	5.00	0	0	0	2,105	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT				

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90,900	90,900	90,900	44,223	44,223	0
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009-035-016-00	2024 Est. T.C.V.	MERRITT GARY A
Property Class: 401		5511 S DICKERSON RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 35 T22N R8W N 1/2 OF NW 1/4 OF NW 1/4 OF SW 1/4 & S 170 FT OF SW 1/4 OF SW 1/4 OF NW 1/4 S OF CLAM RIVER. 7.2758 A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS  
\* Factors \* 500' X 633.868' IRR

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 200/	200.00	400.00	1.0000	1.0000	200	100		40,000
Residentia 8 - 17 @\$3000		5.44 Acres			3000	100		16,317
200 Actual Front Feet, 7.28 Total Acres Total Est. Land Value =								56,317

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	168	71	785
Total Estimated Land Improvements True Cash Value =				785

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C -5 Blt 1975

(11) Heating System: Wall/Floor Furnace  
Ground Area = 1008 SF Floor Area = 1512 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	1,008		
Total:				182,436	118,561

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,476	959
3 Fixture Bath	1	4,646	3,020

Water/Sewer

1000 Gal Septic	1	4,864	3,162
Water Well, 50 Feet	1	2,686	1,746

Porches

WCP (1 Story)	96	4,666	3,033
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Deck

Treated Wood	168	3,693	2,400
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Garages

Class: C Exterior: Pole (Unfinished)			
Base Cost	624	17,684	11,495

Built-Ins

Appliance Allow.	1	2,766	1,798
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Totals: 224,917 146,174

Notes:

ECF (416 RURAL METES & BOUNDS) 0.930 => TCV: 135,942

2024 Est. T.C.V. 009-035-016-00 = 193,044

Est. TCV/Total Floor Area = 127.67

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
93,800	93,800	93,800	55,879	5.00	
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	2,700	0	0	2,793	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
96,500	96,500	96,500	58,672	58,672	58,672

009-035-017-00                      2024 Est. T.C.V.                      RODGERS MICHAEL L  
 Property Class: 401                                           5521 S DICKERSON RD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

. SEC 35 T22N R8W THAT PART OF E 3/4 OF N 1/2 OF N 1/2 OF N 1/2 OF SW 1/4 & OF E  
 3/4 OF S 1/2 OF NW 1/4 LYING W'LY & S'LY OF CLAM RIVER. 6.25 A.

CHG DEP..CHG CLASS FROM CD    GAVE LOC ALLOWANCE  
 STIP TRIB PETITIION FOR 94  
 REMOVE LOC ALLOWANCE FOR 05

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 200/	200.00	400.00	1.0000	1.0000	200	100		40,000
Residentia 3 - 7 @\$3000		4.41 Acres			3000	100		13,239
200 Actual Front Feet, 6.25 Total Acres          Total Est. Land Value =								53,239

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

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1152 SF    Floor Area = 1152 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,152		
			Total:	151,969	98,779
Other Additions/Adjustments					
Basement, Outside Entrance, Below Grade			1	2,160	1,404
Plumbing					
Average Fixture(s)			1	1,230	799
2 Fixture Bath			1	2,596	1,687
Water/Sewer					
1000 Gal Septic			1	4,550	2,957
Water Well, 50 Feet			1	2,585	1,680
Deck					
Pine			372	4,851	2,231    *46% Good
Built-Ins					
Appliance Allow.			1	1,934	1,257
Fireplaces					
Interior 1 Story			1	4,700	3,055
Garages					
Class: CD Exterior: Pole (Unfinished)					
Base Cost			1200	25,920	17,366    *67% Good
Totals:				202,495	131,215

Notes:

ECF (416 RURAL METES & BOUNDS) 0.930 => TCV:                      122,030

2024 Est. T.C.V. 009-035-017-00                      =                      175,269

Est. TCV/Total Floor Area = 152.14

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
85,700	85,700	85,700	51,980	5.00	
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,900	0	2,599	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
87,600	87,600	87,600	54,579	54,579	54,579



009-035-018-00	2024 Est. T.C.V.	VANHOUTEN CLIFFORD J & SALLY TRUST
Property Class: 402		S DICKERSON RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 35 T22N R8W W 1/2 OF S 1/2 OF N 1/2 OF NW 1/4 OF SW 1/4. 5A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS  
\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia PARTOF>10@\$3000		5.00	Acres	3000	100			15,000
		5.00	Total Acres				Total Est. Land Value =	15,000

2024 Est. T.C.V. 009-035-018-00 = 15,000

Est. TCV/Total Floor Area = 13.02

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
7,000	7,000	7,000	5,106	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	500	0	255	0		
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
7,500	7,500	7,500	5,361	5,361	5,361	

009-035-018-50	2024 Est. T.C.V.	VANHOUTEN CLIFFORD J & SALLY TRUST
Property Class: 402		S DICKERSON RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 35 T22N R8W E 1/2 OF S 1/2 OF N 1/2 OF NW 1/4 OF SW 1/4 LYING WzLY OF CLAM RIVER. 5A.

SAME OWNER OWNS FRONT 5 ACRES

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia PARTOF>10@\$3000		5.00 Acres			3000	100		15,000
		5.00 Total Acres			Total Est.	Land Value =		15,000

2024 Est. T.C.V. 009-035-018-50 = 15,000

Est. TCV/Total Floor Area = 13.02

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
7,000	7,000	7,000	4,918	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	500	0	245	0		
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
7,500	7,500	7,500	5,163	5,163	5,163	



Parcel Number: 009-035-019-00

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Est. TCV/Total Floor Area = 158.12, Most recent sale 05/01/1996 for 3,500

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
96,800	96,800	96,800	47,641	5.00		
2024 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	11,400	0	0	2,382	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
108,200	108,200	108,200	50,023	50,023	50,023	

009-035-019-10	2024 Est. T.C.V.	DICK RONALD L & BETTE JO TRUSTEES
Property Class: 102		S DICKERSON RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 35 T22N R8W (2\*2005) S 1/2 OF NW 1/4 OF SW 1/4 EXC S/2 OF SW/4 OF NW/4  
 OF SW/4 & EXC S 134 FT OF W 225 FT OF N/2 OF S/2 OF NW/4 OF SW/4 & EXC BEG S 0  
 DEG 0'44" W 653.46 FT & S 89 DEG 45'09" E 1170.38 FT FROM W 1/4 COR TH S 89 DEG  
 45'09" E 150 FT, S 0 DEG 01'27" W 100 FT N 44 DEG 46'54" W 90 FT, N 66 DEG 59'12"  
 W 94.04 FT TO POB & EXC W 554 FT OF N 160 FT THOF. 12.106 A M/L

05 Split from 035-019-00 for 06

Land Value Estimates for Land Table Ag 1 .A - Agriculture

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
AGRICULTRU 8 - 17 Acres		12.10 Acres			3900	100		47,190
		12.10 Total Acres			Total Est. Land Value =			47,190

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Agricultural Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
8' DIAMETER WELL	15,750.00	1	89	14,017
Total Estimated Land Improvements True Cash Value =				14,017

2024 Est. T.C.V.	009-035-019-10	=	61,207		
Est. TCV/Total Floor Area = 44.74, Most recent sale 04/15/2005 for 0					
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
28,200	28,200	28,200	15,913	5.00	
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,400	0	795	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
30,600	30,600	30,600	16,708	16,708	16,708



Parcel Number: 009-035-019-75

Page: 2

2024 Est. T.C.V. 009-035-019-75						=	112,991
Est. TCV/Total Floor Area = 77.60, Most recent sale 03/06/2012 for 28,778							
2023 Assessed		MBOR	S.E.V.	Base for Cap	C.P.I.		
	48,700	48,700	48,700	26,259	5.00		
2024	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	7,800	0	0	1,312	0	
2024 Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
	56,500	56,500	56,500	27,571	27,571	0	

009-035-019-80 2024 Est. T.C.V. BRUNINK TARIN & BRIAN  
 Property Class: 401 5661 S DICKERSON RD  
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

SEC 35 T22N R8W (3\*2004)  
 N 160 FT OF W 300 FT OF N 1/2 OF S 1/2 OF NW 1/4 OF SW 1/4 EXC N 33 FT THOF.  
 .8747 A

Split for 94  
 96 Split .30 Ac to 019-75 for 97  
 04 Split .29 Ac to 019-94 for 05 Exempt..(Adjacent Land Owner)

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 90/FF	127.00	300.00	1.1202	0.9306	90	100		11,916
127 Actual Front Feet, 0.88 Total Acres Total Est. Land Value =								11,916

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.18	1200	0	0
Fencing: Wire Mesh, #9	3.79	100	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

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

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1438 SF Floor Area = 1438 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,022		
1 Story	Siding	Crawl Space	416		
Total:				203,102	142,170

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,476	1,033
3 Fixture Bath	1	4,646	3,252

Water/Sewer

1000 Gal Septic	1	4,864	3,405
Water Well, 50 Feet	1	2,686	1,880

Porches

CCP (1 Story)	128	3,528	2,470
Foundation: Shallow	128	-1,046	-732
WCP (1 Story)	48	3,013	2,109

Built-Ins

Appliance Allow.	1	2,766	1,936
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Fireplaces

Interior 1 Story	1	5,338	3,737
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Garages

Class: C Exterior: Pole (Unfinished)

Base Cost	2412	58,202	40,741
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Totals: 288,575 202,001

Notes:

ECF (416 RURAL METES & BOUNDS) 0.930 => TCV: 187,861



Parcel Number: 009-035-019-80

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2024 Est. T.C.V. 009-035-019-80	=	200,727				
Est. TCV/Total Floor Area = 139.59, Most recent sale 12/16/2020 for 190,000						
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
96,100	96,100	96,100	86,121	5.00		
2024	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	4,300	0	0	4,306	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
100,400	100,400	100,400	90,427	90,427	90,427	



009-035-019-95                      2024 Est. T.C.V.                      VANHOUTEN CLIFFORD J & SALLY TRUST  
 Property Class: 402                      S DICKERSON RD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

. SEC 35 T22N R8W BEG S 0 DEG 0'44" W 653.46 FT & S 89 DEG45'09" E 1170.38 FT  
 FROM W 1/4 COR TH S 89 DEG 45'09" E 150 FT, S 0 DEG 01'27" W100 FT N 44 DEG  
 46'54" W 90 FT, N 66 DEG59'12" W 94.04 FT TO POB. .17A.

IRREGULAR SHAPE..SAME OWNER OWNS ADJOINING PCLS.  
 REDUCED NEG SIZE ADJ FOR 05..IS BUILDABLE LOT.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia PARTOF>10@\$3000		0.17 Acres			3000	100		510
		0.17 Total Acres					Total Est. Land Value =	510

2024 Est. T.C.V. 009-035-019-95                      =                      510

Est. TC/Total Floor Area = 0.35

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
200	200	200	200	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	100	0	0	10	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
300	300	300	210	210	210	



Est. TCV/Total Floor Area = 134.33

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
122,100	122,100	122,100	80,449	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,800	0	0	4,022	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
125,900	125,900	125,900	84,471	84,471	84,471	



Parcel Number: 009-035-021-10

Page: 2

Exterior 1 Story	1	6,513	5,210
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Totals:	295,503	236,414
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Notes:

ECF (416 RURAL METES & BOUNDS) 0.930 => TCV: 219,865

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2024 Est. T.C.V. 009-035-021-10 = 448,360

Est. TCV/Total Floor Area = 361.58

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
205,000	205,000	205,000	107,778	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	19,200	0	0	5,388	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
224,200	224,200	224,200	113,166	113,166	0	





009-035-021-80                      2024 Est. T.C.V.                      TOTTON EDWARD & MARIANNE (LE)  
 Property Class: 401                      5485 S RIVERVIEW DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

. SEC 35 T22N R8W E 200 FT OF SW 1/4 OF NW 1/4 EXC N 282 FT THOF. 4.4628A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 200/	200.00	971.39	1.0000	1.2483	200	100		49,934
200 Actual Front Feet, 4.46 Total Acres                      Total Est. Land Value =								49,934

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Split, 2 Rail	16.48	100	50	824
D/W/P: 3.5 Concrete	6.58	1488	0	0
Wood Frame	24.08	256	50	3,082
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
Total Estimated Land Improvements True Cash Value =				6,281

Cost Est. for Res. Bldg: 1 Single Family LOG                      Cls C 5 Blt 1991

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1120 SF      Floor Area = 1680 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Pine Logs	Basement	1,120		
			Total:	223,045	167,293

Other Additions/Adjustments

Recreation Room	750	14,498	10,873
Basement, Outside Entrance, Below Grade	1	2,560	1,920

Plumbing

Average Fixture(s)	1	1,476	1,107
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Water/Sewer

1000 Gal Septic	1	4,864	3,648
Water Well, 50 Feet	1	2,686	2,014

Deck

Pine w/Roof (Deck Portion)	160	2,856	2,142
Pine w/Roof (Roof portion)	160	2,789	2,092
Pine w/Roof (Deck Portion)	160	2,856	2,142
Pine w/Roof (Roof portion)	160	2,789	2,092
w/Roof (Roof portion)	72	1,374	1,030

Garages

Class: CD Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	896	37,345	28,009
Door Opener	2	970	727
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	1024	32,932	24,699

Built-Ins

Appliance Allow.	1	2,766	2,074
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Fireplaces

Exterior 1 Story	1	6,513	4,885
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Totals:                      342,319                      256,747

Notes:

Parcel Number: 009-035-021-80

Page: 2

ECF (416 RURAL METES &amp; BOUNDS) 0.930 =&gt; TCV: 238,775

2024 Est. T.C.V. 009-035-021-80						=	294,990
Est. TCV/Total Floor Area = 175.59							
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
143,600	143,600	143,600	97,442	5.00			
2024	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
	0	3,900	0	4,872	0		
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
147,500	147,500	147,500	102,314	102,314	102,314		

009-035-021-90	2024 Est. T.C.V.	MORRIS SHERYL & JERMEY
Property Class: 401		5285 S RIVERVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 35 T22N R8W N 282 FT OF E 200 FT OF SW1/4 OF NW1/4 EXC N 66 FT THOF.  
.9918A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C>	.50	-1.0	AC	M/L	12000	100		12,000
200 Actual Front Feet, 0.99 Total Acres								Total Est. Land Value = 12,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.89	900	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1 Single Family HUD Cls CD Blt 1988

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 1456 SF Floor Area = 1456 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,456		
Total:				163,104	114,172

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,230	861
3 Fixture Bath	1	3,860	2,702

Water/Sewer

1000 Gal Septic	1	4,550	3,185
Water Well, 50 Feet	1	2,585	1,809

Deck

Treated Wood	192	3,936	2,755
Pine w/Roof (Deck Portion)	136	2,511	1,758
Pine w/Roof (Roof portion)	136	2,194	1,536

Garages

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

Base Cost	672	24,810	17,367
Common Wall: 1 Wall	1	-2,512	-1,758
Door Opener	1	485	339

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

Base Cost	672	24,810	17,367
Common Wall: 1 Wall	1	-2,512	-1,758
Door Opener	1	485	339

Built-Ins

Appliance Allow.	1	1,934	1,354
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Fireplaces

Interior 1 Story	1	4,700	3,290
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Totals: 236,170 165,318

Notes: '88 FAIRMONT MANU

ECF (416 RURAL METES & BOUNDS) 0.750 => TCV: 123,989

Parcel Number: 009-035-021-90

Page: 2

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Est. TCV/Total Floor Area = 94.05, Most recent sale 08/22/2011 for 56,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
59,700	59,700	59,700	33,337	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	8,800	0	0	1,666	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
68,500	68,500	68,500	35,003	35,003	35,003	



Parcel Number: 009-035-022-00

Page: 2

2024 Est. T.C.V. 009-035-022-00			=	252,541		
Est. TCV/Total Floor Area = 194.26						
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
123,200	123,200	123,200	82,009	5.00		
2024	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	3,100	0	0	4,100	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
126,300	126,300	126,300	86,109	86,109	86,109	



Parcel Number: 009-035-023-00

Page: 2

ECF (416 RURAL METES &amp; BOUNDS) 0.930 =&gt; TCV: 181,370

2024 Est. T.C.V. 009-035-023-00	=	236,278			
Est. TCV/Total Floor Area = 187.52, Most recent sale 09/16/2016 for 154,000					
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
115,300	115,300	115,300	85,956	5.00	
2024	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	2,800	0	4,297	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
118,100	118,100	118,100	90,253	90,253	90,253



009-035-024-00	2024 Est. T.C.V.	PACKARD AMY NICHOLSON &
Property Class: 401		7380 W CADILLAC RD
Map #:	LAKE TOWNSHIP	MC BAIN, MI 49657

. SEC 35 T22N R8W BEG 791 FT N OF THE SE COR OF SW 1/4 TH E AND PAR WITH S SEC  
LINE 1000 FT TH N TO CEN THREAD LINE OF CLAM RIVER TH W'LY AND N'LY ALONG CEN  
THREAD TO E LINE OF SE 1/4 OF SW 1/4 TH S TO POB EXC W 180 FT THEREOF SUBJECT TO  
EASEMENTS OF RECORD. 4.6376 A. 2021-04021 AMEND 2ND SHARED DRIVEWAY AGREEMENT

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Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 200/	200.00	400.00	1.0000	1.0000	200	100		40,000
Residential 1 - 2.99 @\$7000		2.80 Acres			7000	100		19,607
200 Actual Front Feet, 4.64 Total Acres					Total Est.		Land Value =	59,607

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Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
Total Estimated Land Improvements				True Cash Value = 2,375

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

(11) Heating System: Forced Heat & Cool  
Ground Area = 956 SF Floor Area = 956 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	956		
			Total:	142,716	92,766

Other Additions/Adjustments

Recreation Room	550	10,632	6,911
Basement, Outside Entrance, Below Grade	1	2,560	1,664

Plumbing

Average Fixture(s)	1	1,476	959
3 Fixture Bath	1	4,646	3,020

Water/Sewer

1000 Gal Septic	1	4,864	3,162
Water Well, 100 Feet	1	5,808	3,775

Porches

WCP (1 Story)	84	4,364	2,837
WGEP (1 Story)	156	12,829	8,339
WPP	42	1,910	1,241

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	576	22,285	14,485
Class: D Exterior: Pole (Unfinished)			
Base Cost	1560	29,780	19,357

Built-Ins

Appliance Allow.	1	2,766	1,798
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Fireplaces

Interior 1 Story	1	5,338	3,470
Direct-Vented Gas	1	3,021	1,964

Totals: 254,995 165,748

Notes:

Parcel Number: 009-035-024-00

Page: 2

ECF (416 RURAL METES &amp; BOUNDS) 0.930 =&gt; TCV: 154,146

2024 Est. T.C.V. 009-035-024-00	=	216,128			
Est. TCV/Total Floor Area = 226.08, Most recent sale 12/15/2021 for 245,000					
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
105,700	105,700	105,700	99,225	5.00	
2024	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	2,400	0	4,961	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
108,100	108,100	108,100	104,186	104,186	0



ECF (416 RURAL METES & BOUNDS) 0.930 => TCV: 224,038

2024 Est. T.C.V. 009-035-025-00 = 280,444

Est. TCV/Total Floor Area = 149.09

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
136,700	136,700	136,700	72,551	5.00		
2024 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,500	0	0	3,627	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
140,200	140,200	140,200	76,178	76,178	76,178	

009-035-026-00	2024 Est. T.C.V.	DICK SCOTT
Property Class: 401		7650 W CADILLAC RD
Map #:	LAKE TOWNSHIP	MC BAIN, MI 49657

2017-01665 SEC 35 T22N R8W BEG 770 FT W & 791 FT N OF SE COR OF SW 1/4 TH E 200 FT N TO THRD LINE OF CLAM RIVER W'LY & N'LY ALG RIVER TO N LINE OF SE 1/4 OF SW 1/4 W TO PT 350 FT E OF NW COR OF SE 1/4 OF SW 1/4 S'LY TO POB. 3.6 A M/L INCLUDING AN EASEMENT FOR INGRESS & EGRESS BEG AT PT 850' W OF THE S1/4 POST OF SEC35 T22N R8W, TH N 991'; TH EAST 2 RODS; TH S 991'; TH WEST 2 RODS TO POB.

CORRECT RIVER FRONTAGE FOR 05 WAS ON ROLL FOR 100 FT...

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 200/	200.00	784.08	1.0000	1.1832	200	100		47,330
200 Actual Front Feet, 3.60 Total Acres								Total Est. Land Value = 47,330

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Split, 2 Rail	15.53	50	94	730
Wood Frame	21.45	252	35	1,892
Total Estimated Land Improvements True Cash Value =				2,622

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

(11) Heating System: Electric Baseboard  
 Ground Area = 912 SF Floor Area = 912 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	912		
			Total:	124,578	74,746

Other Additions/Adjustments

Recreation Room	912	16,899	4,225
Basement, Outside Entrance, Below Grade	1	2,160	1,296

Plumbing

Average Fixture(s)	1	1,230	738
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Water/Sewer

1000 Gal Septic	1	4,550	2,730
Water Well, 50 Feet	1	2,585	1,551

Porches

WGEP (1 Story)	64	6,572	3,943	
WGEP (1 Story)	178	12,800	9,472	*74% Good

Deck

Treated Wood	144	3,264	1,958
Treated Wood	24	1,073	644

Built-Ins

Appliance Allow.	1	1,934	1,160
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Totals: 177,645 102,463

Notes:

ECF (416 RURAL METES & BOUNDS) 0.930 => TCv: 95,290

2024 Est. T.C.V. 009-035-026-00 = 145,242

Est. TCv/Total Floor Area = 159.26, Most recent sale 05/17/2017 for 102,500

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
71,100	71,100	71,100	57,149	5.00
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses

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0	1,500	0	0	2,857	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
72,600	72,600	72,600	60,006	60,006	60,006



Parcel Number: 009-035-027-00

Page: 2

2024 Est. T.C.V. 009-035-027-00	=	273,129			
Est. TCV/Total Floor Area = 171.56, Most recent sale 04/15/2005 for 325,000					
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
133,100	133,100	133,100	95,174	5.00	
2024	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	3,500	0	4,758	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
136,600	136,600	136,600	99,932	99,932	99,932



009-035-028-00                      2024 Est. T.C.V.                      GISCHIA JEFFREY T & DEBORAH A  
 Property Class: 402                      W BLUE RD  
 Map #:                                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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SEC 35 T22N R8W (11\*TRACT\*2001) N 715 FT OF W 1/2 OF SE 1/4. 21.6667A.

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Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia PARTOF>80@\$2800	21.60	Acres	2800	100				60,480
	21.60	Total Acres	Total Est. Land Value =					60,480

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2024 Est. T.C.V. 009-035-028-00                      =                      60,480

Est. TCV/Total Floor Area = 37.99, Most recent sale 10/01/2001 for 170,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
25,900	25,900	25,900	22,680	5.00		
2024 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	4,300	0	0	1,134	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
30,200	30,200	30,200	23,814	23,814	23,814	

009-035-028-60	2024 Est. T.C.V.	MUSSELMAN JOHN & MARIA
Property Class: 401		7575 W BLUE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 35 T22N R8W (2\*2005) BEG N 89 D 40' 12" W 66 FT, S 00 D 01' 58" W 725.78 FT, N 89 D 43' 12" W 809.86 FT FROM NE COR OF SW 1/4 TO E BANK OF CLAM RIVER & POB: TH S 89D 43' 12" E 809.86 FT, N 00 D 01' 58" E 725.78 FT, S 89 D 40' 12" E 66 FT, S 00D 01' 58" W 872.15 FT, S 87 D 42' 21' W 133.54 FT, S 05D 15' 27" E 125.60 FT, S 52D 03' 58" W 265.53 FT, S 64D 48' 34" W 171.06 FT, N 60 D 38' 49" W 117.18 FT TO E'LY BANK OF CLAM RIVER, TH N & W ALONG RIVER TO POB. ALSO E 66 FT OF S 330 FT OF SE1/4/ OF NW 1/4 6.2 A.  
 SPLIT ON 10/19/2005 INTO 009-035-028-70;

OHG = LIVING AREA ABOVE GRG  
 CHG SWAMP ADJ FROM -25 TO -5 % FOR 05..NOT A 25% NEG FACTOR TO MARKET VAULE!!!  
 SAN

Split/Comb. on 10/19/2005 completed 10/19/2005 RAY ;  
 Parent Parcel(s): 009-035-028-60;  
 Child Parcel(s): 009-035-028-70;

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

		* Factors *						
				W'LY BOUNDARY IS RIVER				
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 200/	200.00	400.00	1.0000	1.0000	200	100		40,000
Residentia 3 - 7 @\$3000		4.36 Acres			3000	100		13,089
200 Actual Front Feet, 6.20 Total Acres Total Est. Land Value =								53,089

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	32.30	80	74	1,912

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
Total Estimated Land Improvements True Cash Value =				4,287

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C 5 Blt 1993

(11) Heating System: Forced Hot Water  
 Ground Area = 1184 SF Floor Area = 1716 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=82/100/100/100/82

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	336		
1 Story	Siding	Basement	848		
1 Story	Siding	Overhang	364		
Total:				235,262	192,943

Other Additions/Adjustments

Recreation Room	172	3,325	2,726
Basement, Outside Entrance, Above Grade	1	1,870	1,533

Plumbing

Average Fixture(s)	1	1,476	1,210
3 Fixture Bath	2	9,291	7,619
2 Fixture Bath	1	3,108	2,549

Water/Sewer

1000 Gal Septic	1	4,864	3,988
Water Well, 100 Feet	1	5,808	4,763

Deck

Pine w/Roof (Deck Portion)	160	2,856	2,342
Pine w/Roof (Roof portion)	160	2,789	2,287
Treated Wood	255	4,855	3,981

Parcel Number: 009-035-028-60

Page: 2

w/Roof (Roof portion)	80	1,509	1,237
Garages			
Class: C Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	728	35,374	29,007
Common Wall: 1 Wall	1	-2,686	-2,203
Door Opener	2	1,093	896
Class: C Exterior: Pole (Unfinished)			
Base Cost	480	14,726	12,075
No Concrete Floor	480	-3,187	-2,613
Built-Ins			
Appliance Allow.	1	2,766	2,268
Fireplaces			
Prefab 1 Story	1	2,592	2,125
	Totals:	327,691	268,733

Notes:

ECF (416 RURAL METES &amp; BOUNDS) 0.930 =&gt; TCV: 249,921

2024 Est. T.C.V. 009-035-028-60		=	307,297		
Est. TCV/Total Floor Area = 179.08					
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
149,700	149,700	149,700	85,937	5.00	
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	3,900	0	0	4,296	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
153,600	153,600	153,600	90,233	90,233	90,233

009-035-028-70	2024 Est. T.C.V.	MUSSELMAN JOHN & MARIA
Property Class: 402		W BLUE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 35 T22N R8W (2\*2005) BEG AT NE COR OF SW/4 TH S 00 D 01' 58" W 872.15 FT, S 87 D 42' 21" W 133.54 FT, S 05 D 15' 27"E 125.6 FT S 52D 03' 38" W 265.53 FT, S 64 D 48' 34" W 171.06 FT, N 60 D 38' 49" W 117.18 FT TO THE E'LY BANK OF CLAM RIVER & POB. TH S 60D 38' 49" E 117.18 FT, N 64D 48' 34' E 171.06 FT, N 52D 05' 58" E 265.53 FT, N 05D 15' 27" W 125.6 FT, N 87D 42' 21" E 133.54 FT, S 00 D 01' 58" W 77.85 FT N 89D 58' 02" E 66 FT, S 00D 00' 08" W 434.38 FT, TO THE N & E BANK OF CLAM RIVER, TH N &W ALONG RIVER TO POB. --5.8 A.--  
Split on 10/19/2005 from 009-035-028-60;

Split/Comb. on 10/19/2005 completed 10/19/2005 RAY ;  
Parent Parcel(s): 009-035-028-60;  
Child Parcel(s): 009-035-028-70;

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Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

Description	Frontage	Depth	* Factors *		Rate	%Adj.	Reason	Value
			Front	Depth				
I 200' @ 200/	200.00	400.00	1.0000	1.0000	200	100		40,000
Residentia INFERIOR@\$1400		3.96 Acres			1400	100		5,548
200 Actual Front Feet, 5.80 Total Acres					Total Est. Land Value =			45,548

2024 Est. T.C.V. 009-035-028-70 = 45,548

Est. TCV/Total Floor Area = 26.54

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
22,800	22,800	22,800	16,298	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	814	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
22,800	22,800	22,800	17,112	17,112	17,112	

009-035-028-80 2024 Est. T.C.V. GRUMM ASHLEY  
 Property Class: 401 7477 W BLUE RD  
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

. SEC 35 T22N R8W W 1/2 OF SE 1/4 LYING N'LY OF CLAM RIVER EXC N 715 FT THOF.  
 ALSO BEG 950 FT S OF NE COR OF SW 1/4 TH W 66 FT, S TO CLAM RIVER, E'LY ALONG  
 RIVER TO N-S 1/4 LINE, N TO POB.

FORMERLY DESCRIBED AS: . SEC 35 T22N R8W W 1/2 OF SE 1/4 LYING N'LY OF CLAM  
 RIVER EXC N 715 FT THOF. ALSO BEG 950 FT S OF NE COR OF SW 1/4 TH W 66 FT, S TO  
 CLAM RIVER, E'LY ALONG RIVER TO N-S 1/4 LINE, N TO POB. 33.4333A.

NEW HOUSE FOR 02

CHG RIVER FRONTAGE FROM 930 TO 1300 FOR 05

SPLIT FROM 028-00 FOR 94

Land Value Estimates for Land Table Res 6. RES 6 RURAL ACREAGE & LOTS

\* Factors \* S'LY BOUNDARY IS RIVER

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 200/	200.00	400.00	1.0000	1.0000	200	100		40,000
Residential 18 -29 @\$3000		24.23 Acres			3000	100		72,681
200 Actual Front Feet, 26.06 Total Acres					Total Est.		Land Value =	112,681

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.18	600	0	0
Wood Frame	28.83	100	94	2,710
Wood Frame	24.45	220	94	5,056
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
Total Estimated Land Improvements True Cash Value =				10,141

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C 10 Blt 2001

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1185 SF Floor Area = 1378 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=91/100/100/100/91

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Basement	771		
1 Story	Siding	Crawl Space	293		
1 Story	Siding	Crawl Space	121		
			Total:	205,279	186,796

Other Additions/Adjustments

Recreation Room	771	14,903	13,562
Basement, Outside Entrance, Below Grade	1	2,560	2,330

Plumbing

Average Fixture(s)	1	1,476	1,343
3 Fixture Bath	1	4,646	4,228

Water/Sewer

1000 Gal Septic	1	4,864	4,426
Water Well, 100 Feet	1	5,808	5,285

Porches

WGEP (1 Story)	147	12,344	11,233
WPP	199	4,539	4,130
WCP (1 Story)	138	6,167	5,612
CCP (1 Story)	99	2,781	2,531

Deck

Parcel Number: 009-035-028-80

Page: 2

Treated Wood	384	6,355	5,783
Treated Wood w/Roof (Deck Portion)	9	411	374
Treated Wood w/Roof (Roof portion)	9	202	184

## Garages

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

Base Cost	919	42,090	38,302
Common Wall: 1 Wall	1	-2,686	-2,444
Door Opener	2	1,093	995

## Built-Ins

Appliance Allow.	1	2,766	2,517
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## Fireplaces

Wood Stove	1	2,551	2,321
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Totals:		318,149	289,508
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## Notes:

ECF (416 RURAL METES & BOUNDS) 0.930 => TCV: 269,242

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2024 Est. T.C.V. 009-035-028-80 = 392,064

Est. TCV/Total Floor Area = 284.52, Most recent sale 07/30/2019 for 280,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
186,700	186,700	186,700	144,737	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	9,300	0	7,236	0		
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
196,000	196,000	196,000	151,973	151,973	151,973	

009-035-029-00  
 Property Class: 102  
 Map #:

2024 Est. T.C.V.  
 LAKE TOWNSHIP

DICK RONALD L & BETTE J TRUSTEES  
 S DICKERSON RD  
 LAKE CITY, MI 49651

SEC 35 T22N R8W (7\*2014) SW 1/4 OF SW 1/4 EXC BEG N 0 DEG 41'15"E 243.9 FT FROM SW COR, TH N 0 DEG 41'15"E 313.62 FT, S 88 DEG 22'54"E 317.6 FT, S 08 DEG 04'01"E 146.12 FT, S 10 DEG 49'47"W 167.54 FT, N 89 DEG 08'54"W 310.31 FT TO POB. ALSO BEG 770 FT W OF SE COR OF SE 1/4 OF SW 1/4, TH N 791 FT, NW'LY TO A PT 350 FT E OF NW COR OF SE 1/4 OF SW 1/4, W 350 FT, S TO S SEC LINE, E TO POB. 52.54 A M/L. SPLIT ON 02/12/2015 INTO 009-035-029-70;

FORMERLY: 2012 PER OWNER REQUEST COMBINED

SEC 35 T22N R8W SW 1/4 OF SW 1/4. 40A.

&

SEC 35 T22N R8W BEG 770 FT W OF SE COR OF SE 1/4 OF SW 1/4 TH N 791 FT, NW'LY TO A PT 350 FT E OF NW COR OF SE 1/4 OF SW 1/4, W 250 FT, S TO S SEC LINE, E TO POB. 14.7494A.

NEW 2 STY GRG FOR 93

Split/Comb. on 02/11/2015 completed 02/11/2015 TIM SALE OF 2.34A HOUSE, BARN & SHED;

Parent Parcel(s): 009-035-029-00;

Child Parcel(s): 009-035-029-10;

-----  
 2/11/2015 SALE OF HOUSE, SHED & BARN 2.34 ACRES  
 2012 PER OWNER REQUEST - COMBINED 29-50 WITH 29-00

Land Value Estimates for Land Table Ag 1 .A - Agriculture

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
AGRICULTRU IRRIGATED	4700/	52.54 Acres	4700	100				246,938
		52.54 Total Acres			Total Est.		Land Value =	246,938

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Agricultural Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
8' DIAMETER WELL	15,750.00	1	88	13,860
Total Estimated Land Improvements True Cash Value =				13,860

2024 Est. T.C.V. 009-035-029-00 = 260,798

Est. TCV/Total Floor Area = 189.26, Most recent sale 05/31/2006 for 280,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
104,100	104,100	104,100	63,588	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	26,300	0	3,179	0		
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
130,400	130,400	130,400	66,767	66,767	66,767	





009-035-029-70                                 2024 Est. T.C.V.                                 ZORN JASON & ASHLEY  
 Property Class: 401                                 5921 S DICKERSON RD  
 Map #:   LAKE TOWNSHIP                                 LAKE CITY, MI 49651

SPLIT ON 02/11/2015 FROM 009-035-029-00;  
 THE SW 1/4 OF SEC 35 T22N R8W LAKE TOWNSHIP MISSAUKEE COUNTY MICHIGAN COM SW CNR OF SAID SECTION THENCE N00DEG41'15"E ALONG THE WEST SEC LINE 243.9' TO POB THENCE CONTINUING N00DEG 41'19"E ALONG SAID LINE 313.62' THENCE S88DEG 22'54"E 317.60' THENCE S08DEG 04'01"E 146.12' THENCE S10DEG49'47"W 167.54' THENCE N89DEG 08'54"W 310.31' TO POB 2.34A M/L SUBJECT TO THE ROW FOR DICKERSON RD ACROSS THE WESTERLY 33' THEREOF AS DEPICTED ON THE CERTIFICATE OF SURVEY. SUBJECT TO ALL AGREEMENTS, COVENANTS, EASEMENTS, AND RESTRICTIONS OF RECORD, IF ANY.

Split/Comb. on 02/11/2015 completed 02/11/2015 TIM                 SALE OF 2.34A HOUSE,  
 BARN & SHED;

Parent Parcel(s): 009-035-029-00;

Child Parcel(s): 009-035-029-10;

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 90/FF	313.62	289.00	0.8936	0.9220	90	100		23,255
314 Actual Front Feet, 2.08 Total Acres                 Total Est. Land Value =								23,255

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Crushed Rock	2.19	2000	0	0
Wood Frame	20.08	462	50	4,638
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				5,588

Cost Est. for Res. Bldg: 1 Single Family 1.5S                                 Cls CD                 Blt 1909

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1428 SF     Floor Area = 1974 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1.5 Story	Siding	Basement	1,092			
1 Story	Siding	Slab	336			*73% Good
Total:				210,432	121,451	

Other Additions/Adjustments

Plumbing

Average Fixture(s)                                 1                 1,230                 676

Water/Sewer

1000 Gal Septic                                 1                 4,550                 2,502  
 Water Well, 100 Feet                                 1                 5,640                 3,102

Porches

CSEP (1 Story)                                 154                 6,095                 3,352  
 CCP (1 Story)                                 112                 2,854                 1,570

Deck

Treated Wood                                 160                 3,498                 1,924  
 Treated Wood                                 64                 1,980                 1,089

Garages

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

Base Cost	784	27,628	15,195
Common Wall: 1 Wall	1	-2,512	-1,382
Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)			
Storage Over Garage	1000	12,230	6,726

Parcel Number: 009-035-029-70

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Base Cost	1120	35,862	19,724
Class: CD Exterior: Pole (Unfinished)			
Storage Over Garage	560	6,849	3,767
Base Cost	1120	24,192	13,306
Built-Ins			
Appliance Allow.	1	1,934	1,064
Totals:		342,462	194,066

Notes:

ECF (416 RURAL METES &amp; BOUNDS) 0.930 =&gt; TCV: 180,481

2024 Est. T.C.V. 009-035-029-70		=	209,324		
Est. TCV/Total Floor Area = 106.04					
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
99,100	99,100	99,100	72,410	5.00	
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	5,600	0	0	3,620	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
104,700	104,700	104,700	76,030	76,030	76,030





009-035-030-00                      2024 Est. T.C.V.                      PARKER PATRICK D & CAROL J  
 Property Class: 401                         7260 W CADILLAC RD  
 Map #:                                      LAKE TOWNSHIP                              MC BAIN, MI 49657

. SEC 35 T22N R8W BEG AT S 1/4 POST TH N 791 FT E 1000 FT N TO C/L OF CLAM R E  
 ALONG R TO E LINE OF SW 1/4 OF SE 1/4 S TO SEC LINE W TO POB & W 10 FT OF N 300  
 FT OF S 600 FT OF SE 1/4 OF SE 1/4. 18.6677A.

60X60 HORSE BARN @45% FOR 03  
 REMOVE SWAMP ADJ FOR 05..NOT A NEGATIVE FACTROR TO OVERALL MARKET VALUE

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

* Factors *						NE'LY BOUNDARY IS RIVER		
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 200/	200.00	400.00	1.0000	1.0000	200	100		40,000
Residentia 18 -29 @\$3000			12.74 Acres		3000	100		38,226
Residentia INFERIOR@\$1400			10.00 Acres		1400	100		14,000
200 Actual Front Feet, 24.58 Total Acres              Total Est. Land Value =								92,226

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wrought iron	11.00	200	94	2,068
Wood Frame	20.08	950	50	9,538

  

Ad-Hoc Unit-In-Place Items				
Description	Rate	Size	% Good	Cash Value
/CI16/YARI/FARAR/ADDFWPL	0.47	5000	100	2,350
Total Estimated Land Improvements True Cash Value =				13,956

Cost Est. for Res. Bldg: 1 Single Family 1S                      CIs CD                      Blt 1973

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1824 SF      Floor Area = 1824 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,824		
Total:				223,678	134,206

Other Additions/Adjustments

Exterior  
 Brick Veneer                                      324                      5,122                      3,073

Plumbing  
 Average Fixture(s)                              1                      1,230                      738

Water/Sewer  
 1000 Gal Septic                                      1                      4,550                      2,730  
 Water Well, 50 Feet                              1                      2,585                      1,551

Deck  
 Treated Wood w/Roof (Deck Portion)                      512                      7,491                      4,495  
 Treated Wood w/Roof (Roof portion)  
 w/Roof (Roof portion)                      512                      7,045                      4,227  
    1088                      14,895                      8,937

Garages

Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)  
 Base Cost                                      352                      16,065                      9,639  
 Common Wall: 1 Wall                              1                      -2,512                      -1,507  
 Class: CD Exterior: Pole (Unfinished)  
 Base Cost                                      912                      20,876                      12,526

Built-Ins  
 Appliance Allow.                              1                      1,934                      1,160

Fireplaces  
 Exterior 1 Story                              1                      5,707                      3,424

Parcel Number: 009-035-030-00

Page: 2

## Lump Sum Items

504 SQ FT FV BARN	500	300
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Totals:	309,166	185,499
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## Notes:

ECF (416 RURAL METES & BOUNDS) 0.930 => TCV:	172,514
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Ag. Bld 1 2011, No-Wall Loafing Shed	Class:D,Pole	Quality:Low Cost
Height: 10 ft		

Description	Rate	Size	Cost New
Base Cost	3.74	1152	4,308

Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70	Depr. Cost =	3,016
ECF (416 RURAL METES & BOUNDS) 0.930 => TCV of Bldg: 1 =		2,805

Ag. Bld 2 2005, 4 Wall Stable	Class:D,Pole	Quality:Low Cost
Height: 14 ft		

Description	Rate	Size	Cost New
Base Cost	16.65	3000	49,950
Default Walls	6.69	3000	20,070

Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70	Depr. Cost =	49,014
ECF (416 RURAL METES & BOUNDS) 0.930 => TCV of Bldg: 2 =		45,583

Total Estimated True Cash Value of Agricultural Buildings	=	48,388
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2024 Est. T.C.V. 009-035-030-00	=	327,084
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Est. TCV/Total Floor Area = 179.32
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2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
156,900	156,900	156,900	83,715	5.00	
2024 New Eq. Adjustment	Loss		Additions	Tax Adjustment	Losses
0	6,600	0	0	4,185	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
163,500	163,500	163,500	87,900	87,900	87,900

009-035-031-00	2024 Est. T.C.V.	BARRETT PATRICIA A TRUSTEE
Property Class: 402		WALEJUS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 35 T22N R8W E 1/2 OF SE 1/4 EXC W 10 FT OF N 300 FT OF S 600 FT OF SE 1/4 OF SE 1/4. 79.9311A.

COMBINED W/ 031,32,33 FOR 95  
 VERY NICE 80 W/RIVER PC GRG COMPLETE FOR 05 (DIRT FLOOR)

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Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

Description	Frontage	Depth	* Factors *		RIVER DIVIDES		Reason	Value
			Front	Depth	Rate	%Adj.		
I 200' @ 200/	200.00	400.00	1.0000	1.0000	200	100		40,000
Residentia 66 - 120	\$2800	39.05 Acres			2800	100		109,332
Residentia INFERIOR@\$1400		39.05 Acres			1400	100		54,666
200 Actual Front Feet, 79.93 Total Acres Total Est. Land Value =								203,997

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2024 Est. T.C.V. 009-035-031-00 = 203,997

Est. TCV/Total Floor Area = 111.84

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
94,200	94,200	94,200	63,648	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	7,800	0	0	3,182	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
102,000	102,000	102,000	66,830	66,830	0	

009-036-001-00	2024 Est. T.C.V.	MISSAUKEE GOLF ASSOCIATION
Property Class: 201		5300 S MOREY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 36 T22N R8W NE 1/4 EXC BEG 18 RDS N OF SE COR OF NE 1/4 OF NE 1/4 TH W 16 RDS N 10 RDS E 16 RDS S 10 RDS TO POB & EXC N 75 FT THEREOF & EXC THAT PART NE'LY OF BEG 300 FT S OF NE COR TH N 44 DEG 40' 59" W TO INTERSECTION WITH PREVIOUS EXCEPTION. 153.2922 A.

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
COMMERCIAL 100 AC +/-			147.55	Acres	3500	100		516,425
COMMERCIAL ROW			5.75	Acres	0	100		0
			153.30	Total Acres			Total Est. Land Value =	516,425

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Commercial Local Cost Land Improvements				
Description	Rate	Size	% Good Arch Mult	Cash Value
PAVING	0.40	46000	86 100	15,824
			Total Estimated Land Improvements True Cash Value =	15,824

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1990  
 Description of Occupancy: CAL 30

Costs are taken from the Clubhouses cost schedules.

<<<<< Calculator Cost Computations >>>>>  
 Class: D Quality: Low Cost  
 Stories: 1 Story Height: 10 Perimeter: 344  
 Overall Building Height: 10

Base Rate for Upper Floors = 83.73  
 Utility Basement Basement, Base Rate for Basement = 42.59  
 (Basement Fireproofing Rate = 0.00)

(10) Heating system: Package Heating & Cooling Cost/SqFt: 20.60 100%  
 Bsmnt Heating system: Hot Water, Radiant Floor Cost/SqFt: 21.00  
 Adjusted Square Foot Cost for Upper Floors = 104.33  
 Adjusted Square Foot Cost for Basement = 63.59

Total Floor Area: 5,380	Base Cost New of Upper Floors =	561,296
Basement Area: 5,060	Base Cost New of Basement =	321,765
	Reproduction/Replacement Cost =	883,061
Eff.Age:30	Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 55 /100/100/100/55.0	
	Total Depreciated Cost =	485,684

<<<<< Segregated Cost Computations >>>>>

Costs taken from Segregated Cost Section 1: Apartments, Clubs, Hotels

Item Description	Cost	# or Height	Cost
	Col.	SqFt	Adj.
(39) Miscellaneous			
Miscellaneous Built-in Construction:			
Single Unit (Self-contained)			
Kitchen	2 Up 5583.81	1 1.000 1.000	5,584
	Total Cost of Lump-Sum Items =		5,584
	Total Cost New =		5,584

Architectural Multiplier: 1.00

	Reproduction/Replacement Cost =	5,584
Eff.Age:30	Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 55 /100/100/100/55.0	
	Total Depreciated Cost =	3,071

Unit in Place Items	Rate	Quantity	Arch	%Good	Depr.Cost
SEG 3 EXT DECK	13.48	687	1.00	64	5,927



Parcel Number: 009-036-001-00

Page: 2

ECF (201B COMMERCIAL GROUP B) 0.850 => TCV of Bldg: 1 = 420,479  
 Replacement Cost/Floor Area= 166.90 Est. TCV/Floor Area= 78.16

Cost Estimates for Commercial/Industrial Building/Section: 2 Built 1977

Costs are taken from the Sheds - Equipment 4 Wall Building cost schedules.

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

Class: D,Pole Quality: Average  
 Stories: 1 Story Height: 12 Perimeter: 220  
 Overall Building Height: 12

Base Rate for Upper Floors = 26.78

(10) Heating system: Hot Water, Radiant Floor Cost/SqFt: 12.80 100%  
 Adjusted Square Foot Cost for Upper Floors = 39.58

Total Floor Area: 2,400 Base Cost New of Upper Floors = 94,992

Reproduction/Replacement Cost = 94,992  
 Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 44 /100/100/100/44.0  
 Total Depreciated Cost = 41,796

ECF (201B COMMERCIAL GROUP B) 0.850 => TCV of Bldg: 2 = 35,527  
 Replacement Cost/Floor Area= 39.58 Est. TCV/Floor Area= 14.80

Cost Estimates for Commercial/Industrial Building/Section: 3 Built 1993

Costs are taken from the Sheds - Equipment 4 Wall Building cost schedules.

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

Class: D,Pole Quality: Average  
 Stories: 1 Story Height: 12 Perimeter: 188  
 Overall Building Height: 12

Base Rate for Upper Floors = 27.18

(10) Heating system: Hot Water, Radiant Floor Cost/SqFt: 12.99 100%  
 Adjusted Square Foot Cost for Upper Floors = 40.17

Total Floor Area: 1,920 Base Cost New of Upper Floors = 77,127

Reproduction/Replacement Cost = 77,127  
 Eff.Age:10 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 82 /100/100/100/82.0  
 Total Depreciated Cost = 63,244

ECF (201B COMMERCIAL GROUP B) 0.850 => TCV of Bldg: 3 = 53,758  
 Replacement Cost/Floor Area= 40.17 Est. TCV/Floor Area= 28.00

Cost Estimates for Commercial/Industrial Building/Section: 4 Built 0

Description of Occupancy: LAND IMPROVEMENTS: COURSE

<<<<< Segregated Cost Computations >>>>>

Costs taken from Segregated Cost Section 1: Apartments, Clubs, Hotels

Item Description	Cost Col.	Rate	# or SqFt	Height Adj.	Storys Adj.	Cost
------------------	-----------	------	-----------	-------------	-------------	------

Total Cost New = 0

Architectural Multiplier: 0.00

Reproduction/Replacement Cost = 0  
 Eff.Age:15 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 68 /100/100/100/68.0  
 Total Depreciated Cost = 0

Unit in Place Items	Rate	Quantity	Arch	%Good	Depr.Cost
/CI17/GOLC/COSR/CLAIL	101121.43	18	1.00	100	1,820,186

ECF (201B COMMERCIAL GROUP B) 0.850 => TCV of Bldg: 4 = 1,547,158

Parcel Number: 009-036-001-00

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 Total Estimated True Cash Value of Commercial/Industrial Buildings = 2,056,922
 

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2024 Est. T.C.V. 009-036-001-00 = 2,589,171

Est. TCV/Total Floor Area = 266.92

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
1,034,800	1,034,800	1,034,800	482,412	5.00		
2024 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	259,800	0	0	24,120	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
1,294,600	1,294,600	1,294,600	506,532	506,532	0	

009-036-002-00  
Property Class: 401  
Map #:

2024 Est. T.C.V.  
LAKE TOWNSHIP

CORWIN LYLE & CAROL  
5190 S MOREY RD  
LAKE CITY, MI 49651

. SEC 36 T22N R8W IN NE 1/4 OF NE 1/4 BEG 18 RDS N OF SE COR W 16 RDS N 10 RDS E  
16 RDS S 10 RDS TO BEG. 1 A.

10/4/2013 ARVILLA HAS GIVEN AWAY THE MOBILE HOME. IT'S IN PROCESS OF BEING MOVED  
OFF THE PROPERTY. TITLE IS ALREADY SIGNED OVER TO A NEW OWNER. - TIM

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP H 75/FF	165.00	264.00	1.0000	1.0000	75	100		12,375
165 Actual Front Feet, 1.00 Total Acres Total Est. Land Value =								12,375

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

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 1166 SF Floor Area = 1166 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,166		
Total:				123,519	74,111

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,025	615
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Water/Sewer

1000 Gal Septic	1	4,263	2,558
Water Well, 50 Feet	1	2,498	1,499

Porches

CCP (1 Story)	80	1,940	1,164
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Garages

Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)  
Base Cost 672 19,260 11,556

Built-Ins

Appliance Allow.	1	1,638	983
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Breezeways

Frame Wall	80	3,373	2,024
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Totals: 157,516 94,510

Notes:

ECF (416 RURAL METES & BOUNDS) 0.930 => TCV: 87,894

Cost Est. for Res. Bldg: 2 Mobile Home HUD Cls Low Blt 1968

(11) Heating System: Wall Furnace  
Ground Area = 720 SF Floor Area = 720 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Siding	Metal	720		
Expando			64		
Total:				39,720	13,902

Other Additions/Adjustments

Totals: 39,720 13,902

Notes:

ECF (416 RURAL METES & BOUNDS) 0.800 => TCV: 11,122

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2024 Est. T.C.V. 009-036-002-00					=	111,391
Est. TCV/Total Floor Area = 59.06						
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
54,800	54,800	54,800	32,525	5.00		
2024	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	900	0	0	1,626	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
55,700	55,700	55,700	34,151	34,151	0	

009-036-003-00	2024 Est. T.C.V.	MICH STATE HWY COMM
Property Class: 402		M-55
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 36 T22N R8W N 75 FT OF SEC ALSO THAT PART NE'LY OF BEG 300 FT S OF NE COR TH N 44 DEG 40' 59" W TO INTERSECTION WITH PREVIOUS DESC. 10.2532 A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$3000		10.26	Acres	3000	100			30,789
		10.26	Total Acres				Total Est. Land Value =	30,789

2024 Est. T.C.V. 009-036-003-00							=	0
Est. TCV/Total Floor Area =	0.00							
2023 Assessed	MBOR	S.E.V.		Base for Cap		C.P.I.		
0	0	0		0		5.00		
2024	New Eq. Adjustment	Loss		Additions		Tax Adjustment	Losses	
0	0	0		0		0	0	
2024 Assessed	MBOR	S.E.V.		Capped		->Taxable<-	PRE/MBT	
0	0	0		0		0	0	

009-036-004-00                            2024 Est. T.C.V.                            GILSON DONALD W JR & PENNY L  
Property Class: 401                            6693 W BLUE RD  
Map #:    LAKE TOWNSHIP                            LAKE CITY, MI 49651

SEC 36 T22N R8W NE 1/4 OF NW 1/4 EXC N 75 FT THOF AND EXC BEG 75 FT S OF NE COR  
TH S 462 FT, W 684 FT, N 273 FT, W 240 FT, N 189 FT, E 924 FT TO POB & EXC W 1/2  
OF W 1/2 THOF. 19.999A.

ADD MH ETC FOR 99    ADD PC GRG FOR 00

98 SPLIT FOR 99

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS  
\* Factors \*    236.5 X 3693 IRR

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 90/FF	236.50	3693.00	0.9590	1.7431	90	100		35,580
237 Actual Front Feet, 20.05 Total Acres                    Total Est. Land Value =								35,580

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	23.41	320	50	3,745
Total Estimated Land Improvements True Cash Value =				3,745

Cost Est. for Res. Bldg: 1 Mobile Home HUD                            Cls Average                            Blt 1998

(11) Heating System: Wall Furnace  
Ground Area = 980 SF    Floor Area = 980 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Siding	Comp.Shingle	980		
			Total:	58,052	31,929

Other Additions/Adjustments

    Skirting, Metal or Vinyl, Vertical                            168                            1,908                            1,049

Plumbing

    Average Fixture(s)    1                            964                            530

Water/Sewer

    1000 Gal Septic    1                            4,864                            2,675  
    Water Well, 100 Feet    1                            5,808                            3,194

Garages

Class: C Exterior: Pole (Unfinished)  
    Base Cost    800                            21,080                            11,594

Built-Ins

    Appliance Allow.    1                            2,766                            1,521

Totals:    95,442                            52,492

Notes:

ECF (416 RURAL METES & BOUNDS) 0.800 => TCV:                            41,994

2024 Est. T.C.V. 009-036-004-00    =                            81,319

Est. TCV/Total Floor Area = 82.98, Most recent sale 07/01/1998 for 30,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
38,500	38,500	38,500	29,827	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,200	0	0	1,491	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
40,700	40,700	40,700	31,318	31,318	31,318	

009-036-004-30 2024 Est. T.C.V. MAXWELL SANDRA & JAMES  
 Property Class: 401 6689 W BLUE RD  
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

SEC 36 T22N R8W (0\*1998) N 264 FT OF W 306 FT OF NE 1/4 OF NW 1/4 EXC N 75 FT  
 THOF AND EXC W 66 FT THOF. 1.04A.

98 SPLIT FROM 034-00 FOR 99

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 90/FF	236.00	188.00	0.9595	0.8280	90	100		16,874
236 Actual Front Feet, 1.02 Total Acres							Total Est. Land Value =	16,874

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	20.87	160	50	1,669
Wood Frame	17.91	420	50	3,761
Total Estimated Land Improvements True Cash Value =				5,430

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls D Blt 1950

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 988 SF Floor Area = 1482 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	988		
			Total:	155,217	93,130

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,025	615
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Water/Sewer

1000 Gal Septic	1	4,263	2,558
Water Well, 50 Feet	1	2,498	1,499

Deck

Treated Wood	97	2,396	1,438
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Built-Ins

Appliance Allow.	1	1,638	983
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Totals: 167,037 100,223

Notes:

ECF (416 RURAL METES & BOUNDS) 0.930 => TCV: 93,207

2024 Est. T.C.V. 009-036-004-30 = 115,511

Est. TCV/Total Floor Area = 77.94

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
54,300	54,300	54,300	30,963	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,500	0	0	1,548	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
57,800	57,800	57,800	32,511	32,511	0	





009-036-004-50 2024 Est. T.C.V. WHALEY JEANNETTE M SAPP  
 Property Class: 401 6577 W BLUE RD  
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

SEC 36 T22N R8W (0\*1998) BEG 466 FT E & 75 FT S OF NW COR OF NE 1/4 OF NW 1/4 TH  
 S 231 FT, E 194 FT, N 231 FT, W 194 FT TO POB. 1.029A.

12/2022 PER PHONE CALL WITH JEANNETTE, NO NEW INTERIOR FINISH, STILL ALSO TRYING  
 TO FINISH. -JWV

98 SPLIT FROM 034-00 FOR 99

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

\* Factors \* 194 X 231  
 Description Frontage Depth Front Depth Rate %Adj. Reason Value  
 <Site Value A> GROUP A 18K 18000 100 18,000  
 194 Actual Front Feet, 1.02 Total Acres Total Est. Land Value = 18,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	20.87	160	50	1,669
Wood Frame	19.81	192	50	1,902
Total Estimated Land Improvements True Cash Value =				3,571

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

(11) Heating System: Wall/Floor Furnace  
 Ground Area = 864 SF Floor Area = 864 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	864		
Total:				94,622	61,504

Other Additions/Adjustments

Porches

WGEP (1 Story)	252	14,795	9,617
WGEP (1 Story)	96	7,909	5,141

Deck

Treated Wood	308	5,251	3,413
Treated Wood	96	2,384	1,550

Totals: 124,961 81,225

Notes:

ECF (416 RURAL METES & BOUNDS) 0.750 => TCY: 60,919

Cost Est. for Res. Bldg: 2 Single Family HUD Cls D Blt 1970

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1056 SF Floor Area = 1056 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,056		
Total:				113,888	74,028

Other Additions/Adjustments

Water/Sewer

1000 Gal Septic	1	4,263	2,771
Water Well, 50 Feet	1	2,498	1,624

Deck

Treated Wood	65	1,954	1,270
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Parcel Number: 009-036-004-50

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Treated Wood	74	2,071	1,346
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Totals:	124,674	81,039
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Notes:

ECF (416 RURAL METES & BOUNDS) 0.750 => TCV: 60,779

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2024 Est. T.C.V. 009-036-004-50 = 143,269

Est. TCV/Total Floor Area = 74.62

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
51,200	51,200	51,200	39,394	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
14,100	6,300	0	14,100	1,969	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
71,600	71,600	71,600	55,463	55,463	0	



009-036-004-70	2024 Est. T.C.V.	MAXWELL SANDRA & JAMES
Property Class: 402		W BLUE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 36 T22N R8W (0\*1998) BEG 306 FT E & 306 FT S OF NW COR OF NE 1/4 OF NW 1/4  
TH S 231 FT, E 160 FT, N 231 FT, W 160 FT TO POB. .85A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

		* Factors *							
				160 X 231					
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
A 200' @ 90/FF	160.00	231.00	1.0574	0.8717	90	100		13,273	
160 Actual Front Feet, 0.85 Total Acres								Total Est. Land Value =	13,273

2024 Est. T.C.V. 009-036-004-70 = 13,273

Est. TCV/Total Floor Area = 2.46

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
5,200	5,200	5,200	3,599	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	1,400	0	0	179	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
6,600	6,600	6,600	3,778	3,778	0	





009-036-005-00	2024 Est. T.C.V.	JOHNSTON TODD & JENNIFER
Property Class: 402		W BLUE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 36 T22N R8W W 1/2 OF NW 1/4 EXC THAT PART N OF A LINE 75 FT S OF BEG ON W SEC LINE 2.55 FT S OF NW COR TH ON A 17188 FT RADIUS RH CURVE 225.19 FT CHORD BEARING S 89 DEG 29' 35" E 225.18 FT TH S 89 DEG 7' 4" E 1500 FT TO END. 77.7273 A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 66 - 120	\$2800	77.73 Acres			2800	100		217,636
		77.73 Total Acres			Total Est.	Land Value =		217,636

2024 Est. T.C.V. 009-036-005-00 = 217,636

Est. TCV/Total Floor Area = 156.35

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
93,300	93,300	93,300	61,809	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	15,500	0	3,090	0		
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
108,800	108,800	108,800	64,899	64,899	0	

009-036-006-00  
 Property Class: 401  
 Map #:

2024 Est. T.C.V.  
 LAKE TOWNSHIP

SULLIVAN DEVIN J  
 6540 W WALENJUS RD  
 LAKE CITY, MI 49651

. SEC 36 T22N R8W NE 1/4 OF SE 1/4 OF NW 1/4. 10 A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$3000		10.00	Acres		3000	100		30,000
10.00 Total Acres Total Est. Land Value =								30,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	3.10	2800	0	0
Wood Frame	25.50	180	50	2,295
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				4,795

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C 5 Blt 1982

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 840 SF Floor Area = 1050 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Basement	840		
Total:				155,528	108,870

Other Additions/Adjustments

Recreation Room	420	8,119	5,683
Basement, Outside Entrance, Above Grade	1	1,870	1,309

Plumbing

Average Fixture(s)	1	1,476	1,033
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Water/Sewer

1000 Gal Septic	1	4,864	3,405
Water Well, 50 Feet	1	2,686	1,880

Porches

CGEP (1 Story)	112	8,328	5,830
WCP (1 Story)	64	3,683	2,578
WPP	255	4,975	3,482

Deck

Treated Wood	96	2,505	1,753
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Built-Ins

Appliance Allow.	1	2,766	1,936
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Garages

Class: D Exterior: Pole (Unfinished)

Base Cost	1920	36,653	34,454	*94% Good
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Totals: 233,453 172,213

Notes:

ECF (416 RURAL METES & BOUNDS) 0.930 => TCV: 160,158

2024 Est. T.C.V. 009-036-006-00 = 194,953  
 Est. TCV/Total Floor Area = 185.67, Most recent sale 04/14/2023 for 338,000



Parcel Number: 009-036-006-00

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2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
93,900	93,900	93,900	64,992	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,600	0	0	32,508	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
97,500	97,500	97,500	68,241	97,500	97,500	

009-036-007-00	2024 Est. T.C.V.	LUTZ KEITH E & MARILYN A TRUST
Property Class: 402		W WALENJUS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 36 T22N R8W S 1/2 OF SE 1/4 OF SE 1/4 OF NW 1/4 5A  
 6/22/2015 SPLIT/EXEMPT TRANSFER 10A TO ADJ PIN.  
 FORMERLY SEC 36 T22N R8W S 1/2 OF SE 1/4 OF NW 1/4 EXC N 1/2 OF SE 1/4 OF SE 1/4  
 OF NW 1/4. 15A.

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Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 3 - 7 @\$3000			5.00	Acres	3000	100		15,000
			5.00	Total Acres			Total Est. Land Value =	15,000

---

2024 Est. T.C.V. 009-036-007-00	=	15,000			
Est. TCv/Total Floor Area = 14.29, Most recent sale 06/22/2015 for 0					
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
7,500	7,500	7,500	2,646	5.00	
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	132	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
7,500	7,500	7,500	2,778	2,778	2,778



Parcel Number: 009-036-007-60

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Built-Ins				
Appliance Allow.	1	2,766	2,351	
Fireplaces				
Wood Stove	1	2,551	2,168	
Unit-in-Place Cost Items				
ROOF STRUCT. (SQ FT)	1668	9,341	4,670	*50% Good
	Totals:	416,948	351,159	

Notes:

ECF (416 RURAL METES &amp; BOUNDS) 0.930 =&gt; TCV: 326,578

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Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1995

Costs are taken from the Sheds - Equipment 3 Wall Shed cost schedules.

&lt;&lt;&lt;&lt;&lt; Calculator Cost Computations &gt;&gt;&gt;&gt;&gt;

Class: D,Pole Quality: Average

Stories: 1 Story Height: 12 Perimeter: 140

Base Rate for Upper Floors = 26.54

Adjusted Square Foot Cost for Upper Floors = 26.54

Total Floor Area: 1,200 Base Cost New of Upper Floors = 31,848

Reproduction/Replacement Cost = 31,848

Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 44 /100/100/100/44.0

Total Depreciated Cost = 14,013

ECF (416 RURAL METES &amp; BOUNDS) 0.930 =&gt; TCV of Bldg: 1 = 13,032

Replacement Cost/Floor Area= 26.54 Est. TCV/Floor Area= 10.86

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Total Estimated True Cash Value of Commercial/Industrial Buildings = 13,032

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2024 Est. T.C.V. 009-036-007-60 = 424,087

Est. TCV/Total Floor Area = 138.05, Most recent sale 06/22/2015 for 24,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
193,700	193,700	193,700	142,436	5.00	
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	18,300	0	0	7,121	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
212,000	212,000	212,000	149,557	149,557	149,557



Parcel Number: 009-036-008-00

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2024	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	3,100	0	0	4,381	0
2024 Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	109,900	109,900	109,900	92,020	92,020	92,020



Parcel Number: 009-036-009-00

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CPP	60	1,399	979	
Garages				
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)				
Base Cost	704	28,582	20,007	
Common Wall: 1 Wall	1	-2,686	-1,880	
Class: C Exterior: Block Foundation: 18 Inch (Unfinished)				
Base Cost	224	11,702	5,383	*46% Good
Built-Ins				
Appliance Allow.	1	2,766	1,936	
Fireplaces				
Exterior 2 Story	1	8,024	5,617	
	Totals:	358,267	247,995	

Notes:

ECF (416 RURAL METES &amp; BOUNDS) 0.930 =&gt; TCV: 230,635

2024 Est. T.C.V. 009-036-009-00		=	389,672
Est. TCV/Total Floor Area = 253.69, Most recent sale 06/22/2015 for 24,000			
2023 Assessed	MBOR	S.E.V.	Base for Cap
177,800	177,800	177,800	99,448
			C.P.I.
			5.00
2024	New Eq. Adjustment	Loss	Additions
	0	17,000	0
			Tax Adjustment
			4,972
			Losses
			0
2024 Assessed	MBOR	S.E.V.	Capped
194,800	194,800	194,800	104,420
			->Taxable<-
			104,420
			PRE/MBT
			104,420





Parcel Number: 009-036-009-60

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## Deck

Treated Wood	192	4,028	3,746
w/Roof (Roof portion)	192	3,256	3,028

## Garages

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

Base Cost	570	24,635	22,911
Common Wall: 1.5 Wall	1	-4,028	-3,746
Door Opener	2	1,093	1,016

Class: C Exterior: Pole (Unfinished)

Door Opener	2	1,093	1,016
Base Cost	1440	34,747	32,315

## Built-Ins

Appliance Allow.	1	2,766	2,572
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Totals:		327,147	304,246
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## Notes:

ECF (416 RURAL METES & BOUNDS) 0.930 => TCv: 282,949

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2024 Est. T.C.V. 009-036-009-60 = 306,968

Est. TCv/Total Floor Area = 190.90, Most recent sale 07/22/2016 for 18,500

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
148,900	148,900	148,900	119,223	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	4,600	0	5,961	0		
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
153,500	153,500	153,500	125,184	125,184	125,184	





Parcel Number: 009-036-009-90

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WGEP (1 Story)	216	15,975	14,377
CCP (1 Story)	135	3,703	3,333

## Garages

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

Base Cost	678	27,839	25,055
Common Wall: 1 Wall	1	-2,686	-2,417
Door Opener	1	547	492

## Built-Ins

Appliance Allow.	1	2,766	2,489
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## Fireplaces

Prefab 2 Story	1	3,169	2,852
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## Deck

Composite	257	5,058	4,552
Composite w/Roof (Deck Portion)	173	3,815	3,433
Composite w/Roof (Roof portion)	173	2,979	2,681

Totals:		346,532	311,883
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## Notes:

ECF (416 RURAL METES & BOUNDS) 0.930 => TCV: 290,051

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2024 Est. T.C.V. 009-036-009-90 = 320,135

Est. TCV/Total Floor Area = 172.12, Most recent sale 07/15/2019 for 285,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
157,200	157,200	157,200	136,693	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	2,900	0	0	6,834	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
160,100	160,100	160,100	143,527	143,527	143,527	



009-036-010-25	2024 Est. T.C.V.	BARRETT LARRY L TRUST
Property Class: 402		X WALEJUS
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 36 T22N R8W S 1/2 OF NW 1/4 OF SW 1/4. 20A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS  
\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia PARTOF>40@\$3000		20.00	Acres	3000	100			60,000
		20.00	Total Acres				Total Est. Land Value =	60,000

2024 Est. T.C.V. 009-036-010-25	=	60,000			
Est. TCV/Total Floor Area = 72.12, Most recent sale 07/19/2019 for 120,000					
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
24,000	24,000	24,000	18,900	5.00	
2024	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	6,000	0	0	945	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
30,000	30,000	30,000	19,845	19,845	0

009-036-010-50                                  2024 Est. T.C.V.                                  BARRETT LARRY L TRUST  
Property Class: 401                                  W WALEJUS RD  
Map #:                                  LAKE TOWNSHIP                                  LAKE CITY, MI 49651

. SEC 36 T22N R8W SW 1/4 OF SW 1/4. 40A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia PARTOF>80@\$2800		40.00 Acres			2800	100		112,000
		40.00 Total Acres					Total Est. Land Value =	112,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	24.24	240	50	2,909
				Total Estimated Land Improvements True Cash Value = 2,909

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

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 864 SF    Floor Area = 864 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	864		
			Total:	117,118	87,838

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,476	1,107
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Water/Sewer

1000 Gal Septic	1	4,864	3,648
Water Well, 100 Feet	1	5,808	4,356

Porches

WPP	450	7,556	5,667
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Built-Ins

Appliance Allow.	1	2,766	2,074
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Totals:                                  139,588                                  104,690

Notes:

ECF (416 RURAL METES & BOUNDS) 0.930 => TCV:                                  97,362

2024 Est. T.C.V. 009-036-010-50                                  =                                  212,271

Est. TCV/Total Floor Area = 245.68, Most recent sale 07/19/2019 for 120,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
96,500	96,500	96,500	86,555	5.00		
2024	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	9,600	0	0	4,327	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
106,100	106,100	106,100	90,882	90,882	0	



009-036-011-00	2024 Est. T.C.V.	TACOMA DANIEL J &
Property Class: 402		X WALEJUS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 36 T22N R8W SE 1/4 OF SW 1/4. 40 A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS  
\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia INFERIOR@	\$1400	40.00	Acres	1400	100			56,000
		40.00	Total Acres				Total Est. Land Value =	56,000

2024 Est. T.C.V. 009-036-011-00 = 56,000

Est. TCV/Total Floor Area = 64.81

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
28,000	28,000	28,000	23,641	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	1,182	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
28,000	28,000	28,000	24,823	24,823	0	

009-036-012-00	2024 Est. T.C.V.	SWEET NORMAN JAMES &
Property Class: 402		S MOREY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 36 T22N R8W E 1/2 OF SE 1/4. 80 A.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS  
\* Factors \* RIVER FRONTAGE

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 66 - 120	\$2800	60.00	Acres		2800	100		168,000
Residentia INFERIOR@\$1400		20.00	Acres		1400	100		28,000
		80.00	Total Acres				Total Est. Land Value =	196,000

2024 Est. T.C.V. 009-036-012-00 = 196,000

Est. TCV/Total Floor Area = 226.85

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
86,000	86,000	86,000	34,341	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	12,000	0	0	1,717	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
98,000	98,000	98,000	36,058	36,058	0	

009-036-013-00	2024 Est. T.C.V.	TACOMA DANIEL J ETAL
Property Class: 402		X WALEJUS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 36 T22N R8W SW 1/4 OF SE 1/4. 40 A.

LANDLOCKED

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

Description	Frontage	Depth	* Factors *		Rate	%Adj.	Reason	Value
			Front	Depth				
Residentia INFERIOR@	\$1400	40.00	Acres	1400	100			56,000
40.00 Total Acres      Total Est. Land Value =								56,000

2024 Est. T.C.V. 009-036-013-00 = 56,000

Est. TCV/Total Floor Area = 64.81, Most recent sale 10/01/1997 for 11,500

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
28,000	28,000	28,000	13,622	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	681	0	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
28,000	28,000	28,000	14,303	14,303	0	



009-050-002-00 2024 Est. T.C.V. ROSINSKI CHAD  
 Property Class: 401 2797 S SEELEY RD  
 Map #: LAKE TOWNSHIP CADILLAC, MI 49601

SEC 18 T22N R8W LOT 2 BELL OAKS.

Land Value Estimates for Land Table Res 8.RES 8 RURAL SUBS

\* Factors \* IRREGULAR  
 Description Frontage Depth Front Depth Rate %Adj. Reason Value  
 A 100' @ 90/ 119.77 473.77 0.9559 1.1675 90 100 12,030  
 120 Actual Front Feet, 1.30 Total Acres Total Est. Land Value = 12,030

Land Improvement Cost Estimates

Description Rate Size % Good Cash Value  
 Fencing: Wd, Split, 2 Rail 16.48 96 94 1,487  
 Total Estimated Land Improvements True Cash Value = 1,487

Cost Est. for Res. Bldg: 1 Single Family HUD Cls C Blt 1999

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1904 SF Floor Area = 1904 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,456		
1 Story	Siding	Crawl Space	448		
			Total:	235,128	188,103

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,476	1,181
3 Fixture Bath	1	4,646	3,717

Water/Sewer

1000 Gal Septic	1	4,864	3,891
Water Well, 100 Feet	1	5,808	4,646

Deck

Treated Wood	200	4,134	3,307
Treated Wood	96	2,505	2,004

Garages

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

Base Cost	576	24,808	19,846
Door Opener	1	547	438

Built-Ins

Appliance Allow.	1	2,766	2,213
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Totals: 286,682 229,346

Notes: Slyline #17380315MAB

ECF (4091 SEELEY & ROOSTED RD AREA) 0.750 => TCV: 172,010

2024 Est. T.C.V.	009-050-002-00	=	185,527
Est. TCV/Total Floor Area = 97.44, Most recent sale 05/25/2018 for 116,600			
2023 Assessed	MBOR	S.E.V.	Base for Cap C.P.I.
79,900	79,900	79,900	61,974 5.00
2024 New Eq.	Adjustment	Loss	Additions Tax Adjustment Losses
0	12,900	0	0 3,098 0
2024 Assessed	MBOR	S.E.V.	Capped ->Taxable<- PRE/MBT
92,800	92,800	92,800	65,072 65,072 65,072



009-050-004-00	2024 Est. T.C.V.	SMITH WARD H TRUST
Property Class: 401		11850 W ROSTED RD
Map #:	LAKE TOWNSHIP	CADILLAC, MI 49601

SEC 18 T22N R8W LOT 4 BELL OAKS.

NEW HOUSE @45% FOR 02..COMP FOR 03  
 12/03 TT NEW OWNER..PD 145000 IN 02.  
 ADJUSTED TO BETTER REFLECT MKT VALUE FOR 04

Land Value Estimates for Land Table Res 8.RES 8 RURAL SUBS  
   \* Factors \*  IRREGULAR WITH WETLAND

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 100' @ 90/	135.00	998.64	0.9277	1.4067	90	100		15,857
135 Actual Front Feet, 3.10 Total Acres          Total Est. Land Value =								15,857

Cost Est. for Res. Bldg: 1	Single Family	1S		Cls	C -5	Blt	2001
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(11) Heating System: Forced Heat & Cool  
 Ground Area = 1792 SF Floor Area = 1792 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,792		
			Total:	245,113	196,078

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,476	1,181
3 Fixture Bath	1	4,646	3,717

Water/Sewer

1000 Gal Septic	1	4,864	3,891
Water Well, 100 Feet	1	5,808	4,646

Porches

CCP (1 Story)	336	8,239	6,591
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Garages

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

Base Cost	576	29,854	23,883
Common Wall: 1 Wall	1	-2,686	-2,149
Door Opener	1	547	438

Built-Ins

Appliance Allow.	1	2,766	2,213
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Totals:	300,627	240,489
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Notes:

ECF (4091 SEELEY & ROSTED RD AREA) 0.930 =>	TCV:	223,655
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2024 Est. T.C.V. 009-050-004-00	=	239,512
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Est. TCv/Total Floor Area = 133.66, Most recent sale 12/28/2015 for 129,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
124,800	124,800	124,800	74,168	5.00		
2024	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	-5,000	0	3,708	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
119,800	119,800	119,800	77,876	77,876	77,876	







Parcel Number: 009-050-006-00

Page: 2

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Est. TCV/Total Floor Area = 131.77, Most recent sale 10/15/2003 for 95,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
90,500	90,500	90,500	49,715	5.00		
2024 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	12,300	0	0	2,485	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
102,800	102,800	102,800	52,200	52,200	52,200	

009-050-008-00	2024 Est. T.C.V.	WELLMAN JOSEPH
Property Class: 402		W ROSTED RD
Map #:	LAKE TOWNSHIP	CADILLAC, MI 49601

SEC 18 T22N R8W LOT 8 BELL OAKS.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

Description	Frontage	Depth	* Factors *		IRREGULAR WITH WETLANDS		Value
			Front	Depth	Rate	%Adj.	
A 200' @ 90/FF	190.131	232.59	1.0127	1.3249	90	100	22,960
190 Actual Front Feet, 5.38 Total Acres						Total Est. Land Value =	22,960

2024 Est. T.C.V. 009-050-008-00	=	22,960			
Est. TCV/Total Floor Area = 14.72, Most recent sale 07/28/2020 for 135,000					
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
8,900	8,900	8,900	7,875	5.00	
2024 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses
0	2,600	0	0	393	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
11,500	11,500	11,500	8,268	8,268	8,268



Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.460 => TCV: 441,162

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2024 Est. T.C.V. 009-100-001-00					=	611,453
Est. TCV/Total Floor Area = 228.32						
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
278,800	278,800	278,800	184,951	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	26,900	0	0	9,247	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
305,700	305,700	305,700	194,198	194,198	194,198	

009-100-001-98	2024 Est. T.C.V.	MEIJER MARK D & MARY E TRUST
Property Class: 402		W RIDGEVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

BEG S 89D 0' 00" E 133.2 FT FROM SW COR OF LOT 1: TH S 89D 0' 00" E 70.34 FT; N  
30 D 31' 42" W 17.75 FT; S 77D 06' 24" W 62.81 FT TO POB.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C 100' @1300/FF	17.75	64.00	1.0000	0.9105	1300	100		21,011
18 Actual Front Feet, 0.03 Total Acres							Total Est. Land Value =	21,011

2024 Est. T.C.V. 009-100-001-98 = 21,011

Est. TCV/Total Floor Area = 7.85, Most recent sale 07/08/2004 for 12,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
9,300	9,300	9,300	6,668	5.00			
2024	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
	0	1,200	0	333	0		
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
10,500	10,500	10,500	7,001	7,001	0		

009-100-002-00  
 Property Class: 401  
 Map #:

2024 Est. T.C.V.  
 LAKE TOWNSHIP

CLOVER JAMES P & LORI A  
 1614 S BIRCHAVEN BEACH DR  
 LAKE CITY, MI 49651

. LOTS 2 & 3 BIRCHAVEN BEACH.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 80'@ 2500/ 100 Actual Front Feet, 0.39 Total Acres	100.00	169.00	0.9564	1.0450	2500	100		249,854
Total Est. Land Value =								249,854

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Split, 2 Rail	16.48	300	0	0
D/W/P: 4in Ren. Conc.	8.18	1481	50	6,057
D/W/P: 4in Concrete	6.97	570	50	1,986
Wood Frame	26.33	160	50	2,106
Total Estimated Land Improvements True Cash Value =				10,149

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C 10 Blt 2023

(11) Heating System: Forced Heat & Cool  
 Ground Area = 2236 SF Floor Area = 2236 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,676		
1 Story	Siding	Crawl Space	560		
			Total:	335,900	332,507

Other Additions/Adjustments

Basement, Outside Entrance, Above Grade	1	1,870	1,851
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Plumbing

Average Fixture(s)	1	1,476	1,461
3 Fixture Bath	2	9,291	9,198

Porches

CCP (1 Story)	32	1,048	1,038
WPP	84	2,743	2,716
WPP	258	4,990	4,940

Deck

Treated Wood	84	2,331	2,308
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Garages

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

Base Cost	784	37,232	36,860
Common Wall: 2 Wall	1	-5,371	-5,317
Door Opener	2	1,093	1,082

Water/Sewer

Public Sewer	1	1,494	1,479
Water Well, 150 Feet	1	8,594	8,508

Built-Ins

Appliance Allow.	1	2,766	2,738
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Local Cost Items

GENERATOR	1	1	1	*100% Good
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Totals: 405,458 401,370

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.460 => TCV: 586,000

Parcel Number: 009-100-002-00

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2024 Est. T.C.V. 009-100-002-00	=	846,003			
Est. TCV/Total Floor Area = 378.36, Most recent sale 10/15/2010 for 200,000					
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
188,500	188,500	188,500	141,991	5.00	
2024	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
205,300	29,200	0	205,300	7,099	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
423,000	423,000	423,000	354,390	354,390	354,390





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273,900	273,900	273,900	149,707	149,707	0
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	324,900	324,900	324,900	218,370	5.00	
2024	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	51,700	0	0	10,918	0
2024	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	376,600	376,600	376,600	229,288	229,288	229,288

009-100-006-00 2024 Est. T.C.V. SLACHTER MICHAEL & KIMBERLY J  
 Property Class: 401 1574 S BIRCHAVEN BEACH DR  
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

. LOTS 6 & 7 BIRCHAVEN BEACH.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 80'@ 2500/	100.00	161.00	0.9564	1.0375	2500	100		248,043
100 Actual Front Feet, 0.37 Total Acres Total Est. Land Value =								248,043

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Dock: Light posts	42.92	320	0	0
D/W/P: 3.5 Concrete	6.58	2484	0	0
Wood Frame	24.14	250	50	3,017
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
Total Estimated Land Improvements True Cash Value =				5,392

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

(11) Heating System: Electric Baseboard  
 Ground Area = 986 SF Floor Area = 986 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	986		
Total:				149,843	97,398

Other Additions/Adjustments

Recreation Room	986	19,059	12,388
Basement, Outside Entrance, Below Grade	1	2,560	1,664

Plumbing

Average Fixture(s)	1	1,476	959
3 Fixture Bath	1	4,646	3,020

Porches

WPP	435	7,308	4,750
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Deck

Treated Wood	435	6,890	4,478
Treated Wood	67	2,072	1,347

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)  
 Base Cost 420 17,884 11,625  
 Class: C Exterior: Block Foundation: 42 Inch (Unfinished)  
 Base Cost 435 21,598 14,039

Water/Sewer

Public Sewer	1	1,494	971
Water Well, 100 Feet	1	5,808	3,775

Built-Ins

Appliance Allow.	1	2,766	1,798
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Fireplaces

Exterior 1 Story	1	6,513	4,233
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Local Cost Items

SANITARY SEWER	1	0	0	*90% Good
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Parcel Number: 009-100-006-00

Page: 2

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 Totals: 249,917 162,445
 

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Notes:

 ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.460 => TCV: 237,170
 

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2024 Est. T.C.V. 009-100-006-00 = 490,605

Est. TCV/Total Floor Area = 497.57, Most recent sale 03/01/2001 for 310,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
215,000	215,000	215,000	159,000	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	30,300	0	0	7,950	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
245,300	245,300	245,300	166,950	166,950	0	



Parcel Number: 009-100-008-00

Page: 2

## Local Cost Items

SANITARY SEWER	1	0	0	*90% Good
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Totals:	258,036	167,691		
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## Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.460 => TCV: 244,829

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2024 Est. T.C.V. 009-100-008-00 = 481,211

Est. TCV/Total Floor Area = 330.05

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
187,400	187,400	187,400	103,787	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	53,200	0	0	5,189	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
240,600	240,600	240,600	108,976	108,976	108,976	





Parcel Number: 009-100-009-00

Page: 2

## Fireplaces

Wood Stove	2	4,297	2,578
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## Local Cost Items

SANITARY SEWER	1	0	0	*88% Good
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Totals:	225,330	135,199
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Notes: NEW ROOF INSTALLED 2000, NEW VINYL SIDING IN 2002, WINDOWS REPLACED 1995 AND 1998

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.460 =&gt; TCV: 197,391

2024 Est. T.C.V. 009-100-009-00	=	435,011
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Est. TCV/Total Floor Area = 297.14, Most recent sale 12/19/2019 for 277,700

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
165,400	165,400	165,400	145,837	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	52,100	0	0	7,291	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
217,500	217,500	217,500	153,128	153,128	0	



Parcel Number: 009-100-010-00

Page: 2

2024 Est. T.C.V. 009-100-010-00			=	737,622		
Est. TCV/Total Floor Area = 388.22						
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
236,100	236,100	236,100	189,855	5.00		
2024	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
103,700	29,000		0	103,700	9,492	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
368,800	368,800	368,800	303,047	303,047	303,047	



Parcel Number: 009-100-012-00

Page: 2

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
143,300	143,300	143,300	87,134	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	56,900	0	0	4,356	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
200,200	200,200	200,200	91,490	91,490	0	

009-100-013-00	2024 Est. T.C.V.	WESTFALL DONALD B & MICHELLE
Property Class: 401		1514 S BIRCHAVEN BEACH DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. LOT 13 BIRCHAVEN BEACH.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50' @ 4200/FF	50.00	147.00	1.0000	1.1011	4200	100		231,232
50 Actual Front Feet, 0.17 Total Acres Total Est. Land Value =								231,232

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	182	0	0
Wood Frame	28.72	80	50	1,149

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				2,099

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1940

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1038 SF Floor Area = 1038 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,038		
			Total:	118,004	70,803

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,230	738
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Porches

WGEP (1 Story)	119	9,948	5,969
WGEP (1 Story)	72	7,075	4,245

Deck

Treated Wood	181	3,788	2,273
Treated Wood	60	1,913	1,148
Treated Wood	709	8,990	5,394

Water/Sewer

Public Sewer	1	1,326	796
Water Well, 50 Feet	1	2,585	1,551

Built-Ins

Appliance Allow.	1	1,934	1,160
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Fireplaces

Interior 1 Story	1	4,700	2,820
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Unit-in-Place Cost Items

BOAT HOUSE (BY SQ FT)	100	529	376	*71% Good
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Local Cost Items

SANITARY SEWER	1	0	0	*88% Good
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Totals: 162,022 97,273

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.460 => TCV: 142,019

2024 Est. T.C.V. 009-100-013-00 = 375,350  
 Est. TCV/Total Floor Area = 361.61, Most recent sale 08/31/2016 for 240,000

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2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
137,600	137,600	137,600	116,442	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	50,100	0	0	5,822	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
187,700	187,700	187,700	122,264	122,264	0	



009-100-014-00 2024 Est. T.C.V. DEBOER DONALD A & JULIE A  
 Property Class: 401 1504 S BIRCHAVEN BEACH DR  
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

. LOT 14 BIRCHAVEN BEACH.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50' @ 4200/FF	50.00	145.00	1.0000	1.0973	4200	100		230,442
50 Actual Front Feet, 0.17 Total Acres Total Est. Land Value =								230,442

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	35.25	63	72	1,599
Total Estimated Land Improvements True Cash Value =				1,599

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C Blt 1982

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 672 SF Floor Area = 840 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=72/100/100/100/72

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Crawl Space	672		
Total:				108,449	78,084

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,476	1,063
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Water/Sewer

Public Sewer	1	1,494	1,076
Water Well, 100 Feet	1	5,808	4,182

Built-Ins

Appliance Allow.	1	2,766	1,992
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Fireplaces

Exterior 1 Story	1	6,513	4,689
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Deck

Treated Wood	824	10,704	7,707
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Local Cost Items

SANITARY SEWER	1	0	0	*86% Good
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Totals: 137,210 98,793

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.460 => TCV: 144,238

2024 Est. T.C.V. 009-100-014-00 = 376,279

Est. TCV/Total Floor Area = 447.95, Most recent sale 07/01/1997 for 131,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
138,200	138,200	138,200	92,332	5.00	0	49,900	0	4,616	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT				
188,100	188,100	188,100	96,948	96,948	0				









Parcel Number: 009-100-017-00

Page: 2

2024 Est. T.C.V. 009-100-017-00	=	373,686			
Est. TCV/Total Floor Area = 409.74, Most recent sale 10/24/2016 for 300,000					
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
163,800	163,800	163,800	104,318	5.00	
2024	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	23,000	0	5,215	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
186,800	186,800	186,800	109,533	109,533	0

009-100-019-00  
 Property Class: 401  
 Map #:

2024 Est. T.C.V.  
 LAKE TOWNSHIP

FISH SALLIE TRUST  
 1454 S BIRCHAVEN BEACH DR  
 LAKE CITY, MI 49651

. LOT 19 ALSO LOT 18 EXC COMM AT MOST E'LY COR OF LOT 18 COMMON TO LOT 17 & 18  
 TH N 31 DEG 26' W 25 FT TH SW'LY PAR TO S'LY LOT LINE OF LOT 18 TO W LOT LINE OF  
 LOT 18 TH SE'LY TO NW COR OF LOT 17 TH E'LY TO POB BIRCHAVEN BEACH.

FROM: JANIE SCHNEIDER [MAILTO:BUILDING2@MISSAUKEE.ORG]  
 SENT: THURSDAY, DECEMBER 01, 2016 11:16 AM  
 TO: LAKE TOWNSHIP  
 SUBJECT: RE: 009-100-019-00 INSPECTIONS?

IN REFERENCE TO MR. TOM FISH ALL PERMITS HAVE BEEN CANCELLED. IN AUGUST I  
 FOUND THAT HIS PROPERTY WAS IN THE PAPER FOR MORTGAGE DEFAULT. AS TODAY NO  
 FINAL INSPECTION WERE DONE. JANIE

HOOKED UP TO SEWER..REMOVE NO PBG ADJ FOR 05

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 80'@ 2500/	52.10	134.00	1.0000	1.0093	2500	100		131,458
B 80'@ 2500/	25.00	135.00	1.0000	1.0104	2500	100		63,150
77 Actual Front Feet, 0.24 Total Acres Total Est. Land Value =								194,608

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Dock: Light posts	42.92	105	0	0
D/W/P: 4in Ren. Conc.	8.18	848	50	3,468
D/W/P: 4in Ren. Conc.	8.18	1078	50	4,409
Total Estimated Land Improvements True Cash Value =				7,877

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C 5 Blt 2015

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1446 SF Floor Area = 1625 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=92/100/100/100/92

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,446		
1 Story	Siding	Overhang	179		
Total:				234,968	216,186

Other Additions/Adjustments

Recreation Room	1200	23,196	21,340
Basement, Outside Entrance, Below Grade	1	2,560	2,355

Plumbing

Average Fixture(s)	1	1,476	1,358
3 Fixture Bath	1	4,646	4,274
2 Fixture Bath	1	3,108	2,859

Porches

WCP (1 Story)	72	3,982	3,663
WPP	97	2,851	2,623
WPP	120	3,295	3,031
WPP	160	4,018	3,697

Garages

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

Base Cost	649	26,979	24,821
Common Wall: 1 Wall	1	-2,686	-2,471
Door Opener	1	547	503

Parcel Number: 009-100-019-00

Page: 2

## Water/Sewer

Public Sewer	1	1,494	1,374
Water Well, 100 Feet	1	5,808	5,343

## Fireplaces

Prefab 1 Story	1	2,592	2,385
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Totals:		318,834	293,341
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## Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.460 => TCV: 428,278

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2024 Est. T.C.V. 009-100-019-00 = 630,763

Est. TCV/Total Floor Area = 388.16

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
276,600	276,600	276,600	214,077	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
9,900	28,900	0	9,900	10,703	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
315,400	315,400	315,400	234,680	234,680	0	





Parcel Number: 009-100-020-00

Page: 2

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2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
152,400	152,400	152,400	75,187	75,187	0

009-100-021-00	2024 Est. T.C.V.	RENNER FAMILY TRUST
Property Class: 401		1434 S BIRCHAVEN BEACH DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

LOT 21 BIRCHAVEN BEACH

SPLIT ON 12/31/2014 FROM 009-100-020-00

Split/Comb. on 12/31/2014 completed 12/31/2014 TIM ASSESS LOTS SEPARATELY;  
 Parent Parcel(s): 009-100-020-00;  
 Child Parcel(s): 009-100-021-00;

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50' @ 4200/FF	50.00	128.10	1.0000	1.0639	4200	100		223,412
50 Actual Front Feet, 0.15 Total Acres Total Est. Land Value =								223,412

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.97	359	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1 Single Family 1.75S Cls C 10 Blt 2015

(11) Heating System: Forced Heat & Cool  
 Ground Area = 1270 SF Floor Area = 2300 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=91/100/100/100/91

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Crawl Space	1,030		
1 Story	Siding	Crawl Space	240		
			Total:	291,205	264,986

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,476	1,343
3 Fixture Bath	1	4,646	4,228
2 Fixture Bath	1	3,108	2,828

Porches

CGEP (1 Story)	150	10,118	9,207
CCP (1 Story)	84	2,408	2,191

Deck

Treated Wood	182	3,889	3,539
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Water/Sewer

Public Sewer	1	1,494	1,360
Water Well, 50 Feet	1	2,686	2,444

Built-Ins

Appliance Allow.	1	2,766	2,517
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Fireplaces

Direct-Vented Gas	1	3,021	2,749
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Totals: 326,817 297,392

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.460 => TCV: 434,192

2024 Est. T.C.V. 009-100-021-00 = 658,554

Parcel Number: 009-100-021-00

Page: 2

Est. TCV/Total Floor Area = 286.33

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
283,300	283,300	283,300	218,920	5.00		
2024	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	46,000	0	0	10,946	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
329,300	329,300	329,300	229,866	229,866	0	

009-100-022-00 2024 Est. T.C.V. FINK ARNOLD & CAROL  
 Property Class: 401 1424 S BIRCHAVEN BEACH DR  
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

. LOT 22 BIRCHAVEN BEACH.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50' @ 4200/FF	50.00	124.00	1.0000	1.0553	4200	100		221,603
50 Actual Front Feet, 0.14 Total Acres Total Est. Land Value =								221,603

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	750	82	4,047
Total Estimated Land Improvements True Cash Value =				4,047

Cost Est. for Res. Bldg: 1 Single Family 2S Cls C -5 Blt 1965

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1498 SF Floor Area = 2996 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Crawl Space	1,498		
Total:				300,725	195,431

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,476	959
3 Fixture Bath	1	4,646	3,020

Porches

WSEP (1 Story)	296	13,512	8,783
WCP (1 Story)	158	6,829	4,439

Balcony

Wood Balcony	28	1,141	742
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Garages

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

Base Cost	328	15,255	9,916
Common Wall: 1 Wall	1	-2,219	-1,442

Water/Sewer

Public Sewer	1	1,494	971
Water Well, 50 Feet	1	2,686	1,746

Built-Ins

Appliance Allow.	1	2,766	1,798
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Fireplaces

Exterior 2 Story	1	8,024	5,216
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Deck

Composite	485	7,493	4,870
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Local Cost Items

SANITARY SEWER	1	0	0	*84% Good
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Totals: 363,828 236,449

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.460 => TCV: 345,216

2024 Est. T.C.V. 009-100-022-00 = 570,866  
 Est. TCV/Total Floor Area = 190.54, Most recent sale 06/01/2001 for 310,000

Parcel Number: 009-100-022-00

Page: 2

2023	Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
	232,600	232,600	232,600	147,495	5.00	
2024	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	52,800	0	0	7,374	0
2024	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	285,400	285,400	285,400	154,869	154,869	0

009-100-023-00	2024 Est. T.C.V.	FINK ARNOLD & CAROL
Property Class: 401		S BIRCHAVEN BEACH DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. LOT 23 BIRCHAVEN BEACH.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE  
\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50' @ 4200/FF	50.00	119.00	1.0000	1.0444	4200	100		219,334
50 Actual Front Feet, 0.14 Total Acres Total Est. Land Value =								219,334

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	23.41	160	94	3,521
Total Estimated Land Improvements True Cash Value =				3,521

2024 Est. T.C.V. 009-100-023-00 = 222,855

Est. TCV/Total Floor Area = 74.38

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
66,900	66,900	66,900	49,000	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	44,500	0	0	2,450	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
111,400	111,400	111,400	51,450	51,450	0	

009-100-024-00	2024 Est. T.C.V.	MAXWELL KEVIN P
Property Class: 401		1404 S BIRCHAVEN BEACH DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. LOT 24 BIRCHAVEN BEACH.

12X16 SHED ACROSS ROAD

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50' @ 4200/FF	50.00	115.00	1.0000	1.0356	4200	100		217,467
50 Actual Front Feet, 0.13 Total Acres Total Est. Land Value =								217,467

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	169	66	734
Wood Frame	24.99	192	45	2,159

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	94	2,350
Total Estimated Land Improvements True Cash Value =				5,243

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

(11) Heating System: Wall/Floor Furnace  
 Ground Area = 1130 SF Floor Area = 1130 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	830		
1 Story	Siding	Crawl Space	300		
			Total:	145,461	101,821

Other Additions/Adjustments

Plumbing					
Average Fixture(s)			1	1,476	1,033
Deck					
Treated Wood			316	5,590	3,913
Water/Sewer					
Public Sewer			1	1,494	1,046
Water Well, 100 Feet			1	5,808	4,066
Built-Ins					
Appliance Allow.			1	2,766	1,936
Fireplaces					
Exterior 1 Story			1	6,513	4,559
Local Cost Items					
SANITARY SEWER			1	0	0 *84% Good
			Totals:	169,108	118,374

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.460 => TCV: 172,826

2024 Est. T.C.V. 009-100-024-00 = 395,536

Est. TCV/Total Floor Area = 350.03, Most recent sale 06/01/2002 for 180,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
149,700	149,700	149,700	88,429	5.00		
2024 New Eq. Adjustment Loss Additions Tax Adjustment Losses						
0	48,100	0	0	4,421	0	0
2024 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT						
197,800	197,800	197,800	92,850	92,850	0	0







Parcel Number: 009-100-025-00

Page: 2

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2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
178,900	178,900	178,900	102,585	102,585	0



194,700

194,700

194,700

101,103

101,103

101,103



009-100-028-00	2024 Est. T.C.V.	SMITH GLEN & SARAH
Property Class: 401		1364 S BIRCHAVEN BEACH DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. LOTS 28 & 29 BIRCHAVEN BEACH.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE  
\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50' @ 4200/FF	50.00	95.00	0.8409	0.9873	4200	100		174,338
A50' @ 4200/FF	50.00	95.00	0.8409	0.9873	4200	100		174,338
100 Actual Front Feet, 0.22 Total Acres								Total Est. Land Value = 348,677

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	25.63	100	50	1,281
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				2,231

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

(11) Heating System: Wall/Floor Furnace  
Ground Area = 976 SF Floor Area = 976 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	864		
1 Story	Siding	Slab	112		
			Total:	109,378	71,095

Other Additions/Adjustments

Plumbing					
Average Fixture(s)			1	1,230	799
Porches					
CPP			300	4,251	2,763
Water/Sewer					
Public Sewer			1	1,326	862
Water Well, 50 Feet			1	2,585	1,680
Built-Ins					
Appliance Allow.			1	1,934	1,257
Fireplaces					
Exterior 1 Story			1	5,707	3,710
Local Cost Items					
SANITARY SEWER			1	0	0 *90% Good
Totals:				126,411	82,166

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.460 => TCV: 119,963

2024 Est. T.C.V. 009-100-028-00 = 470,871

Est. TCV/Total Floor Area = 482.45

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
162,100	162,100	162,100	90,348	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	73,300	0	0	4,517	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
235,400	235,400	235,400	94,865	94,865	0	

009-100-030-00	2024 Est. T.C.V.	COEBLY JUDITH L TRUST
Property Class: 401		1344 S BIRCHAVEN BEACH DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. LOT 30 BIRCHAVEN BEACH.

## Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50' @ 4200/FF	50.00	88.00	1.0000	0.9685	4200	100		203,395
50 Actual Front Feet, 0.10 Total Acres								Total Est. Land Value = 203,395

## Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	34.90	24	94	788
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				1,738

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

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 678 SF Floor Area = 678 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

## Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	678		
Total:				81,505	48,904

## Other Additions/Adjustments

## Plumbing

Average Fixture(s) 1 1,230 738

## Porches

CGEP (1 Story) 112 7,370 4,422

## Water/Sewer

Public Water 1 1,326 796

Public Sewer 1 1,326 796

Water Well, 50 Feet 1 2,585 1,551

## Built-Ins

Appliance Allow. 1 1,934 1,160

## Fireplaces

Exterior 1 Story 1 5,707 3,424

## Local Cost Items

SANITARY SEWER 1 0 0 \*84% Good

Totals: 102,983 61,791

## Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.460 =&gt; TCV: 90,215

2024 Est. T.C.V. 009-100-030-00 = 295,348

Est. TCV/Total Floor Area = 435.62

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
104,400	104,400	104,400	53,928	5.00	
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	43,300	0	0	2,696	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
147,700	147,700	147,700	56,624	56,624	0









Parcel Number: 009-100-033-00

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2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
211,100	211,100	211,100	110,789	110,789	0



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2024	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	51,700	0	0	5,826	0
2024 Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	190,700	190,700	190,700	122,358	122,358	0



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2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
158,600	158,600	158,600	105,924	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	31,700	0	0	5,296	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
190,300	190,300	190,300	111,220	111,220	0	



009-100-038-00  
Property Class: 401  
Map #:

2024 Est. T.C.V.  
LAKE TOWNSHIP

CHECINSKI ANDREZ J & MARLOGORZATA  
1264 S BIRCHAVEN BEACH DR  
LAKE CITY, MI 49651

. (0\*1998) LOT 38 & W'LY 25 FT OF LOT 37. BIRCHAVEN BEACH.

NEW GRG & GSA FOR 04

2010 MLS COMMENTS-interior has all been redone with beautiful tongue & groove pine. Open floor plan with living room, dining room and sunroom on the front allowing you a greatview from almost every room. All new ceramic tile flooring with in-floor heat to keep your feet warm. All appliances/dock included with full price offer. BrandNew Seawall is bring installed at time of listing. The lake bottom is nice and sandy for the kids to play in. Boat house down on the beach has 1/2 bath

98 RCV.D W 25' FROM LOT 37 FROM 035-00 FOR 99

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 80'@ 2500/	50.00	184.00	1.0000	1.0584	2500	100		132,305
B 80'@ 2500/	25.00	184.00	1.0000	1.0584	2500	100		66,153
75 Actual Front Feet, 0.32 Total Acres Total Est. Land Value =								198,458

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Dock: Light posts	42.92	256	0	0
Wood Frame	35.08	64	74	1,661
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
Total Estimated Land Improvements True Cash Value =				4,036

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

(11) Heating System: Space Heater

Ground Area = 1080 SF Floor Area = 1080 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,080		
			Total:	143,002	100,101

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,476	1,033
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Deck

Treated Wood	304	5,445	3,811
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Garages

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

Base Cost	520	23,161	16,213
Storage Over Garage	200	2,748	1,924
Common Wall: 1 Wall	1	-2,686	-1,880

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

Base Cost	216	10,571	7,400
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Water/Sewer

Public Sewer	1	1,494	1,046
Water Well, 50 Feet	1	2,686	1,880

Built-Ins

Appliance Allow.	1	2,766	1,936
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Fireplaces

Wood Stove	1	2,551	1,786
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Parcel Number: 009-100-038-00

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## Local Cost Items

SANITARY SEWER	1	0	0	*84% Good
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Totals:	193,214	135,250		
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## Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.460 => TCV: 197,465

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2024 Est. T.C.V. 009-100-038-00 = 399,959

Est. TCV/Total Floor Area = 370.33, Most recent sale 04/21/2011 for 223,500

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
175,600	175,600	175,600	132,807	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	24,400	0	0	6,640	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
200,000	200,000	200,000	139,447	139,447	0	



Parcel Number: 009-100-039-00

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Est. TCV/Total Floor Area = 320.49, Most recent sale 06/01/2002 for 187,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
161,000	161,000	161,000	103,795	5.00		
2024	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	53,400	0	0	5,189	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
214,400	214,400	214,400	108,984	108,984	0	

009-100-040-00	2024 Est. T.C.V.	HAMILTON JOE & AMY
Property Class: 402		S BIRCHAVEN BEACH DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. LOT 40 BIRCHAVEN BEACH.

SEE ADJACENT GARAGE SIZE PARCEL ACCROSS THE ROAD 010-018-99

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50' @ 4200/FF	50.00	175.00	1.0000	1.1502	4200	100		241,534
50 Actual Front Feet, 0.20 Total Acres Total Est. Land Value =								241,534

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	20.82	320	94	6,262

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	97	2,425
Total Estimated Land Improvements True Cash Value =				8,687

2024 Est. T.C.V. 009-100-040-00 = 250,221

Est. TCV/Total Floor Area = 187.01, Most recent sale 10/22/2020 for 135,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
76,000	76,000	76,000	61,740	5.00	
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	49,100	0	0	3,087	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
125,100	125,100	125,100	64,827	64,827	0



Parcel Number: 009-100-041-00

Page: 2

## Local Cost Items

SANITARY SEWER	1	0	0	*84% Good
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Totals:	239,817	155,880
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Notes: 2015 REPLACE DECKS WITH 200+SQFT DECK &amp; CONCRETE WALKS, PAINT, INTERIOR REFRESH.

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.460 =&gt; TCV: 227,585

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2024 Est. T.C.V. 009-100-041-00	=	370,839
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Est. TCV/Total Floor Area = 223.80, Most recent sale 09/05/2014 for 215,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
166,800	166,800	166,800	130,548	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	18,600	0	0	6,527	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
185,400	185,400	185,400	137,075	137,075	0	





Parcel Number: 009-100-043-00

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## Water/Sewer

Public Sewer	1	1,494	1,360
Water Well, 100 Feet	1	5,808	5,285

## Built-Ins

Appliance Allow.	1	2,766	2,517
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## Fireplaces

Direct-Vented Gas	1	3,021	2,749
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Totals:		313,340	285,142
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## Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.460 => TCV: 416,307

2024 Est. T.C.V. 009-100-043-00 = 556,478

Est. TCV/Total Floor Area = 262.61, Most recent sale 01/22/2013 for 80,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
264,500	264,500	264,500	194,006	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	13,700	0	0	9,700	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
278,200	278,200	278,200	203,706	203,706	0	

009-100-044-00	2024 Est. T.C.V.	GLASS CASEY R & JENNIFER S TRUST
Property Class: 401		1214 S BIRCHAVEN BEACH DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. LOTS 44 & 45 BIRCHAVEN BEACH.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE  
\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 80'@ 2500/	100.00	88.00	0.9564	0.9476	2500	100		226,556
100 Actual Front Feet, 0.20 Total Acres								Total Est. Land Value = 226,556

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Patio Blocks	15.61	168	0	0
D/W/P: 4in Concrete	6.97	132	0	0
Wood Frame	37.85	48	50	908
Total Estimated Land Improvements True Cash Value =				908

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C 5 Blt 1955

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1290 SF Floor Area = 1290 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,290		
Total:				175,681	105,411

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,476	886
3 Fixture Bath	1	4,646	2,788

Deck

Treated Wood	419	6,725	4,035
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Garages

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

Base Cost	572	24,693	14,816
Storage Over Garage	458	6,293	3,776

Water/Sewer

Public Sewer	1	1,494	896
Water Well, 50 Feet	1	2,686	1,612

Built-Ins

Appliance Allow.	1	2,766	1,660
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Fireplaces

Exterior 1 Story	1	6,513	3,908
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Local Cost Items

SANITARY SEWER	1	0	0	*84% Good
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Totals: 232,973 139,788

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.460 => TCV: 204,090

2024 Est. T.C.V. 009-100-044-00 = 431,554

Est. TCV/Total Floor Area = 334.54

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
152,100	152,100	152,100	105,508	5.00	
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	63,700	0	0	5,275	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT

215,800

215,800

215,800

110,783

110,783

0

009-100-046-00	2024 Est. T.C.V.	HOWELL CAROL L TRUSTEE
Property Class: 401		1198 S BIRCHAVEN BEACH DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. LOT 46 BIRCHAVEN BEACH.

RAY'S NOTE: LOC ADJ..FRONTAGE MORE "BAY LIKE"

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
B 80'@ 2500/	50.00	97.00	1.0000	0.9615	2500	100		120,191	
50 Actual Front Feet, 0.11 Total Acres								Total Est. Land Value =	120,191

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	391	71	1,827
Wood Frame	32.30	80	71	1,835
Wood Frame	27.17	140	94	3,576
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
Total Estimated Land Improvements True Cash Value =				9,613

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

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 1117 SF Floor Area = 1117 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,117		
			Total:	142,764	92,797

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,476	959
2 Fixture Bath	1	3,108	2,020

Porches

CGEP (1 Story)	126	9,048	5,881
WGEP (1 Story)	144	12,210	7,936

Garages

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

Base Cost	576	22,285	14,485
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Water/Sewer

Public Sewer	1	1,494	971
Water Well, 50 Feet	1	2,686	1,746

Built-Ins

Appliance Allow.	1	2,766	1,798
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Fireplaces

Exterior 1 Story	1	6,513	4,233
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Deck

Treated Wood	792	10,288	6,687
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Local Cost Items

SANITARY SEWER	1	0	0	*83% Good
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Totals: 214,638 139,513

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.460 => TCV: 203,689

Parcel Number: 009-100-046-00

Page: 2

2024 Est. T.C.V. 009-100-046-00					=	333,493
Est. TCV/Total Floor Area = 298.56						
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
129,200	129,200	129,200	82,945	5.00		
2024	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	37,500	0	4,147	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
166,700	166,700	166,700	87,092	87,092	0	

009-100-047-00	2024 Est. T.C.V.	HOWELL CAROL L TRUSTEE
Property Class: 402		S BIRCHAVEN BEACH DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. LOTS 47 & 48 BIRCHAVEN BEACH.

LOW & SWAMPY, ESPECIALLY LOT 48

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

Description	Frontage	Depth	* Factors *		Rate	%Adj.	Reason	Value
			Front	Depth				
C 100' @1300/FF	50.00	86.00	1.0000	0.9688	1300	100		62,974
BACK 50' @1200/	50.00	76.00	0.8409	0.8921	1200	100		45,009
100 Actual Front Feet, 0.19 Total Acres							Total Est. Land Value =	107,983

2024 Est. T.C.V. 009-100-047-00 = 107,983

Est. TCV/Total Floor Area = 96.67

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
42,100	42,100	42,100	32,647	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	11,900	0	0	1,632	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
54,000	54,000	54,000	34,279	34,279		0

009-140-001-00                                 2024 Est. T.C.V.                                 GAMBLE JOHN C & RETA G TRUST  
Property Class: 401                                 5115 S DICKERSON RD  
Map #:   LAKE TOWNSHIP                                 LAKE CITY, MI 49651

. SEC 35 T22N R8W LOT 1 BLUE ROAD ESTATES.

Land Value Estimates for Land Table Res 8.RES 8 RURAL SUBS

\* Factors \*                                 IRREGULAR SHAPE

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> 140-Blue Road					8000	100		8,000
	0.00 Total Acres				Total Est. Land Value =			8,000

Cost Est. for Res. Bldg: 1 Single Family 1S                                 Cls CD             Blt 1995

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 1248 SF     Floor Area = 1248 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,248		
			Total:	142,831	107,123

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,230	922
3 Fixture Bath	1	3,860	2,895

Water/Sewer

1000 Gal Septic	1	4,550	3,412
Water Well, 50 Feet	1	2,585	1,939

Deck

Treated Wood w/Roof (Deck Portion)	80	2,213	1,660
Treated Wood w/Roof (Roof portion)	80	1,375	1,031
Treated Wood	20	894	670

Built-Ins

Appliance Allow.	1	1,934	1,450
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Totals:                                 161,472             121,102

Notes: MODULAR

ECF (409 RURAL PLATTED SUBDIVISIONS) 0.930 => TCV:             112,625

2024 Est. T.C.V. 009-140-001-00                                 =             120,625

Est. TCV/Total Floor Area = 96.65

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
59,700	59,700	59,700	38,919	5.00		
2024 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	600	0	0	1,945	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
60,300	60,300	60,300	40,864	40,864	0	

009-140-002-00	2024 Est. T.C.V.	BRONKEMA TAMARA L
Property Class: 402		S DICKERSON RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 35 T22N R8W LOT 2 BLUE ROAD ESTATES.

Land Value Estimates for Land Table Res 8.RES 8 RURAL SUBS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> 140-Blue Road					8000	100		8,000
100 Actual Front Feet, 1.07 Total Acres							Total Est. Land Value =	8,000

2024 Est. T.C.V. 009-140-002-00 = 8,000

Est. TCV/Total Floor Area = 6.41, Most recent sale 11/15/2019 for 20,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
4,000	4,000	4,000	3,150	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	157	0		
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
4,000	4,000	4,000	3,307	3,307	0	



009-140-003-00	2024 Est. T.C.V.	BRONKEMA TAMARA L
Property Class: 402		W BLUE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 35 T22N R8W LOT 3 BLUE ROAD ESTATES.

Land Value Estimates for Land Table Res 8.RES 8 RURAL SUBS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> 140-Blue Road					8000	100		8,000
		0.00	Total Acres		Total Est.		Land Value =	8,000

2024 Est. T.C.V. 009-140-003-00 = 8,000

Est. TCV/Total Floor Area = 6.41, Most recent sale 11/15/2019 for 20,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
4,000	4,000	4,000	3,150	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	157	0		
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
4,000	4,000	4,000	3,307	3,307	0	

009-140-004-00	2024 Est. T.C.V.	BRONKEMA TAMARA L
Property Class: 402		W BLUE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 35 T22N R8W LOT 4 BLUE ROAD ESTATES.

Land Value Estimates for Land Table Res 8.RES 8 RURAL SUBS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> 140-Blue Road					8000	100		8,000
		0.00	Total Acres		Total Est.		Land Value =	8,000

2024 Est. T.C.V. 009-140-004-00 = 8,000

Est. TCV/Total Floor Area = 6.41, Most recent sale 11/15/2019 for 20,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
4,000	4,000	4,000	3,150	5.00		
2024	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	157	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
4,000	4,000	4,000	3,307	3,307	0	

009-140-005-00	2024 Est. T.C.V.	BRONKEMA TAMARA L
Property Class: 402		W BLUE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 35 T22N R8W LOT 5 BLUE ROAD ESTATES.

Land Value Estimates for Land Table Res 8.RES 8 RURAL SUBS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> 140-Blue Road					8000	100		8,000
		0.00	Total Acres		Total Est.		Land Value =	8,000

2024 Est. T.C.V. 009-140-005-00 = 8,000

Est. TCV/Total Floor Area = 6.41, Most recent sale 11/15/2019 for 20,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
4,000	4,000	4,000	3,150	5.00		
2024	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	0	157	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
4,000	4,000	4,000	3,307	3,307	0	

009-140-006-00 2024 Est. T.C.V. FOSTER WM K  
 Property Class: 401 7859 W BLUE RD  
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

. SEC 35 T22N R8W LOT 6 BLUE ROAD ESTATES.

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C>	140-Blue Road				8000	100		8,000
		0.00	Total Acres		Total Est.		Land Value =	8,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Metal Prefab	15.55	100	66	1,026
Total Estimated Land Improvements True Cash Value =				1,026

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

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1056 SF Floor Area = 1056 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=71/100/100/100/71

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,056		
			Total:	141,293	100,318

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,230	873
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Water/Sewer

1000 Gal Septic	1	4,550	3,230
Water Well, 50 Feet	1	2,585	1,835

Porches

CCP (1 Story)	100	2,569	1,824
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Deck

Treated Wood	352	5,864	4,163
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Garages

Class: CD Exterior: Pole (Unfinished)

Base Cost	1008	22,620	16,060
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Built-Ins

Appliance Allow.	1	1,934	1,373
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Fireplaces

Wood Stove	1	2,149	1,526
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Totals: 184,794 131,202

Notes:

ECF (409 RURAL PLATTED SUBDIVISIONS) 0.930 => TCV: 122,018

2024 Est. T.C.V. 009-140-006-00 = 131,044

Est. TCV/Total Floor Area = 124.09

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
64,800	64,800	64,800	40,114	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	700	0	0	2,005	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
65,500	65,500	65,500	42,119	42,119	42,119	

009-140-007-00 2024 Est. T.C.V. SHELTON SHAWNA  
 Property Class: 401 7823 W BLUE RD  
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

. SEC 35 T22N R8W LOT 7 BLUE ROAD ESTATES.

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> 140-Blue Road					8000	100		8,000
165 Actual Front Feet, 1.53 Total Acres Total Est. Land Value =								8,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	428	78	2,056
Total Estimated Land Improvements True Cash Value =				2,056

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

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1176 SF Floor Area = 1806 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Tri-Level	Siding	Crawl Space	1,176		
1 Story	Siding	Overhang	42		
Total:				187,702	131,391

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,230	861
3 Fixture Bath	1	3,860	2,702
2 Fixture Bath	1	2,596	1,817

Water/Sewer

1000 Gal Septic	1	4,550	3,185
Water Well, 50 Feet	1	2,585	1,809

Porches

CCP (1 Story)	84	2,208	1,568	*71% Good
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Garages

Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)				
Base Cost	312	14,929	10,450	
Common Wall: 1 Wall	1	-2,512	-1,758	
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)				
Base Cost	672	22,129	18,146	*82% Good

Built-Ins

Appliance Allow.	1	1,934	1,354
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Totals: 241,211 171,525

Notes:

ECF (409 RURAL PLATTED SUBDIVISIONS) 0.930 => TCV: 159,518

2024 Est. T.C.V. 009-140-007-00 = 169,574

Est. TCV/Total Floor Area = 93.89, Most recent sale 11/04/2013 for 91,500

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
83,800	83,800	83,800	51,199	5.00	
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	1,000	0	0	2,559	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
84,800	84,800	84,800	53,758	53,758	53,758





009-140-010-00                                    2024 Est. T.C.V.                                    GREENFIELD REBECCA &  
 Property Class: 401                                    7709 W BLUE RD  
 Map #:                                    LAKE TOWNSHIP                                    LAKE CITY, MI 49651

. SEC 35 T22N R8W LOT 10 BLUE ROAD ESTATES.

Land Value Estimates for Land Table Res 8.RES 8 RURAL SUBS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> 140-Blue Road					8000	100		8,000
165 Actual Front Feet, 1.19 Total Acres                    Total Est. Land Value =								8,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.18	181	50	740
Ad-Hoc Unit-In-Place Items				
Description	Rate	Size	% Good	Cash Value
/CI16/YARI/CHALF/04'/211	9.70	236	100	2,289
Total Estimated Land Improvements True Cash Value =				3,029

Cost Est. for Res. Bldg: 1 Single Family 1S                                    Cls C                                    Blt 2021

(11) Heating System: Forced Heat & Cool  
 Ground Area = 1320 SF    Floor Area = 1320 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=97/100/100/100/97

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,320		
			Total:	180,592	175,174

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,476	1,432
3 Fixture Bath	1	4,646	4,507

Water/Sewer

1000 Gal Septic	1	4,864	4,718
Water Well, 100 Feet	1	5,808	5,634

Deck

Treated Wood	60	1,958	1,899
Treated Wood	16	731	709

Garages

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

Base Cost	840	39,186	38,010
Common Wall: 1 Wall	1	-2,686	-2,605
Door Opener	1	547	531
Totals:		237,122	230,009

Notes:

ECF (409 RURAL PLATTED SUBDIVISIONS) 0.930 => TCV:                                    213,908

2024 Est. T.C.V. 009-140-010-00				=	224,937
Est. TCV/Total Floor Area = 170.41, Most recent sale 08/21/2020 for 7,000					
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
111,300	111,300	111,300	104,685	5.00	
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,200	0	5,234	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
112,500	112,500	112,500	109,919	109,919	109,919



009-140-011-00	2024 Est. T.C.V.	YOUNGBEG GARRICK
Property Class: 401		7699 W BLUE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 35 T22N R8W LOT 11 BLUE ROAD ESTATES.

NEW HOUSE FOR 96 COMPLETE FOR 97  
 Uncapped for 2007 by letter 8-23-07.

## Land Value Estimates for Land Table Res 8.RES 8 RURAL SUBS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> 140-Blue Road					8000	100		8,000
170 Actual Front Feet, 1.00 Total Acres					Total Est.	Land Value =		8,000

## Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.18	960	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 5000	5,000.00	1	94	4,700
Total Estimated Land Improvements True Cash Value =				4,700

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

(11) Heating System: Forced Heat & Cool  
 Ground Area = 1500 SF Floor Area = 1500 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

## Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,500		
			Total:	232,342	185,889

## Other Additions/Adjustments

Recreation Room	1500	28,995	14,497
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## Plumbing

Average Fixture(s)	1	1,476	1,181
3 Fixture Bath	1	4,646	3,717

## Water/Sewer

1000 Gal Septic	1	4,864	3,891
Water Well, 50 Feet	1	2,686	2,149

## Deck

Treated Wood	288	5,262	4,210
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## Garages

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

Base Cost	576	24,808	19,846
Door Opener	1	547	438

## Built-Ins

Appliance Allow.	1	2,766	2,213
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Totals:		308,392	238,031
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## Notes:

ECF (409 RURAL PLATTED SUBDIVISIONS) 0.930 =&gt; TCV: 221,369

2024 Est. T.C.V. 009-140-011-00 = 234,069

Est. TCV/Total Floor Area = 156.05, Most recent sale 06/01/2012 for 128,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
115,800	115,800	115,800	76,745	5.00		
2024 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	1,200	0	0	3,837	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	

117,000

117,000

117,000

80,582

80,582

80,582



009-140-013-00 2024 Est. T.C.V. CEBULSKI JOSEPH S & JULIEANN  
Property Class: 401 7675 W BLUE RD  
Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

. SEC 35 T22N R8W LOT 13 BLUE ROAD ESTATES.

NEW 1 1/2 STY FOR 95

Land Value Estimates for Land Table Res 8.RES 8 RURAL SUBS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C>	140-Blue Road				8000	100		8,000
				0.00	Total Acres		Total Est. Land Value =	8,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	29.53	96	86	2,438
Total Estimated Land Improvements True Cash Value =				2,438

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C Blt 1994

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1008 SF Floor Area = 1512 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	1,008		
			Total:	192,022	153,618

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,476	1,181
2 Fixture Bath	1	3,108	2,486

Water/Sewer

1000 Gal Septic	1	4,864	3,891
Water Well, 50 Feet	1	2,686	2,149

Garages

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

Base Cost	676	27,777	27,221	*98% Good
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Built-Ins

Appliance Allow.	1	2,766	2,213
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Deck

Treated Wood	16	731	585
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Breezeways

Frame Wall	364	19,478	19,283	*99% Good
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Totals: 254,908 212,627

Notes:

ECF (409 RURAL PLATTED SUBDIVISIONS) 0.930 => TCV: 197,743

2024 Est. T.C.V. 009-140-013-00 = 208,181

Est. TCV/Total Floor Area = 137.69, Most recent sale 05/01/1995 for 72,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
102,900	102,900	102,900	65,606	5.00

2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	1,200	0	3,280	0

2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
104,100	104,100	104,100	68,886	68,886	68,886

009-160-011-00 2024 Est. T.C.V. BELEN LEONARD F TRUST  
 Property Class: 401 6120 W LAKEVIEW DR  
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 11 & COMM AT SE COR OF LOT 11, TH N TO OUTLOT A, TH N'LY  
 10 FT ALONG N LINE OF LOT 11 AS EXTENDED, TH S TO SW COR OF LOT 10, TH SW'LY  
 ALONG S LINE OF LOT 10 AS EXTENDED TO POB. BUENA VISTA PARK.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50' @ 4200/FF	62.00	100.00	0.9476	1.0000	4200	100		246,766
62 Actual Front Feet, 0.14 Total Acres Total Est. Land Value =								246,766

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Vnyl, 2 Rail	15.27	30	0	0
D/W/P: 3.5 Concrete	6.16	437	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	97	2,425
Total Estimated Land Improvements True Cash Value =				2,425

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

(11) Heating System: Forced Heat & Cool  
 Ground Area = 1118 SF Floor Area = 1118 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,056		
1 Story	Siding	Slab	62		
Total:				133,355	93,348

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,230	861
3 Fixture Bath	1	3,860	2,702
2 Fixture Bath	1	2,596	1,817

Porches

CGEP (1 Story)	238	12,512	8,758
CCP (1 Story)	49	1,356	949

Deck

Treated Wood	33	1,401	981
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Garages

Class: CD Exterior: Pole (Unfinished)

Base Cost	336	10,339	7,237
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Class: CD Exterior: Block Foundation: 18 Inch (Unfinished)

Base Cost	169	8,271	5,790
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Water/Sewer

Public Sewer	1	1,326	928
Water Well, 50 Feet	1	2,585	1,809

Built-Ins

Appliance Allow.	1	1,934	1,354
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Totals: 180,765 126,534

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.440 => TCV: 182,209

2024 Est. T.C.V. 009-160-011-00 = 431,400  
 Est. TCV/Total Floor Area = 385.87

Parcel Number: 009-160-011-00

Page: 2

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
174,600	174,600	174,600	108,514	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	41,100	0	0	5,425	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
215,700	215,700	215,700	113,939	113,939	0	

009-160-012-00	2024 Est. T.C.V.	SELENO NICOLE TRUST
Property Class: 401		6130 W LAKEVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 12 BUENA VISTA PARK.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50' @ 4200/FF	52.00	100.00	0.9902	1.0000	4200	100		216,269
52 Actual Front Feet, 0.12 Total Acres								Total Est. Land Value = 216,269

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	136	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	97	970
Total Estimated Land Improvements True Cash Value =				970

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1956

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 892 SF Floor Area = 892 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	892		
			Total:	103,521	67,289

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,230	799
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Porches

CGEP (1 Story)	160	9,418	6,122
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Water/Sewer

Public Sewer	1	1,326	862
Water Well, 50 Feet	1	2,585	1,680

Built-Ins

Appliance Allow.	1	1,934	1,257
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Fireplaces

Exterior 1 Story	1	5,707	3,710
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Totals: 125,721 81,719

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.460 => TCV: 119,310

2024 Est. T.C.V. 009-160-012-00 = 336,549

Est. TCV/Total Floor Area = 377.30, Most recent sale 10/21/2022 for 450,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
113,000	113,000	113,000	113,000	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	55,300	0	5,650	0		
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
168,300	168,300	168,300	118,650	118,650	0	

009-160-013-00 2024 Est. T.C.V. CRAWFORD JACK L & MARY G  
 Property Class: 401 6140 W LAKEVIEW DR  
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 13 BUENA VISTA PARK.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50' @ 4200/FF	49.00	100.00	1.0051	1.0000	4200	100		206,842
49 Actual Front Feet, 0.11 Total Acres					Total Est.	Land Value =		206,842

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1940

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 994 SF Floor Area = 994 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	994		
			Total:	113,672	73,887

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,230	799
2 Fixture Bath	1	2,596	1,687

Porches

CGEP (1 Story)	168	9,759	6,343
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Deck

Treated Wood	80	2,213	1,438
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Water/Sewer

Public Sewer	1	1,326	862
Water Well, 50 Feet	1	2,585	1,680

Built-Ins

Appliance Allow.	1	1,934	1,257
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Unit-in-Place Cost Items

SHED	150	212	201	*95% Good
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Totals: 135,527 88,154

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.460 => TCV: 128,705

2024 Est. T.C.V. 009-160-013-00 = 335,547

Est. TCV/Total Floor Area = 337.57

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
118,300	118,300	118,300	89,846	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	49,500	0	0	4,492	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
167,800	167,800	167,800	94,338	94,338	0	



009-160-014-00	2024 Est. T.C.V.	DERUITER BRUCE & JOHANNA TRUST
Property Class: 401		6146 W LAKEVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 14 BUENA VISTA PARK.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50' @ 4200/FF	49.00	100.00	1.0051	1.0000	4200	100		206,842
49 Actual Front Feet, 0.11 Total Acres Total Est. Land Value =								206,842

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	7.59	576	82	3,585
D/W/P: Patio Blocks	18.87	1100	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 5000	5,000.00	1	95	4,750
Total Estimated Land Improvements True Cash Value =				8,335

Cost Est. for Res. Bldg: 1 Single Family 1.75S Cls BC Blt 1992

(11) Heating System: Forced Heat & Cool  
 Ground Area = 1080 SF Floor Area = 2268 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.75 Story	Siding	Basement	1,080		
1 Story	Siding	Overhang	378		
			Total:	333,779	233,644

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	2,172	1,520
3 Fixture Bath	1	6,832	4,782
2 Fixture Bath	1	4,577	3,204

Porches

CCP (1 Story)	36	1,454	1,018
WPP	420	9,076	6,353

Deck

Treated Wood	420	7,140	4,998
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Garages

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

Base Cost	576	37,976	26,583
Common Wall: 1 Wall	1	-3,117	-2,182
Door Opener	2	1,366	956

Water/Sewer

Public Sewer	1	1,914	1,340
Water Well, 50 Feet	1	2,921	2,045

Built-Ins

Appliance Allow.	1	3,975	2,782
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Totals: 410,065 287,043

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.460 => TCY: 419,083

2024 Est. T.C.V. 009-160-014-00 = 634,260

Est. TCY/Total Floor Area = 279.66

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
294,200	294,200	294,200	160,658	5.00

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2024	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	22,900	0	0	8,032	0
2024 Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	317,100	317,100	317,100	168,690	168,690	168,690

009-160-015-00 2024 Est. T.C.V. ERNSBERGER THOMAS R & NANCY A  
 Property Class: 401 6162 W LAKEVIEW DR  
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 15 BUENA VISTA PARK.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50' @ 4200/FF	50.00	100.00	1.0000	1.0000	4200	100		210,000
50 Actual Front Feet, 0.12 Total Acres Total Est. Land Value =								210,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.97	142	0	0
Wood Frame	32.30	80	50	1,292
Total Estimated Land Improvements True Cash Value =				1,292

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C -5 Blt 1938

(11) Heating System: Forced Heat & Cool  
 Ground Area = 1308 SF Floor Area = 1308 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,308		
Total:				160,561	104,347

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,476	959
3 Fixture Bath	1	4,646	3,020

Deck

Treated Wood	48	1,730	1,124
Treated Wood	899	11,678	7,591

Garages

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

Base Cost	572	24,693	16,050
Common Wall: 1 Wall	1	-2,686	-1,746

Water/Sewer

Public Sewer	1	1,494	971
Water Well, 50 Feet	1	2,686	1,746

Built-Ins

Appliance Allow.	1	2,766	1,798
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Totals: 209,044 135,860

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.460 => TCv: 198,356

2024 Est. T.C.V. 009-160-015-00			=	409,648
Est. TCv/Total Floor Area = 313.19, Most recent sale 08/29/2005 for 245,000				
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
157,800	157,800	157,800	117,996	5.00
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	47,000	0	5,899	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<- PRE/MBT
204,800	204,800	204,800	123,895	123,895 0

009-160-016-00	2024 Est. T.C.V.	LOTT JAMES R
Property Class: 401		6170 W LAKEVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 16 BUENA VISTA PARK.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE  
\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50' @ 4200/FF	49.00	100.00	1.0051	1.0000	4200	100		206,842
49 Actual Front Feet, 0.11 Total Acres							Total Est. Land Value =	206,842

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.89	1100	50	1,589
Wood Frame	26.25	96	50	1,260
Total Estimated Land Improvements True Cash Value =				2,849

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

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 1024 SF Floor Area = 1024 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,024		
			Total:	116,631	69,978

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,230	738
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Porches

CGEP (1 Story)	128	8,100	4,860
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Deck

Treated Wood	200	4,036	2,422
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Water/Sewer

Public Sewer	1	1,326	796
Water Well, 50 Feet	1	2,585	1,551

Built-Ins

Appliance Allow.	1	1,934	1,160
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Totals:	135,842	81,505
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Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.460 => TCV: 118,997

2024 Est. T.C.V. 009-160-016-00 = 328,688

Est. TCV/Total Floor Area = 320.98

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
119,700	119,700	119,700	74,574	5.00		
2024 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	44,600	0	0	3,728	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
164,300	164,300	164,300	78,302	78,302	0	

009-160-017-00	2024 Est. T.C.V.	KENNEDY FAMILY LIVING TRUST
Property Class: 401		6180 W LAKEVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 17 BUENA VISTA PARK.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE  
\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50' @ 4200/FF	49.00	100.00	1.0051	1.0000	4200	100		206,842
49 Actual Front Feet, 0.11 Total Acres					Total Est.		Land Value =	206,842

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

(11) Heating System: Space Heater  
Ground Area = 592 SF Floor Area = 592 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

#### Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	592		
			Total:	72,809	43,686

#### Other Additions/Adjustments

#### Plumbing

Average Fixture(s)	1	1,230	738
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#### Water/Sewer

Public Sewer	1	1,326	796
Water Well, 50 Feet	1	2,585	1,551

#### Built-Ins

Appliance Allow.	1	1,934	1,160
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#### Deck

Treated Wood	20	894	501	*56% Good
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Totals: 80,778 48,432

#### Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.460 => TCV: 70,711

2024 Est. T.C.V. 009-160-017-00 = 277,553

Est. TCV/Total Floor Area = 468.84

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
95,300	95,300	95,300	53,731	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	43,500	0	2,686	0		
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
138,800	138,800	138,800	56,417	56,417	0	

009-160-018-00	2024 Est. T.C.V.	NOORDYKE MATT & STEPHANIE
Property Class: 401		6186 W LAKEVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 18 BUENA VISTA PARK.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50' @ 4200/FF	50.00	100.00	1.0000	1.0000	4200	100		210,000
50 Actual Front Feet, 0.12 Total Acres								Total Est. Land Value = 210,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1939

(11) Heating System: Forced Heat & Cool  
Ground Area = 1170 SF Floor Area = 1170 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Brick	Crawl Space	1,170		
Total:				143,771	86,263

Other Additions/Adjustments

Exterior					
Brick Veneer		240	3,794	2,276	
Plumbing					
Average Fixture(s)		1	1,230	738	
Deck					
Treated Wood		256	4,759	2,855	
Water/Sewer					
Public Sewer		1	1,326	796	
Water Well, 50 Feet		1	2,585	1,551	
Built-Ins					
Appliance Allow.		1	1,934	1,160	
Fireplaces					
Exterior 1 Story		1	5,707	3,424	
Totals:				165,106	99,063

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.460 => TCv: 144,632

2024 Est. T.C.V. 009-160-018-00					=	355,582
Est. TCv/Total Floor Area = 303.92, Most recent sale 05/03/2021 for 390,000						
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
132,000	132,000	132,000	130,515	5.00		
2024 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	45,800	0	0	6,525	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
177,800	177,800	177,800	137,040	137,040	0	

009-160-019-00	2024 Est. T.C.V.	SAGE BRUCE J & KAREN E
Property Class: 401		6190 W LAKEVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 19 BUENA VISTA PARK.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE  
\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50' @ 4200/FF	50.00	100.00	1.0000	1.0000	4200	100		210,000
50 Actual Front Feet, 0.12 Total Acres							Total Est. Land Value =	210,000

Cost Est. for Res. Bldg: 1	Single Family	1S						
							Cls D 5	Blt 1945

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 744 SF Floor Area = 744 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

## Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	744		
			Total:	89,664	53,799

## Other Additions/Adjustments

## Plumbing

Average Fixture(s)	1	1,025	615
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## Porches

CGEP (1 Story)	216	10,398	6,239
CGEP (1 Story)	48	3,663	2,198

## Deck

Treated Wood	225	4,282	2,569
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## Water/Sewer

Public Sewer	1	1,175	705
Water Well, 50 Feet	1	2,498	1,499

## Built-Ins

Appliance Allow.	1	1,638	983
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Totals:		114,343	68,607
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## Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.460 =>	TCV:	100,166
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2024 Est. T.C.V. 009-160-019-00	=	310,166
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Est. TCV/Total Floor Area = 416.89

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
110,300	110,300	110,300	65,703	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	44,800	0	0	3,285	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
155,100	155,100	155,100	68,988	68,988	0	

009-160-020-00	2024 Est. T.C.V.	SWIONTONIOWSKI JOEL & MCKENZIE
Property Class: 401		6198 W LAKEVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 20 BUENA VISTA PARK.

2 FV SHEDS

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50' @ 4200/FF	50.00	100.00	1.0000	1.0000	4200	100		210,000
50 Actual Front Feet, 0.12 Total Acres								
Total Est. Land Value =								210,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	34.90	40	66	921
Metal Prefab	15.93	96	66	1,009
Total Estimated Land Improvements True Cash Value =				1,930

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1947

(11) Heating System: Space Heater

Ground Area = 728 SF Floor Area = 728 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	728		
Total:				84,668	55,035

Other Additions/Adjustments

Plumbing

Average Fixture(s) 1 1,230 799

Porches

CGEP (1 Story) 176 10,090 6,558

Garages

Class: CD Exterior: Pole (Unfinished)

Base Cost 280 9,243 7,025 \*76% Good

Water/Sewer

Public Sewer 1 1,326 862

Water Well, 50 Feet 1 2,585 1,680

Built-Ins

Appliance Allow. 1 1,934 1,257

Fireplaces

Exterior 1 Story 1 5,707 3,710

Totals: 116,783 76,926

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.460 =&gt; TCV: 112,312

2024 Est. T.C.V. 009-160-020-00 = 324,242

Est. TCV/Total Floor Area = 445.39, Most recent sale 07/06/2020 for 219,900

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
117,000	117,000	117,000	114,538	5.00		
2024	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	45,100	0	0	5,726	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
162,100	162,100	162,100	120,264	120,264	0	





009-160-022-00	2024 Est. T.C.V.	TREVORROW NANCY & SMITH RACHELLE
Property Class: 401		6226 W LAKEVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 22 BUENA VISTA PARK.

10 FT ADDED TO LOT FF FOR 97

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50' @ 4200/FF	50.00	100.00	1.0000	1.0000	4200	100		210,000
50 Actual Front Feet, 0.12 Total Acres							Total Est. Land Value =	210,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	144	71	630
Wood Frame	24.15	140	50	1,690
Total Estimated Land Improvements True Cash Value =				2,320

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

(11) Heating System: Electric Baseboard  
Ground Area = 624 SF Floor Area = 624 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	624		
			Total:	90,559	49,808

Other Additions/Adjustments

Recreation Room	624	11,563	6,360
Basement, Outside Entrance, Above Grade	1	1,655	910

Plumbing

Average Fixture(s)	1	1,230	676
2 Fixture Bath	1	2,596	1,428

Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)  
Base Cost 480 17,434 9,589

Water/Sewer

Public Sewer	1	1,326	729
Water Well, 50 Feet	1	2,585	1,422

Built-Ins

Appliance Allow.	1	1,934	1,064
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Fireplaces

Exterior 1 Story	1	5,707	3,139
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Totals: 136,589 75,125

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.460 => TCV: 109,683

2024 Est. T.C.V. 009-160-022-00 = 322,003

Est. TCV/Total Floor Area = 516.03, Most recent sale 10/26/2012 for 176,200

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
115,900	115,900	115,900	105,029	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	45,100	0	0	5,251	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
161,000	161,000	161,000	110,280	110,280	110,280	

009-160-023-00                                      2024 Est. T.C.V.                                      LINE ROBERT S & BARBARA C  
 Property Class: 401                                      6230 W LAKEVIEW DR  
 Map #:                                      LAKE TOWNSHIP                                      LAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 23 BUENA VISTA PARK.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50' @ 4200/FF	50.00	100.00	1.0000	1.0000	4200	100		210,000
50 Actual Front Feet, 0.12 Total Acres                      Total Est. Land Value =								210,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	100	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

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

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 888 SF      Floor Area = 888 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	888		
Total:				106,372	63,824

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,230	738
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Porches

CGEP (1 Story)	77	5,636	3,382
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Deck

Treated Wood	280	5,051	3,031
Treated Wood	40	1,563	938

Garages

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

Base Cost	240	12,706	7,624
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Water/Sewer

Public Sewer	1	1,326	796
Water Well, 50 Feet	1	2,585	1,551

Built-Ins

Appliance Allow.	1	1,934	1,160
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Fireplaces

Exterior 1 Story	1	5,707	3,424
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Totals:                      144,110                      86,468

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.460 => TCV:                      126,243

2024 Est. T.C.V. 009-160-023-00                                      =                      337,193

Est. TCV/Total Floor Area = 379.72, Most recent sale 08/06/2014 for 150,000

	MBOR	S.E.V.	Base for Cap	C.P.I.		
2023 Assessed	118,200	118,200	94,744	5.00		
2024 New Eq. Adjustment	0	50,400	0		4,737	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-		PRE/MBT

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168,600	168,600	168,600	99,481	99,481	0
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009-160-024-00	2024 Est. T.C.V.	WHIPPLE SUSAN RAE
Property Class: 401		6240 W LAKEVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 24 BUENA VISTA PARK.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50' @ 4200/FF	50.00	100.00	1.0000	1.0000	4200	100		210,000
50 Actual Front Feet, 0.12 Total Acres								Total Est. Land Value = 210,000

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

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 744 SF Floor Area = 744 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	744		
			Total:	91,142	54,684

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,230	738
2 Fixture Bath	1	2,596	1,558

Porches

CGEP (1 Story)	144	8,749	5,249
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Deck

Treated Wood	168	3,610	2,166
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Garages

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

Base Cost	440	16,408	9,845
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Water/Sewer

Public Sewer	1	1,326	796
Water Well, 50 Feet	1	2,585	1,551

Built-Ins

Appliance Allow.	1	1,934	1,160
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Fireplaces

Exterior 1 Story	1	5,707	3,424
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Totals: 135,287 81,171

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.460 => TCV: 118,510

2024 Est. T.C.V. 009-160-024-00 = 328,510

Est. TCV/Total Floor Area = 441.55, Most recent sale 06/01/2017 for 203,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
119,100	119,100	119,100	106,468	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	45,200	0	0	5,323	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
164,300	164,300	164,300	111,791	111,791	111,791	

009-160-025-00 2024 Est. T.C.V. VANKUREN ROBIN M  
 Property Class: 401 6260 W LAKEVIEW DR  
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 25 BUENA VISTA PARK.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50' @ 4200/FF	50.00	100.00	1.0000	1.0000	4200	100		210,000
50 Actual Front Feet, 0.12 Total Acres Total Est. Land Value =								210,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.78	672	71	2,758
Wood Frame	25.61	80	45	922
Total Estimated Land Improvements True Cash Value =				3,680

Cost Est. for Res. Bldg: 1 Single Family 1+S Cls D 5 Blt 1935

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1152 SF Floor Area = 1152 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1+ Story	Siding	Crawl Space	864		
1 Story	Siding	Basement	288		
Total:				140,520	84,317

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,025	615
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Porches

CGEP (1 Story)	50	3,718	2,231
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Garages

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

Base Cost	528	20,972	12,583
Common Wall: 1 Wall	1	-2,512	-1,507
Door Opener	1	485	291

Water/Sewer

Public Sewer	1	1,175	705
Water Well, 50 Feet	1	2,498	1,499

Built-Ins

Appliance Allow.	1	1,638	983
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Totals: 169,519 101,717

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.460 => TCV: 148,507

2024 Est. T.C.V. 009-160-025-00 = 362,187

Est. TCV/Total Floor Area = 314.40

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
135,100	135,100	135,100	78,468	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	46,000	0	0	3,923	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
181,100	181,100	181,100	82,391	82,391	0	

009-160-026-00 2024 Est. T.C.V. OLIVER CHRISTOPHER & DAWN  
Property Class: 401 6270 W LAKEVIEW DR  
Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 26 BUENA VISTA PARK.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50' @ 4200/FF	53.00	100.00	0.9855	1.0000	4200	100		219,381
53 Actual Front Feet, 0.12 Total Acres Total Est. Land Value =								219,381

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Picket, 12-24	17.24	24	0	0
D/W/P: 3.5 Concrete	6.16	574	0	0
Metal Prefab	13.08	240	75	2,354

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				3,304

Cost Est. for Res. Bldg: 1 Single Family 1+S Cls CD Blt 1953

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 1400 SF Floor Area = 1400 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,400		
Total:				152,545	91,527

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,230	738
2 Fixture Bath	1	2,596	1,558

Porches

CGEP (1 Story)	60	4,753	2,852
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Deck

Treated Wood	75	2,126	1,276
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Garages

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

Base Cost	352	16,065	9,639
Common Wall: 1 Wall	1	-2,512	-1,507

Water/Sewer

Public Sewer	1	1,326	796
Water Well, 50 Feet	1	2,585	1,551

Built-Ins

Appliance Allow.	1	1,934	1,160
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Fireplaces

Exterior 1 Story	1	5,707	3,424
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Totals:		188,355	113,014
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Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.460 => TCY: 165,000

2024 Est. T.C.V. 009-160-026-00 = 387,685  
Est. TCY/Total Floor Area = 276.92, Most recent sale 08/26/2016 for 240,000  
2023 Assessed MBOR S.E.V. Base for Cap C.P.I.  
145,600 145,600 145,600 118,459 5.00

Parcel Number: 009-160-026-00

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2024	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	48,200	0	0	5,922	0
2024 Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	193,800	193,800	193,800	124,381	124,381	0



009-160-027-00	2024 Est. T.C.V.	HERRON SCOTT
Property Class: 401		6280 W LAKEVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 27 BUENA VISTA PARK.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE  
\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50' @ 4200/FF	53.00	100.00	0.9855	1.0000	4200	100		219,381
53 Actual Front Feet, 0.12 Total Acres Total Est. Land Value =								219,381

## Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Patio Blocks	14.27	73	50	521
Metal Prefab	15.93	96	0	0

## Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	100	1,000
Total Estimated Land Improvements True Cash Value =				1,521

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1947

(11) Heating System: Wall/Floor Furnace  
Ground Area = 1248 SF Floor Area = 1248 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

## Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	992		
1 Story	Siding	Slab	256		
			Total:	135,031	87,770

## Other Additions/Adjustments

## Plumbing

Average Fixture(s)	1	1,230	799
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## Porches

WCP (1 Story)	80	3,829	2,489
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## Water/Sewer

Public Sewer	1	1,326	862
Water Well, 50 Feet	1	2,585	1,680

## Built-Ins

Appliance Allow.	1	1,934	1,257
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## Fireplaces

Exterior 1 Story	1	5,707	3,710
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## Deck

Treated Wood	894	11,336	7,368
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Totals:	162,978	105,935
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Notes: 2020 ADDITION

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.460 =&gt; TCV: 154,665

2024 Est. T.C.V. 009-160-027-00	=	375,567
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Est. TCV/Total Floor Area = 300.94, Most recent sale 12/01/2017 for 195,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
139,900	139,900	139,900	122,403	5.00	
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	47,900	0	6,120	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
187,800	187,800	187,800	128,523	128,523	0

009-160-028-00	2024 Est. T.C.V.	BRANDT GREGORY A & JEANENE S TTEE
Property Class: 401		6290 W LAKEVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 28 BUENA VISTA PARK.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE  
\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50' @ 4200/FF	53.00	100.00	0.9855	1.0000	4200	100		219,381
53 Actual Front Feet, 0.12 Total Acres								Total Est. Land Value = 219,381

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	624	71	2,915
Total Estimated Land Improvements True Cash Value =				2,915

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

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 971 SF Floor Area = 971 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	971		
			Total:	126,095	75,656

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,476	886
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Porches

CCP (1 Story)	48	1,455	873
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Deck

Treated Wood	200	4,134	3,721	*90% Good
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Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)  
 Base Cost 384 16,858 10,115  
 Class: C Exterior: Block Foundation: 42 Inch (Unfinished)  
 Base Cost 392 20,176 12,106

Water/Sewer

Public Sewer	1	1,494	896
Water Well, 50 Feet	1	2,686	1,612

Built-Ins

Appliance Allow.	1	2,766	1,660
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Totals: 177,140 107,525

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.460 => TCV: 156,987

2024 Est. T.C.V. 009-160-028-00 = 379,283

Est. TCV/Total Floor Area = 390.61

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
141,600	141,600	141,600	80,819	5.00	
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	48,000	0	0	4,040	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
189,600	189,600	189,600	84,859	84,859	0







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	195,500	195,500	195,500	136,703	5.00	
2024	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	48,800	0	0	6,835	0
2024	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	244,300	244,300	244,300	143,538	143,538	0







2024 Est. T.C.V. 009-160-032-00			=	769,936		
Est. TCV/Total Floor Area = 289.89						
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
304,000	304,000	304,000	199,545	5.00		
2024	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	81,000	0	0	9,977	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
385,000	385,000	385,000	209,522	209,522	209,522	

009-160-034-00	2024 Est. T.C.V.	SPURGEON WILLIAM K & MARY K TRUST
Property Class: 402		W LAKEVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 12 T22N R8W LOT 175 BUENA VISTA PARK AMENDED L2 P 224.  
FORMERLY SEC 12 T22N R8W LOT 34 BUENA VISTA PARK.

06 SPLIT/COMBINE 3 FT TO 009-160-035-00 FOR 07.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50' @ 4200/FF	50.26	99.03	0.9987	0.9976	4200	100		210,303
50 Actual Front Feet, 0.11 Total Acres							Total Est. Land Value =	210,303

2024 Est. T.C.V. 009-160-034-00 = 210,303

Est. TCV/Total Floor Area = 79.18

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
62,600	62,600	62,600	38,216	5.00			
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses			
0	42,600	0	1,910	0			
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
105,200	105,200	105,200	40,126	40,126	40,126		









## Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.460 => TCV: 345,328

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2024 Est. T.C.V. 009-160-038-00					=	550,555
Est. TCV/Total Floor Area = 284.52, Most recent sale 11/22/2019 for 415,000						
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
247,400	247,400	247,400	225,684	5.00		
2024	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	27,900	0	0	11,284	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
275,300	275,300	275,300	236,968	236,968	0	





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2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
217,900	217,900	217,900	140,892	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	38,400	0	0	7,044	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
256,300	256,300	256,300	147,936	147,936	0	



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Parcel Number: 009-160-040-00

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2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
214,600	214,600	214,600	126,979	126,979	0



Parcel Number: 009-160-041-00

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## Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.460 => TCV: 413,938

2024 Est. T.C.V. 009-160-041-00					=	628,608
Est. TCV/Total Floor Area = 275.95						
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
262,300	262,300	262,300	205,271	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	52,000	0	0	10,263	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
314,300	314,300	314,300	215,534	215,534	0	

009-160-042-00    2024 Est. T.C.V.    ODEGARD TIMOTHY E & TRACEY J  
Property Class: 401       6446 W LAKEVIEW DR  
Map #:    LAKE TOWNSHIP    LAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 42 BUENA VISTA PARK.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE  
\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50' @ 4200/FF	50.00	100.00	1.0000	1.0000	4200	100		210,000
50 Actual Front Feet, 0.12 Total Acres                          Total Est. Land Value =								210,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Patio Blocks	15.61	100	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
Total Estimated Land Improvements True Cash Value =				2,375

Cost Est. for Res. Bldg: 1 Single Family 1S                          Cls C 10 Blt 2014

(11) Heating System: Forced Heat & Cool  
Ground Area = 1214 SF      Floor Area = 1214 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,214		
Total:				202,921	182,613

Other Additions/Adjustments

Exterior

Stone Veneer	40	1,518	1,366
Basement, Outside Entrance, Below Grade	1	2,560	2,304

Plumbing

Average Fixture(s)	1	1,476	1,328
2 Fixture Bath	1	3,108	2,797

Water/Sewer

1000 Gal Septic	1	4,864	4,378
Water Well, 100 Feet	1	5,808	5,227

Porches

WPP	362	6,092	5,483
WCP (1 Story)	104	4,908	4,417

Deck

Treated Wood	45	1,688	1,519
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Garages

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

Base Cost	200	10,448	9,403
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Totals:                          245,391                          220,835

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.460 => TCV:                          322,419

2024 Est. T.C.V. 009-160-042-00    =                          534,794

Est. TCV/Total Floor Area = 440.52

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
222,700	222,700	222,700	148,398	5.00		
2024	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	44,700	0	0	7,419	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	

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267,400	267,400	267,400	155,817	155,817	0
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009-160-043-00 2024 Est. T.C.V. HAVERKAMP FAMILY TRUST  
 Property Class: 401 6450 W LAKEVIEW DR  
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 43 BUENA VISTA PARK.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50' @ 4200/FF	50.00	100.00	1.0000	1.0000	4200	100		210,000
50 Actual Front Feet, 0.12 Total Acres Total Est. Land Value =								210,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.18	1060	50	4,335
D/W/P: 4in Concrete	6.97	529	50	1,843
Wood Frame	35.77	60	50	1,073
Total Estimated Land Improvements True Cash Value =				7,251

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

(11) Heating System: Wall/Floor Furnace  
 Ground Area = 1380 SF Floor Area = 1380 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Block	Slab	1,380		
Total:				163,662	98,216

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,433	860
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Deck

Treated Wood	67	2,013	1,208
w/Roof (Roof portion)	240	3,902	2,341

Garages

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

Base Cost	440	17,934	10,760
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Water/Sewer

Public Sewer	1	1,494	896
Water Well, 50 Feet	1	2,686	1,612

Built-Ins

Appliance Allow.	1	2,766	1,660
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Fireplaces

Exterior 1 Story	1	6,513	3,908
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Local Cost Items

SANITARY SEWER	1	0	0	*84% Good
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Totals: 202,403 121,461

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.460 => TCV: 177,333

2024 Est. T.C.V. 009-160-043-00 = 394,584

Est. TCV/Total Floor Area = 285.93

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
150,500	150,500	150,500	94,307	5.00	
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	46,800	0	0	4,715	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
197,300	197,300	197,300	99,022	99,022	0







Parcel Number: 009-160-044-00

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2024 Est. T.C.V. 009-160-044-00			=	595,279		
Est. TCV/Total Floor Area = 275.98						
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
246,400	246,400	246,400	178,943	5.00		
2024	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	51,200	0	0	8,947	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
297,600	297,600	297,600	187,890	187,890	187,890	

009-160-045-00	2024 Est. T.C.V.	HOEFT FAMILY TRUST
Property Class: 401		6478 W LAKEVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 45 BUENA VISTA PARK.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50' @ 4200/FF	50.00	100.00	1.0000	1.0000	4200	100		210,000
50 Actual Front Feet, 0.12 Total Acres								Total Est. Land Value = 210,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.18	1322	50	5,407
D/W/P: Brick on Sand	18.02	120	50	1,081
D/W/P: 4in Concrete	6.97	223	94	1,461
Wood Frame	36.47	56	94	1,919

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	2	95	1,900
Total Estimated Land Improvements True Cash Value =				11,768

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 1928

(11) Heating System: Forced Heat & Cool  
 Ground Area = 1701 SF Floor Area = 2501 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	291		
1 Story	Siding	Basement	1,060		
2 Story	Siding	Basement	150		
1 Story	Siding	Crawl Space	200		
1 Story	Siding	Overhang	650		
			Total:	310,668	217,465

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,476	1,033
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Porches

CCP (1 Story)	25	845	591
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Deck

Treated Wood	120	2,947	2,063
Treated Wood	576	8,289	5,802
Treated Wood	20	913	639

Garages

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

Base Cost	650	27,014	18,910
Door Opener	1	547	383

Water/Sewer

Public Sewer	1	1,494	1,046
Water Well, 50 Feet	1	2,686	1,880

Built-Ins

Appliance Allow.	1	2,766	1,936
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Fireplaces

Exterior 1 Story	1	6,513	4,559
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Totals:		366,158	256,307
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Notes: 2018 2 ADDITION WITH GARAGE

Parcel Number: 009-160-045-00

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 ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.460 => TCV: 374,208
 

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2024 Est. T.C.V. 009-160-045-00					=	595,976
Est. TCV/Total Floor Area = 238.30						
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
246,600	246,600	246,600	144,150	5.00		
2024 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	51,400	0	0	7,207	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
298,000	298,000	298,000	151,357	151,357	0	



Parcel Number: 009-160-046-00

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2024 Est. T.C.V. 009-160-046-00						=	527,321
Est. TCV/Total Floor Area = 298.93, Most recent sale 10/01/1997 for 188,000							
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
214,000	214,000	214,000	167,803	5.00			
2024	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	49,700	0	0	8,390	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
263,700	263,700	263,700	176,193	176,193	0		





Parcel Number: 009-160-047-00

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2024 Est. T.C.V. 009-160-047-00			=	603,176		
Est. TCV/Total Floor Area = 283.18						
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
250,200	250,200	250,200	152,282	5.00		
2024	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	51,400	0	0	7,614	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
301,600	301,600	301,600	159,896	159,896	159,896	

009-160-048-00	2024 Est. T.C.V.	HUXTABLE COTTAGE LLC
Property Class: 401		6500 W LAKEVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 48 BUENA VISTA PARK.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE  
\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50' @ 4200/FF	50.00	100.00	1.0000	1.0000	4200	100		210,000
50 Actual Front Feet, 0.12 Total Acres								Total Est. Land Value = 210,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	31.19	64	50	998
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				1,948

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1932

(11) Heating System: Wall/Floor Furnace  
Ground Area = 880 SF Floor Area = 1132 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	384		
1.75 Story	Siding	Slab	336		
1 Story	Siding	Crawl Space	160		
			Total:	119,280	71,567

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1	1,230	738	
Deck					
Treated Wood		272	4,959	2,975	
Water/Sewer					
Public Sewer		1	1,326	796	
Water Well, 50 Feet		1	2,585	1,551	
Built-Ins					
Appliance Allow.		1	1,934	1,160	
Local Cost Items					
SANITARY SEWER		1	0	0	*84% Good
			Totals:	131,314	78,787

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.460 => TCV: 115,029

2024 Est. T.C.V. 009-160-048-00	=	326,977			
Est. TCV/Total Floor Area = 288.85					
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
118,300	118,300	118,300	68,922	5.00	
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	45,200	0	3,446	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
163,500	163,500	163,500	72,368	72,368	0







Parcel Number: 009-160-050-00

Page: 2

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	0	50,200	0	0	5,831	0
2024 Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	275,400	275,400	275,400	122,470	122,470	122,470



Parcel Number: 009-160-051-00

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2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
58,600	58,600	58,600	31,738	31,738	0



009-160-053-00	2024 Est. T.C.V.	MADDUX SUSAN M FAMILY TRUST
Property Class: 401		1625 S BACON AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 12 T22N R8W LOTS 53, 54 & 55 BUENA VISTA PARK.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BACK 50' @ 600	50.00	98.00	0.8481	0.9701	600	100	LOT 53	24,681
BACK 50' @ 600	50.00	98.00	0.8481	0.9701	600	100	LOT 54	24,681
BACK 50' @ 600	50.00	98.00	0.8481	0.9701	600	100	LOT 55	24,681
150 Actual Front Feet, 0.34 Total Acres							Total Est. Land Value =	74,042

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	280	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	0.00	0	95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls CD Blt 1965

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 672 SF Floor Area = 840 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Crawl Space	672		
			Total:	96,455	57,873

Other Additions/Adjustments

Plumbing

Average Fixture(s) 1 1,230 738

Deck

Treated Wood 90 2,365 1,419

Garages

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

Base Cost 576 19,791 11,875

Water/Sewer

Public Sewer 1 1,326 796

Water Well, 50 Feet 1 2,585 1,551

Built-Ins

Appliance Allow. 1 1,934 1,160

Porches

WCP (1 Story) 20 1,413 848

Local Cost Items

SANITARY SEWER 1 0 0 \*84% Good

Totals: 127,099 76,260

Notes:

ECF (4161 BUENA VISTA AREA BACK LOTS) 1.100 => TCV: 83,886

2024 Est. T.C.V. 009-160-053-00 = 158,878

Est. TCV/Total Floor Area = 189.14, Most recent sale 08/02/2013 for 85,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
61,600	61,600	61,600	40,656	5.00	
2024	New Eq.	Adjustment	Loss	Additions	Tax Adjustment
	0	17,800	0	0	2,032
					Losses
					0

Parcel Number: 009-160-053-00

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2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
79,400	79,400	79,400	42,688	42,688	0

009-160-056-00	2024 Est. T.C.V.	VADERSTOW HOWARD J
Property Class: 402		6518 W LAKEVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 12 T22N R8W LOTS 56 & 57 BUENA VISTA PARK.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE  
\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BACK 50' @ 600	49.00	100.00	0.9040	0.9730	600	100	LOT 56	25,860
BACK 50' @ 600	49.00	100.00	0.9040	0.9730	600	100	LOT 57	25,860
98 Actual Front Feet, 0.23 Total Acres								Total Est. Land Value = 51,720

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	26.25	96	50	1,260
Total Estimated Land Improvements True Cash Value =				1,260

2024 Est. T.C.V. 009-160-056-00	=	52,980				
Est. TC/Total Floor Area = 63.07, Most recent sale 08/06/2012 for 1						
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
17,800	17,800	17,800	13,557	5.00		
2024	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	8,700		0	0	677	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
26,500	26,500	26,500	14,234	14,234	0	

009-160-058-00	2024 Est. T.C.V.	SMITH MATTHEW
Property Class: 401		1656 S OAKWOOD DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 12 T22N R8W LOTS 58 & 59 BUENA VISTA PARK.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BACK 50' @ 600	50.00	98.00	0.9013	0.9701	600	100	LOT 58	26,229
BACK 50' @ 600	50.00	98.00	0.9013	0.9701	600	100	LOT 59	26,229
100 Actual Front Feet, 0.23 Total Acres								Total Est. Land Value = 52,457

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	1200	0	0
D/W/P: Brick on Sand	18.02	144	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	2	95	1,900
Total Estimated Land Improvements True Cash Value =				1,900

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

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1324 SF Floor Area = 1324 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,324		
			Total:	174,074	113,139

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,476	959
3 Fixture Bath	1	4,646	3,020

Porches

CGEP (1 Story)	176	11,375	7,394
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Garages

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

Base Cost	432	24,456	15,896
Door Opener	1	547	356

Water/Sewer

Public Sewer	1	1,494	971
Water Well, 50 Feet	1	2,686	1,746

Built-Ins

Appliance Allow.	1	2,766	1,798
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Fireplaces

Wood Stove	1	2,551	1,658
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Breezeways

Frame Wall	192	13,213	8,588
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Local Cost Items

SANITARY SEWER	1	0	0	*93% Good
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Totals: 239,284 155,525

Notes:

ECF (4161 BUENA VISTA AREA BACK LOTS) 1.100 => TCV: 171,078

Parcel Number: 009-160-058-00

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Est. TCV/Total Floor Area = 170.27, Most recent sale 02/12/2016 for 147,500

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
92,900	92,900	92,900	69,773	5.00		
2024 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	19,800	0	0	3,488	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
112,700	112,700	112,700	73,261	73,261	0	

009-160-060-00	2024 Est. T.C.V.	NEDERHOOD NATHAN & COURTNEY
Property Class: 401		1676 S OAKWOOD AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 12 T22N R8W                      LOT 60 BUENA VISTA PARK.

04 Split lot 61 to 160-061-00 for 05

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BACK 50' @ 600	50.00	90.00	1.0000	0.9578	600	100		28,733
50 Actual Front Feet, 0.10 Total Acres                      Total Est. Land Value =								28,733

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.18	910	0	0
Wood Frame	32.30	80	50	1,292

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	2	100	2,000
Total Estimated Land Improvements True Cash Value =				3,292

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

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 1426 SF      Floor Area = 1954 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	898		
2 Story	Siding	Basement	528		
			Total:	229,842	149,383

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,476	959
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Porches

CCP (1 Story)	50	1,501	976
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Garages

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

Base Cost	432	20,447	13,291
Storage Over Garage	200	2,748	1,786
Common Wall: 2 Wall	1	-5,371	-3,491
Door Opener	1	547	356

Water/Sewer

Public Sewer	1	1,494	971
Water Well, 50 Feet	1	2,686	1,746

Built-Ins

Appliance Allow.	1	2,766	1,798
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Fireplaces

Interior 1 Story	1	5,338	3,470
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Local Cost Items

SANITARY SEWER	1	0	0	*93% Good
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Totals:                      263,474                      171,245

Notes:

ECF (4161 BUENA VISTA AREA BACK LOTS) 1.100 => TCV:                      188,370

2024 Est. T.C.V. 009-160-060-00                      =                      220,395

Parcel Number: 009-160-060-00

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Est. TCV/Total Floor Area = 112.79, Most recent sale 06/05/2008 for 35,900

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
93,100	93,100	93,100	65,749	5.00		
2024	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	17,100	0	0	3,287	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
110,200	110,200	110,200	69,036	69,036	69,036	

009-160-061-00	2024 Est. T.C.V.	NEDERHOOD NATHAN & COURTNEY
Property Class: 402		S OAKWOOD AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 12 T22N R8W LOT 61 BUENA VISTA PARK.

2004 Split from 160-00 for 2005.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BACK 50' @ 600	50.00	48.00	1.0000	0.8716	600	100		26,148
50 Actual Front Feet, 0.06 Total Acres							Total Est. Land Value =	26,148

2024 Est. T.C.V. 009-160-061-00 = 26,148

Est. TCV/Total Floor Area = 13.38, Most recent sale 01/16/2009 for 7,500

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.				
8,700	8,700	8,700	1,169	5.00				
2024	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses			
	0	4,400	0	58	0			
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT			
13,100	13,100	13,100	1,227	1,227	1,227			



009-160-062-00	2024 Est. T.C.V.	GAFFNEY JACK S & DEBORA L TRUST
Property Class: 401		1696 S OAKWOOD ALY
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 12 T22N R8W LOTS 62 & 63 BUENA VISTA PARK.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BACK 50' @ 600	50.00	98.00	0.8879	0.9701	600	100	LOT 62	25,839
BACK 50' @ 600	60.50	102.50	0.8879	0.9766	600	100	LOT 63	31,476
111 Actual Front Feet, 0.26 Total Acres								Total Est. Land Value = 57,315

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	928	0	0
Wood Frame	21.93	200	50	2,193

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				4,693

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

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1745 SF Floor Area = 1745 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,087		
1 Story	Siding	Basement	658		
			Total:	203,752	132,438

Other Additions/Adjustments

Recreation Room	658	12,193	7,925
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Plumbing

Average Fixture(s)	1	1,230	799
2 Fixture Bath	1	2,596	1,687

Deck

Treated Wood	300	5,277	3,430
Treated Wood	80	2,213	1,438

Garages

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

Base Cost	480	17,434	11,332
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Water/Sewer

Public Sewer	1	1,326	862
Water Well, 50 Feet	1	2,585	1,680

Built-Ins

Appliance Allow.	1	1,934	1,257
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Fireplaces

Exterior 1 Story	1	5,707	3,710
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Local Cost Items

SANITARY SEWER	1	0	0	*93% Good
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Totals: 256,247 166,558

Notes: 2018 ADDITION

ECF (4161 BUENA VISTA AREA BACK LOTS) 1.100 => TCV: 183,214

2024 Est. T.C.V. 009-160-062-00 = 245,222

Parcel Number: 009-160-062-00

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Est. TCV/Total Floor Area = 140.53, Most recent sale 07/01/2001 for 72,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
101,100	101,100	101,100	61,496	5.00		
2024	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	21,500	0	0	3,074	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
122,600	122,600	122,600	64,570	64,570	64,570	



009-160-065-00	2024 Est. T.C.V.	NEDERHOOD NATHAN & NEDERHOOD DERRIC
Property Class: 402		S OAKWOOD DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

LOT 65 BUENA VISTA PARK SEC10 T22N R8W  
7/28/2017 2017-02356 SPLIT LOT 65 FROM 160-064-00

7/28/2017 2017-02356 SPLIT LOT 65 FROM 160-064-00

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE  
\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BACK 50' @ 600	54.00	110.00	0.9885	0.9870	600	100		31,613
61 Actual Front Feet, 0.13 Total Acres							Total Est. Land Value =	31,613

2024 Est. T.C.V. 009-160-065-00 = 31,613

Est. TCV/Total Floor Area = 18.12, Most recent sale 07/28/2017 for 15,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.				
10,500	10,500	10,500	6,507	5.00				
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses				
0	5,300	0	325	0				
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT			
15,800	15,800	15,800	6,832	6,832	6,832			





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2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
80,100	80,100	80,100	80,100	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	11,000	0	0	4,005	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
91,100	91,100	91,100	84,105	84,105	0	

009-160-068-00  
 Property Class: 402  
 Map #:

2024 Est. T.C.V.  
 LAKE TOWNSHIP

SAPH DAVID J JR & LISA R  
 S OAKWOOD DR  
 LAKE CITY, MI 49651

SEC 12 T22N R8W LOT 68 BUENA VISTA PARK.  
 SPLIT/COMBINED ON 09/22/2012 FROM 009-160-067-00;  
 SPLIT/COMBINED ON 07/31/2012 FROM 009-160-064-00;  
 FORMERLY SEC 12 T22N R8W LOTS 64, 65, 66, 67 & 68 BUENA VISTA PARK.

Split/Comb. on 09/22/2012 completed 09/22/2012 TIM      SEPARATE PIN FOR LOT IN  
 SUBDIVISION;

Parent Parcel(s): 009-160-067-00;  
 Child Parcel(s): 009-160-068-00;

Split/Comb. on 07/31/2012 completed 07/31/2012 TIM      ASSESS LOTS SEPARATELY;

Parent Parcel(s): 009-160-064-00;  
 Child Parcel(s): 009-160-066-00, 009-160-067-00;

LOTS IN PLATED SUB - TO ASSESS LOT 66 SEPARATELY

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

\* Factors \*

LOT 68 IRR SHAPE

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BACK 50' @ 160/	50.00	132.00	0.9678	1.0719	160	100		8,299
BACK 50' @ 600	7.00	132.00	0.9805	1.0144	600	100		4,178
57 Actual Front Feet, 0.17 Total Acres      Total Est. Land Value =								12,476

2024 Est. T.C.V. 009-160-068-00 = 12,476

Est. TC/Total Floor Area = 12.45, Most recent sale 07/28/2022 for 235,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
4,500	4,500	4,500	4,500	5.00	
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	1,700	0	0	225	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
6,200	6,200	6,200	4,725	4,725	0







Parcel Number: 009-160-070-00

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SANITARY SEWER	1	0	0	*84% Good
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Totals:	183,484	119,349
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Notes:

ECF (4161 BUENA VISTA AREA BACK LOTS) 1.100 => TCV:	131,284
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2024 Est. T.C.V. 009-160-070-00	=	198,578
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Est. TCV/Total Floor Area = 147.75

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
80,400	80,400	80,400	47,804	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	18,900	0	0	2,390	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
99,300	99,300	99,300	50,194	50,194	0	



Parcel Number: 009-160-071-00

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2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
71,900	71,900	71,900	43,990	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	18,100	0	0	2,199	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
90,000	90,000	90,000	46,189	46,189	0	



Parcel Number: 009-160-072-00

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2024 Est. T.C.V. 009-160-072-00	=	285,014				
Est. TCV/Total Floor Area = 296.89, Most recent sale 02/09/2024 for 425,000						
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
121,700	121,700	121,700	111,799	5.00		
2024	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	20,800	0	0	5,589	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
142,500	142,500	142,500	117,388	117,388	117,388	







009-160-075-00	2024 Est. T.C.V.	TRIM RALPH A & JOANNE L
Property Class: 401		1929 S OAKWOOD AVE
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

. LOT 75 BUENA VISTA PARK.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE  
\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BACK 50' @ 600	46.00	100.00	1.0126	0.9730	600	100		27,193
46 Actual Front Feet, 0.11 Total Acres Total Est. Land Value =								27,193

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Metal Prefab	18.89	96	50	906
Total Estimated Land Improvements True Cash Value =				906

2024 Est. T.C.V. 009-160-075-00 = 28,099

Est. TCV/Total Floor Area = 29.27

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
9,500	9,500	9,500	4,758	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	4,500	0	0	237	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
14,000	14,000	14,000	4,995	4,995	0	



009-160-077-00	2024 Est. T.C.V.	TOMPKINS JEFFREY & KATHLEEN TRUST
Property Class: 402		W CIRCLE DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 77 BUENA VISTA PARK.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BACK 50' @ 600	46.00	100.00	1.0126	0.9730	600	100		27,193
46 Actual Front Feet, 0.11 Total Acres							Total Est. Land Value =	27,193

2024 Est. T.C.V. 009-160-077-00 = 27,193

Est. TCV/Total Floor Area = 0.00, Most recent sale 05/01/1997 for 18,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
9,100	9,100	9,100	1,694	5.00			
2024 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses		
0	4,500	0	0	84	0		
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
13,600	13,600	13,600	1,778	1,778	0		





99,700

99,700

99,700

72,326

99,700

99,700









Parcel Number: 009-160-084-00

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## Built-Ins

Appliance Allow.	1	2,766	1,798
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## Local Cost Items

SANITARY SEWER	1	0	0	*93% Good
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Totals:		197,164	128,158
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Notes: 2015 ENCLOSE CCP FOR 4 SEASON ADDITION

ECF (4161 BUENA VISTA AREA BACK LOTS) 1.100 => TCV:	140,974
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2024 Est. T.C.V. 009-160-084-00	=	189,787
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Est. TCV/Total Floor Area = 183.02, Most recent sale 01/31/2020 for 110,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
78,000	78,000	78,000	69,720	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	16,900	0	0	3,486	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
94,900	94,900	94,900	73,206	73,206	0	

009-160-086-00	2024 Est. T.C.V.	PHILLIPS ROSS D & VICKI L, TTEES
Property Class: 402		BUENA VISTA DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 86 BUENA VISTA PARK.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BACK 50' @ 600	46.00	76.00	1.0126	0.9338	600	100		26,097
46 Actual Front Feet, 0.08 Total Acres							Total Est. Land Value =	26,097

2024 Est. T.C.V. 009-160-086-00 = 26,097

Est. TCV/Total Floor Area = 25.17, Most recent sale 06/26/2009 for 0

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.				
8,700	8,700	8,700	1,562	5.00				
2024 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses			
0	4,300	0	0	78	0			
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT			
13,000	13,000	13,000	1,640	1,640	0			

009-160-087-00	2024 Est. T.C.V.	FORSYTHE DOROTHY L
Property Class: 401		6431 W CIRCLE DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 12 T22N R8W LOTS 87 & 88 BUENA VISTA PARK.

REFUSED ENTRY..EXTENSIVE REMODELING SINCE LAST APPRAISAL

GAVE SIZE ADJ OF +80 AND CHG'D LOC FROM -50 TO -35 FOR 05  
CONSISTENT WITH NEIGHBORING PARCELS.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
BACK 50' @ 600	62.75	100.00	0.8711	0.9730	600	100	LOT 87	31,911	
BACK 50' @ 600	62.75	100.00	0.8711	0.9730	600	100	LOT 88	31,911	
126 Actual Front Feet, 0.29 Total Acres								Total Est. Land Value =	63,821

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	576	0	0
Metal Prefab	23.53	54	50	635

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				1,585

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

(11) Heating System: Forced Heat & Cool  
Ground Area = 1428 SF Floor Area = 1428 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,428		
Total:				212,201	127,320

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,476	886
3 Fixture Bath	2	9,291	5,575

Deck

Treated Wood	304	5,445	3,267
Treated Wood	60	1,958	1,175

Garages

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

Base Cost	576	24,808	14,885
Common Wall: 1 Wall	1	-2,686	-1,612

Water/Sewer

Public Sewer	1	1,494	896
Water Well, 50 Feet	1	2,686	1,612

Built-Ins

Appliance Allow.	1	2,766	1,660
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Fireplaces

Exterior 1 Story	1	6,513	3,908
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Local Cost Items

SANITARY SEWER	1	0	0	*88% Good
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Totals:		265,952	159,572
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Notes:

Parcel Number: 009-160-087-00

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ECF (4161 BUENA VISTA AREA BACK LOTS) 1.100 =&gt; TCV: 175,529

2024 Est. T.C.V. 009-160-087-00	=	240,935			
Est. TCV/Total Floor Area = 168.72, Most recent sale 06/01/1999 for 86,500					
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
98,400	98,400	98,400	65,261	5.00	
2024	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	22,100	0	3,263	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
120,500	120,500	120,500	68,524	68,524	68,524















Parcel Number: 009-160-094-00

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2024 Est. T.C.V. 009-160-094-00						=	229,150
Est. TCV/Total Floor Area = 169.74, Most recent sale 11/18/2016 for 110,000							
2023 Assessed		MBOR	S.E.V.	Base for Cap	C.P.I.		
	92,500	92,500	92,500	61,513	5.00		
2024	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	22,100	0	0	3,075	0	
2024 Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
	114,600	114,600	114,600	64,588	64,588	0	



Parcel Number: 009-160-096-00

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2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
61,400	61,400	61,400	36,603	36,603	0





009-160-099-00	2024 Est. T.C.V.	FOSS JACK T & BRENDA J
Property Class: 402		W BUENA VISTA BLVD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 12 T22N R8W W 1/2 OF LOTS 99 & 100 BUENA VISTA PARK.

REMOVE SWAMP ADJ..CHG SIZE ADJ FROM +15 TO +21 FOR 05

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BACK 50' @ 600	60.70	102.00	0.9713	0.9759	600	100		34,524
61 Actual Front Feet, 0.14 Total Acres							Total Est. Land Value =	34,524

2024 Est. T.C.V. 009-160-099-00 = 34,524

Est. TCV/Total Floor Area = 20.45, Most recent sale 08/01/1999 for 56,500

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.				
11,500	11,500	11,500	1,363	5.00				
2024	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses			
	0	5,800	0	68	0			
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT			
17,300	17,300	17,300	1,431	1,431	1,431			



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65,400

65,400

65,400

37,028

37,028

37,028

009-160-102-00	2024 Est. T.C.V.	KEWAY PHILIP TODD
Property Class: 401		6385 W BUENA VISTA BLVD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 102 & E 1/2 OF LOTS 99 & 100 BUENA VISTA PARK.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE  
\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
BACK 50' @ 600	61.80	134.50	0.8742	1.0173	600	100		32,976	
BACK 50' @ 600	60.70	55.00	0.8742	0.8896	600	100		28,323	
123 Actual Front Feet, 0.27 Total Acres								Total Est. Land Value =	61,299

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	144	71	630
Wood Frame	22.22	192	50	2,133
Total Estimated Land Improvements True Cash Value =				2,763

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

(11) Heating System: Forced Heat & Cool  
Ground Area = 1152 SF Floor Area = 1152 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,152		
			Total:	155,771	101,250

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,230	799
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Porches

CGEP (1 Story)	140	8,595	5,587
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Deck

Treated Wood	224	4,364	2,837
w/Roof (Roof portion)	274	3,910	2,541

Water/Sewer

Public Sewer	1	1,326	862
Water Well, 50 Feet	1	2,585	1,680

Built-Ins

Appliance Allow.	1	1,934	1,257
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Local Cost Items

SANITARY SEWER	1	0	0	*84% Good
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Totals: 179,715 116,813

Notes:

ECF (4161 BUENA VISTA AREA BACK LOTS) 1.100 => TCV: 128,494

2024 Est. T.C.V. 009-160-102-00 = 192,556

Est. TCV/Total Floor Area = 167.15

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
77,600	77,600	77,600	40,560	5.00	
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	18,700	0	0	2,028	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
96,300	96,300	96,300	42,588	42,588	42,588





009-160-106-00  
 Property Class: 401  
 Map #:

2024 Est. T.C.V.  
 LAKE TOWNSHIP

NEDERHOED MARION JO  
 6401 W LAKEVIEW DR  
 Lake City, MI 49651

THAT PART OF LOTS 104, 105 AND 106, PLAT OF BUENA VISTA PARK, SECTION 12, T22N, R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN, DESCRIBED AS BEGINNING AT A POINT ON THE CENTERLINE OF VACATED PINWOOD AVENUE THAT IS NORTH 81'32'40" WEST 15.30 FEET FROM THE NORTHWEST CORNER OF LOT 106; THENCE ALONG THE NORTH LINE OF LOT 106 SOUTH 81'32'40" EAST 125.08 FEET TO A POINT ON THE CENTERLINE OF VACATED BIRCHWOOD AVENUE; THENCE ALONG SAID CENTERLINE SOUTH 45'10'13" EAST 47.04 FEET; THENCE SOUTH 60'17'46" WEST 89.21 FEET; THENCE SOUTH 18'27'57" EAST 18.67 FEET; THENCE SOUTH 64'16'36" WEST 93.84 FEET TO A POINT ON THE CENTERLINE OF VACATED PINWOOD AVENUE; THENCE ALONG SAID CENTERLINE NORTH 00'20'25" WEST 154.43 FEET TO THE POINT OF BEGINNING. SUBJECT TO A 10 FOOT WIDE EASEMENT FOR INGRESS AND EGRESS AS DESCRIBED BELOW. EASEMENT FOR INGRESS AND EGRESS: AN EASEMENT FOR INGRESS AND EGRES, BEING THAT PART OF LOTS 104, 105 AND 106, PLAT OF BUENA VISTA PARK, SECTION 12, T22N, R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN, DESCRIBED AS COMMENCING AT A POINT ON THE CENTERLINE OF VACATED PINWOOD AVENUE THAT IS NORTH 81'32'40" WEST 15.30 FEET FROM THE NORTHWEST CORNER OF LOT 106; THENCE ALONG THE NORTH LINE OF LOT 106 SOUTH 81'32'40" EAST 76.49 FEET TO THE POINT OF BEGINNING OF SAID EASEMENT; THENCE CONTINUING ALONG THE NORTH LINE OF LOT 106 SOUTH 81'32'40" EAST 10.05 FEET; THENCE SOUTH 02'32'43" WEST 81.76 FEET TO THE SOUTH LINE OF LOT 105; THENCE ALONG SAID SOUTH LINE EXTENDED SOUTH 60'17'46" WEST 2.74 FEET; THENCE SOUTH 18'27'57" EAST 6.45 FEET; THENCE SOUTH 02'32'43" WEST 13.76 FEET; THENCE SOUTH 64'16'36" WEST 11.35 FEET; THENCE NORTH 02'32'43" EAST 109.42 FEET TO THE POINT OF BEGINNING OF SAID EASEMENT.

5/2018 COMBINE WITH 160-105-00

FORMERLY THAT PART OF LOTS 104, 105 AND 106, PLAT OF BUENA VISTA PARK, SECTION 12, T22N, R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN, DESCRIBED AS BEGINNING AT A POINT ON THE CENTERLINE OF VACATED PINWOOD AVENUE THAT IS NORTH 81'32'40" WEST 15.30' FROM THE ORTHWEST CORNER OF LOT 06; THENCE ALONG THE NORTH LINE OF LOT 106 SOUTH 81DEG32'40" EAST 125.08 FEET TO A POINT ON THE CENTERLINE OF VACATED BIRCHWOOD AVENUE; THENCE ALONG SAID CENTERLINE SOUTH 45'10'13" EAST 47.04 FEET; THENCE SOUTH 60'17'46" WEST 89.21 FEET: THENCE: SOUTH 18'27'57" EAST 18.67 FEET; THENCE SOUTH 64DEG16'36" WEST 93.84 FEET TO A POINT ON THE CENTERLINE: OF VACATED PINWOOD AVENUE: THENCE ALONG SAID CENTERLINE NORTH 00'20'25" WEST 154.43 FEET TO THE POINT OF BEGINNING. SUBJECT TO A 10 FOOT WIDE EASEMENT FOR INGRESS AND EGRESS AS DESCRIBED BELOW. AN EASEMENT FOR INGRESS AND EGRESS, BEING THAT PART OF LOTS 104, 105 AND 106, PLAT OF BUENA VISTA PARK. SEC12 T22N R8W. LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN, DESCRIBED AS COMMENCING AT A POINT ON THE CENTERLINE OF VACATED PINWOOD AVE THAT IS N81DEG32'40"W 15.3' FROM THE NW COR OF LOT 106; TH ALONG THE N LINE OF LOT 106 S81DEG32'40"E 76.49' TO THE POB OF SAID EASEMENT; TH CONTINUING ALONG THE N LINE OF LOT 106 S 81DEG 32'40"E 10.05'; TH S02EG32'43"W81.76' TO THE S LINE OF LOT 10' TH ALONG SAID SOUTH LINE EXTENDED S 60DEG17'46"W 2.74'; TH S18DEG24'57"E6.45'; TH S 02DEG32'45"W13.76'; TH S64DEG16'36"W 11.35'; TH N02DEG32'43"E109.42' TO THE POB OF SAID EASEMENT. 2017-03591 APPURTENANT ACCESS EASEMENT

9/2017 SPLIT 160-103-00

FORMERLY SEC 12 T22N R8W BEG AT PLAT MONUMENT WHICH IS NW COR LOT106, TH N 81 DEG 33'W 15.22 FT, S 0 DEG 16' E 140.78 FT, N 60 DEG 19'53" E 93.09 FT, N 03 DEG 42'05" W 83.56 FT, N 81 DEG 33' W 61.77 FT TO POB, BEING A PART OF LOTS 105 & 106. ALSO LOTS 103 & 104 EXC BEG AT NE COR LOT 104, TH SE'LY TO SE COR LOT 103, SW'LY 8 FT, N TO POB. BUENA VISTA PARK. COMBINATION OF 160-003 & 160-006 FOR 2007.

8/2017 SPLIT LOT 103 & PART 104  
 06 COMBINED W/160-103-00 FOR 07.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

		* Factors *		PRT 106, 105 & 104			
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
BACK 50' @1200/	125.08	113.31	0.7951	0.9858	1200	100	117,650
125 Actual Front Feet,	0.33 Total Acres				Total Est. Land Value =		117,650

Land Improvement Cost Estimates

Description	Rate	Size % Good	Cash Value
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Parcel Number: 009-160-106-00

Page: 2

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.18	900	0	0
Residential Local Cost Land Improvements				
LAND IMPROVE 2500	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				2,500

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C 10 Blt 2003

(11) Heating System: Forced Heat & Cool  
 Ground Area = 1108 SF Floor Area = 1925 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=87/100/100/100/87

## Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	1,008		
1.25 Story	Siding	Slab	100		
1 Story	Siding	Overhang	288		
Total:				239,328	208,214

## Other Additions/Adjustments

## Plumbing

Average Fixture(s)	1	1,476	1,284
3 Fixture Bath	1	4,646	4,042
2 Fixture Bath	1	3,108	2,704
Separate Shower	1	1,360	1,183

## Porches

WCP (1 Story)	192	7,818	6,802
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## Deck

Treated Wood	504	7,590	6,603
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## Garages

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

Base Cost	576	29,854	25,973
Door Opener	1	547	476

Class: CD Exterior: Pole (Unfinished)

Base Cost	1120	24,192	21,047
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## Water/Sewer

Public Sewer	1	1,494	1,300
Water Well, 100 Feet	1	5,808	5,053

## Built-Ins

Appliance Allow.	1	2,766	2,406
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## Fireplaces

Direct-Vented Gas	1	3,021	2,628
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## Local Cost Items

GENERATOR	1	1	1	*100% Good
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Totals: 333,009 289,716

## Notes:

ECF (4161 BUENA VISTA AREA BACK LOTS) 1.100 => TCV: 318,688

2024 Est. T.C.V. 009-160-106-00 = 438,838

Est. TCV/Total Floor Area = 227.97, Most recent sale 01/05/2023 for 502,780

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
175,900	175,900	175,900	175,900	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
8,700	34,800	0	8,700	34,800	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
219,400	219,400	219,400	193,395	219,400	219,400	





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	63,500	63,500	63,500	63,500	5.00	
2024	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	14,700	0	0	3,175	0
2024	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	78,200	78,200	78,200	66,675	66,675	0







009-160-111-00	2024 Est. T.C.V.	RETHMAN JERRY
Property Class: 402		W BUENA VISTA BLVD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 12 T22N R8W LOT 111 BUENA VISTA PARK.  
 6/2021 SPLIT PLATTED LOT TO 160-112-00  
 FORMERLY . SEC 12 T22N R8W LOTS 111 & 112. BUENA VISTA PARK.

Split/Comb. on 06/15/2021 completed 06/15/2021 TIM ;  
 Parent Parcel(s): 009-160-111-00;  
 Child Parcel(s): 009-160-112-00;

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BACK 50' @ 600	55.00	119.00	0.9858	0.9987	600	100		32,491
55 Actual Front Feet, 0.15 Total Acres							Total Est. Land Value =	32,491

2024 Est. T.C.V. 009-160-111-00 = 32,491

Est. TCv/Total Floor Area = 26.31, Most recent sale 11/05/2021 for 15,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
10,800	10,800	10,800	7,875	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	5,400	0	0	393	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
16,200	16,200	16,200	8,268	8,268	0	

009-160-112-00	2024 Est. T.C.V.	RETHMAN JERRY
Property Class: 402		W BUENA VISTA BLVD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 12 T22N R8W LOT 112. BUENA VISTA PARK.  
SPLIT ON 06/15/2021 FROM 009-160-111-00;

Split/Comb. on 06/15/2021 completed 06/15/2021 TIM ;  
Parent Parcel(s): 009-160-111-00;  
Child Parcel(s): 009-160-112-00;

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BACK 50' @ 600	55.00	119.00	0.9858	0.9987	600	100		32,491
55 Actual Front Feet, 0.15 Total Acres							Total Est. Land Value =	32,491

2024 Est. T.C.V. 009-160-112-00 = 32,491

Est. TCV/Total Floor Area = 26.31, Most recent sale 11/05/2021 for 15,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.				
10,800	10,800	10,800	7,875	5.00				
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses			
0	5,400	0	0	393	0			
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT			
16,200	16,200	16,200	8,268	8,268	0			







009-160-115-00	2024 Est. T.C.V.	FRASER STEVE K & LOUISE
Property Class: 402		S MAPLEWOOD AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

LOT 115 BUENA VISTA PARK.  
 SPLIT ON 11/27/2011 INTO 009-160-116-00, 009-160-115-00;

Split/Comb. on 11/27/2011 completed 11/27/2011 TIM      SPLIT LOTS IN PLAT;  
 Parent Parcel(s): 009-160-115-00;  
 Child Parcel(s): 009-160-116-00, 009-160-115-01;

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 2011 SPLIT LOT 116 FOR 2012 ROLL 2011-02910  
 02 SPLIT LOT 117 TO 117-00 FOR 03

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BACK 50' @ 600	50.00	110.00	1.0000	0.9870	600	100		29,611
50 Actual Front Feet, 0.13 Total Acres							Total Est. Land Value =	29,611

2024 Est. T.C.V. 009-160-115-00 = 29,611

Est. TCv/Total Floor Area = 23.98, Most recent sale 05/31/2018 for 25,500

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.				
9,900	9,900	9,900	6,507	5.00				
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses				
0	4,900	0	0	325	0			
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT			
14,800	14,800	14,800	6,832	6,832	0			



Totals: 354,140 247,878

Notes:

ECF (4161 BUENA VISTA AREA BACK LOTS) 1.100 => TCV: 272,666

2024 Est. T.C.V. 009-160-117-00 = 351,899

Est. TCV/Total Floor Area = 168.29

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
145,300	145,300	145,300	76,342	5.00		
2024 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	30,600	0	0	3,817	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
175,900	175,900	175,900	80,159	80,159	0	



Parcel Number: 009-160-118-00

Page: 2

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2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
80,300	80,300	80,300	32,088	32,088	0

009-160-119-00	2024 Est. T.C.V.	DAVIS MICKY
Property Class: 402		W LAKEVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 119 BUENA VISTA PARK.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE  
\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BACK 50' @ 600	50.00	71.00	1.0000	0.9243	600	100		27,729
50 Actual Front Feet, 0.08 Total Acres							Total Est. Land Value =	27,729

2024 Est. T.C.V. 009-160-119-00 = 27,729

Est. TCV/Total Floor Area = 34.97

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
9,200	9,200	9,200	2,087	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	4,700	0	0	104	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
13,900	13,900	13,900	2,191	2,191	0	

009-160-120-00	2024 Est. T.C.V.	SPURGEON WILLIAM K & MARY K TRUST
Property Class: 402		W LAKEVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 120 BUENA VISTA PARK.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BACK 50' @ 600	31.50	124.46	1.0718	1.0055	600	100		20,367
32 Actual Front Feet, 0.09 Total Acres Total Est. Land Value =								20,367

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.89	3000	50	4,335
Wood Frame	28.72	80	50	1,149

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	97	970

Ad-Hoc Unit-In-Place Items

Description	Rate	Size	% Good	Cash Value
/CI16/YARI/CHALF/04'/211	9.70	250	25	606
Total Estimated Land Improvements True Cash Value =				7,060

2024 Est. T.C.V. 009-160-120-00 = 27,427

Est. TCV/Total Floor Area = 34.59

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
10,100	10,100	10,100	1,694	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	3,600	0	0	84	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
13,700	13,700	13,700	1,778	1,778	1,778	







009-160-127-00	2024 Est. T.C.V.	FRASER STEVE & LOUISE
Property Class: 402		BIRCHWOOD AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 127 BUENA VISTA PARK.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BACK 50' @ 600	32.25	65.00	1.0680	0.9121	600	100	TRIANGLE	18,848
32 Actual Front Feet, 0.05 Total Acres							Total Est. Land Value =	18,848

2024 Est. T.C.V. 009-160-127-00 = 18,848

Est. TCV/Total Floor Area = 15.29, Most recent sale 09/17/2019 for 129,900

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
6,300	6,300	6,300	3,253	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	3,100	0	0	162	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
9,400	9,400	9,400	3,415	3,415	0	

009-160-128-00	2024 Est. T.C.V.	FRASER STEVE & LOUISE
Property Class: 402		W BUENA VISTA BLVD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 128 BUENA VISTA PARK.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE  
\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BACK 50' @ 160/	50.00	95.04	0.9235	0.9874	160	100		7,294
BACK 50' @ 600	18.75	95.04	0.9534	0.9656	600	100		10,357
69 Actual Front Feet, 0.15 Total Acres								Total Est. Land Value = 17,651

2024 Est. T.C.V. 009-160-128-00 = 17,651

Est. TCV/Total Floor Area = 14.32, Most recent sale 09/17/2019 for 129,900

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
6,200	6,200	6,200	4,338	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	2,600	0	0	216	0	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
8,800	8,800	8,800	4,554	4,554	0	0











009-160-135-00 2024 Est. T.C.V. CAULFIELD JAMES & BENSON NANCY  
 Property Class: 401 1616 S ELMWOOD ST  
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 135 BUENA VISTA PARK.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BACK 50' @1200/	58.00	88.00	0.9636	0.9254	1200	100		62,061
58 Actual Front Feet, 0.12 Total Acres Total Est. Land Value =								62,061

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Split, 2 Rail	14.62	40	0	0
D/W/P: 3.5 Concrete	5.78	300	0	0
Metal Prefab	14.72	80	35	412

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	97	970
Total Estimated Land Improvements True Cash Value =				1,382

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D 10 Blt 1976

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 912 SF Floor Area = 912 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	912		
			Total:	125,822	81,778

Other Additions/Adjustments

Recreation Room	912	16,535	1,653
Exterior			
Brick Veneer	64	929	604
Plumbing			
Average Fixture(s)	1	1,025	666
2 Fixture Bath	1	2,152	1,399
Porches			
CPP	40	910	591

Garages

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

Base Cost	480	17,064	11,092
Common Wall: 1 Wall	1	-2,310	-1,501
Door Opener	1	430	279

Water/Sewer

Public Sewer	1	1,175	764
Water Well, 50 Feet	1	2,498	1,624

Built-Ins

Appliance Allow.	1	1,638	1,065
		Totals:	167,868
			100,014

Notes:

ECF (4161 BUENA VISTA AREA BACK LOTS) 1.100 => TCY: 110,015

2024 Est. T.C.V. 009-160-135-00 = 173,458

Est. TCY/Total Floor Area = 190.20

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
69,200	69,200	69,200	41,855	5.00

Parcel Number: 009-160-135-00

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2024	New	Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0		17,500	0	0	2,092	0
2024 Assessed			MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	86,700		86,700	86,700	43,947	43,947	0



009-160-137-00	2024 Est. T.C.V.	KAY JOSEPH & BIDGETTE
Property Class: 401		1636 S ELMWOOD ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 137 BUENA VISTA PARK.

## Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BACK 50' @1200/	50.00	110.00	1.0000	0.9785	1200	100		58,709
50 Actual Front Feet, 0.13 Total Acres Total Est. Land Value =								58,709

## Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	750	0	0
Wood Frame	26.25	96	50	1,260
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				2,210

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

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 912 SF Floor Area = 912 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

## Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	576		
1 Story	Siding	Basement	336		
			Total:	118,192	76,825

## Other Additions/Adjustments

## Plumbing

Average Fixture(s) 1 1,230 799

## Porches

WCP (1 Story) 72 3,591 2,334

## Garages

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

Base Cost 352 14,179 9,216

## Water/Sewer

Public Sewer 1 1,326 862

Water Well, 50 Feet 1 2,585 1,680

## Built-Ins

Appliance Allow. 1 1,934 1,257

## Local Cost Items

SANITARY SEWER 1 0 0 \*88% Good

Totals: 143,037 92,973

## Notes:

ECF (4161 BUENA VISTA AREA BACK LOTS) 1.100 =&gt; TCV: 102,270

2024 Est. T.C.V. 009-160-137-00 = 163,189

Est. TCV/Total Floor Area = 178.94, Most recent sale 09/18/2020 for 139,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
65,100	65,100	65,100	50,435	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	16,500	0	0	2,521	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
81,600	81,600	81,600	52,956	52,956	0	

009-160-138-00	2024 Est. T.C.V.	ROUSSE MICHAEL J L/E & ET AL J/T
Property Class: 401		1646 S ELMWOOD ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 138 BUENA VISTA PARK.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BACK 50' @1200/	47.00	113.00	1.0156	0.9851	1200	100		56,425
47 Actual Front Feet, 0.12 Total Acres Total Est. Land Value =								56,425

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 1977

(11) Heating System: Wall/Floor Furnace  
 Ground Area = 672 SF Floor Area = 672 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	672		
			Total:	88,262	57,372

Other Additions/Adjustments

Plumbing						
Average Fixture(s)			1	1,025	666	
Deck						
Treated Wood			40	1,532	996	
Water/Sewer						
Public Sewer			1	1,175	764	
Water Well, 50 Feet			1	2,498	1,624	
Built-Ins						
Appliance Allow.			1	1,638	1,065	
Local Cost Items						
SANITARY SEWER			1	0	0	*86% Good
			Totals:	96,130	62,487	

Notes:

ECF (4161 BUENA VISTA AREA BACK LOTS) 1.100 => TCV: 68,735

2024 Est. T.C.V. 009-160-138-00				=	125,160
Est. TCV/Total Floor Area = 186.25					
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
48,700	48,700	48,700	27,150	5.00	
2024 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	13,900	0	0	1,357	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
62,600	62,600	62,600	28,507	28,507	28,507

009-160-139-00	2024 Est. T.C.V.	JAMROZY LINDA M ETAL
Property Class: 402		S ELMWOOD ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 12 T22N R8W LOT 139 BUENA VISTA PARK.

PARTIAL SPLIT TO 140-00 FOR 96

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BACK 50' @ 600	47.00	110.00	1.0093	0.9870	600	100		28,094
47 Actual Front Feet, 0.12 Total Acres Total Est. Land Value =								28,094

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	23.24	336	50	3,904
Total Estimated Land Improvements True Cash Value =				3,904

2024 Est. T.C.V. 009-160-139-00 = 31,998

Est. TCv/Total Floor Area = 47.62

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
11,200	11,200	11,200	4,017	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	4,800	0	0	200	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
16,000	16,000	16,000	4,217	4,217	0	

009-160-140-00 2024 Est. T.C.V. STRZELEWICZ DANGELINE  
 Property Class: 401 6255 W LAKEVIEW DR  
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

SEC 12 T22N R8W LOTS 140, 141, & 142 BUENA VISTA PARK.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BACK 50' @1200/	55.00	102.50	0.7477	0.9614	1200	100		47,440
BACK 50' @1200/	55.00	119.00	0.7477	0.9979	1200	100	LOT 141	49,243
BACK 50' @ 600	50.00	110.00	0.8399	0.9870	600	100	LOT 142	24,870
160 Actual Front Feet, 0.41 Total Acres Total Est. Land Value =								121,553

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	144	66	585
Wood Frame	24.15	140	50	1,690
Total Estimated Land Improvements True Cash Value =				2,275

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1951

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 816 SF Floor Area = 816 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	816		
Total:				95,821	57,493

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,230	738
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Porches

CGEP (1 Story)	192	10,714	6,428
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Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	528	18,628	11,177
Door Opener	1	485	291

Water/Sewer

Public Sewer	1	1,326	796
Water Well, 50 Feet	1	2,585	1,551

Built-Ins

Appliance Allow.	1	1,934	1,160
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Totals: 132,723 79,634

Notes:

ECF (4161 BUENA VISTA AREA BACK LOTS) 1.100 => TCV: 87,597

2024 Est. T.C.V. 009-160-140-00 = 211,425

Est. TCV/Total Floor Area = 259.10

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
79,700	79,700	79,700	34,683	5.00	
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	26,000	0	0	1,734	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
105,700	105,700	105,700	36,417	36,417	0

009-160-143-00	2024 Est. T.C.V.	LAPAK DAVID A & ANN M
Property Class: 401		6225 W LAKEVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 12 T22N R8W LOTS 143 AND W 1/2 OF LOTS 145 & 146 BUENA VISTA PARK.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE  
\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
BACK 50' @1200/	55.00	85.50	0.8211	0.9187	1200	100		49,789	
BACK 50' @1200/	55.00	99.00	0.8211	0.9530	1200	100	1/2 LOT 145 &146	51,648	
110 Actual Front Feet, 0.23 Total Acres								Total Est. Land Value =	101,437

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Brick on Sand	18.02	81	50	730
D/W/P: 4in Concrete	6.97	72	50	251
Total Estimated Land Improvements True Cash Value =				981

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C -5 Blt 1965

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 840 SF Floor Area = 840 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	840		
Total:				124,666	81,029

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,476	959
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Porches

CSEP (1 Story)	72	3,771	2,451
CCP (1 Story)	80	2,306	1,499
CPP	18	503	327

Garages

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

Base Cost	440	20,698	13,454
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Water/Sewer

Public Sewer	1	1,494	971
Water Well, 50 Feet	1	2,686	1,746

Built-Ins

Appliance Allow.	1	2,766	1,798
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Totals:		160,366	104,234
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Notes:

ECF (4161 BUENA VISTA AREA BACK LOTS) 1.100 => TCY: 114,657

2024 Est. T.C.V. 009-160-143-00		=	217,075		
Est. TCY/Total Floor Area = 258.42					
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
84,100	84,100	84,100	37,805	5.00	
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	24,400	0	1,890	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
108,500	108,500	108,500	39,695	39,695	0





009-160-145-00	2024 Est. T.C.V.	LINE ROBERT S & BARBARA C
Property Class: 402		OTTAWA
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 12 T22N R8W E 1/2 OF LOTS 145 & 146. BUENA VISTA PARK.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BACK 50' @ 600	55.00	100.00	0.9858	0.9730	600	100		31,654
55 Actual Front Feet, 0.13 Total Acres							Total Est. Land Value =	31,654

2024 Est. T.C.V. 009-160-145-00 = 31,654

Est. TCV/Total Floor Area = 0.00, Most recent sale 01/07/2004 for 0

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.				
10,600	10,600	10,600	1,304	5.00				
2024 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses			
0	5,200	0	0	65	0			
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT			
15,800	15,800	15,800	1,369	1,369	0			

009-160-147-00	2024 Est. T.C.V.	COOPER STEVEN & LAURIE
Property Class: 401		6195 W LAKEVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 147 BUENA VISTA PARK.

2013 MOVED DATA OF 2012 GARAGE CONSTRUCTIN TO WEST MOST PARCEL 009-012-031-00

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BACK 50' @1200/	55.00	155.00	0.9765	1.0661	1200	100		68,704
55 Actual Front Feet, 0.20 Total Acres							Total Est. Land Value =	68,704

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.49	446	0	0
Wood Frame	28.72	80	50	1,149

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				2,099

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

(11) Heating System: Wall/Floor Furnace  
 Ground Area = 912 SF Floor Area = 912 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	576		
1 Story	Siding	Basement	336		
			Total:	113,726	68,234

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1	1,230		738

Deck					
Treated Wood		240	4,565		2,739

Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost		440	16,408		9,845

Water/Sewer

Public Sewer		1	1,326		796
Water Well, 50 Feet		1	2,585		1,551

Built-Ins

Appliance Allow.		1	1,934		1,160
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Totals: 141,774 85,063

Notes:

ECF (4161 BUENA VISTA AREA BACK LOTS) 1.100 => TCV: 93,570

2024 Est. T.C.V. 009-160-147-00 = 164,373

Est. TCV/Total Floor Area = 180.23, Most recent sale 10/21/2016 for 75,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
64,600	64,600	64,600	36,911	5.00	
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	17,600	0	1,845	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
82,200	82,200	82,200	38,756	38,756	0



009-160-149-00	2024 Est. T.C.V.	KENNEDY FAMILY LIVING TRUST
Property Class: 401		6181 W LAKEVIEW DR
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

. SEC 12 T22N R8W LOT 149 BUENA VISTA PARK.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE  
\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BACK 50' @1200/	55.00	128.00	0.9765	1.0163	1200	100		65,494
55 Actual Front Feet, 0.16 Total Acres							Total Est. Land Value =	65,494

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	22.19	120	50	1,331
Total Estimated Land Improvements				1,331
			True Cash Value =	

2024 Est. T.C.V. 009-160-149-00 = 66,825

Est. TCV/Total Floor Area = 0.00

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
22,500	22,500	22,500	3,003	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	10,900	0	0	150	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
33,400	33,400	33,400	3,153	3,153	0	

009-160-150-00	2024 Est. T.C.V.	LOTT JAMES R ET AL
Property Class: 402		W LAKEVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 150 BUENA VISTA PARK

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BACK 50' @1200/	55.00	122.00	0.9765	1.0041	1200	100		64,713
55 Actual Front Feet, 0.15 Total Acres							Total Est. Land Value =	64,713

2024 Est. T.C.V. 009-160-150-00 = 64,713

Est. TCV/Total Floor Area = 0.00

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
21,600	21,600	21,600	2,481	5.00			
2024 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses		
0	10,800	0	0	124	0		
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
32,400	32,400	32,400	2,605	2,605	0		











110,000	110,000	110,000	44,516	44,516	0
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2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
134,100	134,100	134,100	85,510	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	29,500	0	0	4,275	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
163,600	163,600	163,600	89,785	89,785	63,747	



Parcel Number: 009-160-157-00

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2024 Est. T.C.V. 009-160-157-00	=	162,450				
Est. TCV/Total Floor Area = 173.56, Most recent sale 07/01/2000 for 73,900						
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
64,300	64,300	64,300	39,008	5.00		
2024	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	16,900	0	0	1,950	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
81,200	81,200	81,200	40,958	40,958	0	

009-160-157-80  
 Property Class: 402  
 Map #:

2024 Est. T.C.V.  
 LAKE TOWNSHIP

GREMEL GARY D & MONICA M  
 6091 W LAKEVIEW DR  
 LAKE CITY, MI 49651

2021-01252 THAT PORTION OF THE VACATED RAILROAD ST LYING S OF LOT 157 AS ORDERED  
 IN THE JUDGMENT RECORDED IN DOC #2019-03151 N/K/A LOT 179 AS AMENDED LIBER 2  
 PAGE 226 EXCEPT THE ORIGINAL LOT 158, BUENA VISTA PARK SEC 12 T22N R8W  
 SPLIT/COMBINED ON 03/30/2021 FROM 009-160-157-00  
 FORMERLY SEC 12 T22N R8W LOT 179 EXC ORIGINAL LOT 158 AS AMENDED PLAT OF BUENA  
 VISTA PARK L-2 P 226  
 2019-03151 CIRCUIT COURT JUDGEMENT  
 FORMERLY. SEC 12 T22N R8W LOT 157 & E 10 FT OF LOTS 155 & 156 BUENA VISTA PARK.

Split/Comb. on 03/30/2021 completed 03/30/2021 TIM ;  
 Parent Parcel(s): 009-160-157-00;  
 Child Parcel(s): 009-160-157-80;

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value E> E BACK LOTS 9K					9000	100		9,000
50 Actual Front Feet, 0.06 Total Acres					Total Est.		Land Value =	9,000

2024 Est. T.C.V. 009-160-157-80								=	9,000
Est. TCV/Total Floor Area =	9.62,	Most recent sale	04/13/2021	for	1				
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.					
3,500	3,500	3,500	3,500	5.00					
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses					
0	1,000	0	0	175				0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT				
4,500	4,500	4,500	3,675	3,675	3,675			3,675	









Parcel Number: 009-160-159-00

Page: 2

Frame Wall	84	5,036	3,022
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Totals:	363,056	217,834
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Notes:

ECF (4161 BUENA VISTA AREA BACK LOTS) 1.100 => TCV: 239,617

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2024 Est. T.C.V. 009-160-159-00 = 295,687

Est. TCV/Total Floor Area = 91.26

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
123,100	123,100	123,100	75,486	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	24,700	0	0	3,774	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
147,800	147,800	147,800	79,260	79,260	79,260	



Parcel Number: 009-160-161-00

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2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
109,200	109,200	109,200	57,601	57,601	0



009-180-002-00	2024 Est. T.C.V.	BALL PATRICIA A
Property Class: 401		S DICKERSON RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 11 T22N R8W LOT 2 BURGETT SUB.

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 100' @ 90/	82.50	145.50	1.0493	0.8691	90	100		6,771
83 Actual Front Feet, 0.28 Total Acres							Total Est. Land Value =	6,771

Cost Est. for Res. Bldg: 1 Single Family GRG Cls CD Blt 1986

(11) Heating System: No Heating/Cooling  
Ground Area = 0 SF Floor Area = 0 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					

Garages

Class: D Exterior: Pole (Unfinished)					
Base Cost			1200	22,908	14,890
Totals:				22,908	14,890

Notes:

ECF (404 MISSAUKEE LAKE AREA BACK LOTS) 1.100 => TCV: 16,379

2024 Est. T.C.V. 009-180-002-00				=	23,150
Est. TCV/Total Floor Area =	0.00				
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
9,800	9,800	9,800	7,458	5.00	
2024 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses
0	1,800	0	0	372	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
11,600	11,600	11,600	7,830	7,830	0











009-180-008-00	2024 Est. T.C.V.	THE BIRCHAVEN COTTAGE TRUST
Property Class: 401		S DICKERSON RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 11 T22N R8W LOT 8 BURGETT SUB.

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 100' @ 90/	90.00	135.00	1.0267	0.8530	90	100		7,094
90 Actual Front Feet, 0.28 Total Acres					Total Est. Land Value =			7,094

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

(11) Heating System: No Heating/Cooling  
Ground Area = 0 SF Floor Area = 0 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					

Garages

Class: C Exterior: Pole (Unfinished)

Base Cost	768	20,513	17,436
Door Opener	1	547	465

Deck

w/Roof (Roof portion)	256	4,106	3,490
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Totals:		25,166	21,391
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Notes:

ECF (409 RURAL PLATTED SUBDIVISIONS) 0.930 => TCV: 19,894

2024 Est. T.C.V. 009-180-008-00		=	26,988
Est. TCV/Total Floor Area = 0.00, Most recent sale 05/01/2018 for 21,000			
2023 Assessed	MBOR	S.E.V.	Base for Cap C.P.I.
13,200	13,200	13,200	11,765 5.00
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment Losses
0	300	0	588 0
2024 Assessed	MBOR	S.E.V.	Capped ->Taxable<- PRE/MBT
13,500	13,500	13,500	12,353 12,353 0



009-180-010-00 2024 Est. T.C.V. BALL SAMUEL & RACHEL  
 Property Class: 401 1947 S DICKERSON RD  
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

. SEC 11 T22N R8W LOT 10 BURGETT SUB.

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 100' @ 90/	90.00	135.00	1.0267	0.8530	90	100		7,094
90 Actual Front Feet, 0.28 Total Acres Total Est. Land Value =								7,094

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Split, 2 Rail	18.60	50	50	465
D/W/P: 4in Ren. Conc.	10.26	285	94	2,749
Total Estimated Land Improvements True Cash Value =				3,214

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

(11) Heating System: Wall/Floor Furnace  
 Ground Area = 0 SF Floor Area = 0 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					

Plumbing

3 Fixture Bath	1	-6,832	-6,149
2 Fixture Bath	1	4,577	4,119

Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Unfinished)			
Door Opener	1	683	615
Base Cost	1799	82,574	74,317
Totals:		81,002	72,902

Notes: HOME BASED BUSINESS

ECF (409 RURAL PLATTED SUBDIVISIONS) 0.930 => TCV: 67,799

2024 Est. T.C.V. 009-180-010-00	=	78,107
Est. TCV/Total Floor Area = 0.00, Most recent sale 03/09/2009 for 5,000		
2023 Assessed	MBOR	S.E.V.
37,800	37,800	37,800
	Base for Cap	C.P.I.
	19,270	5.00
2024	New Eq. Adjustment	Loss
	0	1,300
	0	0
2024 Assessed	MBOR	S.E.V.
39,100	39,100	39,100
	Capped	->Taxable<-
	20,233	20,233
		PRE/MBT
		0

009-180-011-00	2024 Est. T.C.V.	INDIAN LAKES L C
Property Class: 402		W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 11 T22N R8W LOT 11 BURGETT SUB.

Land Value Estimates for Land Table Res 8.RES 8 RURAL SUBS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 100' @ 90/	99.00	135.00	0.8420	0.8530	90	100		6,399
A 100' @ 90/	100.00	135.00	0.8420	0.8530	90	100		6,464
199 Actual Front Feet, 0.62 Total Acres      Total Est. Land Value =								12,863

2024 Est. T.C.V. 009-180-011-00 = 12,863

Est. TCV/Total Floor Area = 0.00, Most recent sale 01/01/1999 for 2,500

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
5,000	5,000	5,000	2,349	5.00		
2024	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	1,400	0	117	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
6,400	6,400	6,400	2,466	2,466	0	



009-180-012-00	2024 Est. T.C.V.	BALL SAMUEL R & RACHEL
Property Class: 402		W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 11 T22N R8W LOT 12 BURGETT SUB.

Land Value Estimates for Land Table Res 8.RES 8 RURAL SUBS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 100' @ 90/	90.00	135.00	1.0267	0.8530	90	100		7,094
90 Actual Front Feet, 0.28 Total Acres							Total Est. Land Value =	7,094

2024 Est. T.C.V. 009-180-012-00 = 7,094

Est. TCV/Total Floor Area = 0.00, Most recent sale 12/21/2010 for 2,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
2,800	2,800	2,800	2,100	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	700	0	105	0		
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
3,500	3,500	3,500	2,205	2,205	0	

009-180-013-00                      2024 Est. T.C.V.                      SCHWAB RYAN M & ELIZABETH A  
 Property Class: 401                      7950 W JENNINGS RD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

. SEC 11 T22N R8W LOT 13 BURGETT SUB.

2014 PUBLIC MARKETING REMARKS CUTE RANCH WITH 3 BEDROOMS AND W 2 BATHS. THE WELL, FURNACE AND ROOF ARE ALL NEWER. CLOSE TO TOWN, THE LAKE AND CADILLAC. THIS HOUSE IS IN THE RIGHT LOCATION IF YOU WANT TO BE IN LAKE CITY BUT BE CLOSE TO CADILLAC.

Land Value Estimates for Land Table Res 8.RES 8 RURAL SUBS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 100' @ 90/	90.00	135.00	1.0267	0.8530	90	100		7,094
90 Actual Front Feet, 0.28 Total Acres							Total Est. Land Value =	7,094

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	24.99	192	50	2,399
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				3,349

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

(11) Heating System: Forced Heat & Cool  
 Ground Area = 1128 SF      Floor Area = 1128 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,128		
Total:				152,924	99,401

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,476	959
2 Fixture Bath	1	3,108	2,020

Water/Sewer

1000 Gal Septic	1	4,864	3,162
Water Well, 100 Feet	1	5,808	3,775

Porches

WCP (1 Story)	36	2,542	1,652
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Garages

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

Base Cost	576	24,808	16,125
Common Wall: 1 Wall	1	-2,686	-1,746
Door Opener	1	547	356

Built-Ins

Appliance Allow.	1	2,766	1,798
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Totals:                      196,157                      127,502

Notes: HUD

ECF (409 RURAL PLATTED SUBDIVISIONS) 0.750 => TCV:                      95,627

2024 Est. T.C.V. 009-180-013-00			=	106,070	
Est. TCV/Total Floor Area = 94.03, Most recent sale 08/28/2014 for 65,000					
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
45,800	45,800	45,800	29,048	5.00	
2024	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	7,200	0	1,452	0

Parcel Number: 009-180-013-00

Page: 2

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2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
53,000	53,000	53,000	30,500	30,500	30,500

009-180-014-00 2024 Est. T.C.V. DREWS KENNETH & IRENE  
 Property Class: 401 W JENNINGS RD  
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

. SEC 11 T22N R8W LOT 14 BURGETT SUB.

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 100' @ 90/	90.00	135.00	1.0267	0.8530	90	100		7,094
90 Actual Front Feet, 0.28 Total Acres Total Est. Land Value =								7,094

Cost Est. for Res. Bldg: 1 Single Family GRG Cls CD Blt 1986

(11) Heating System: No Heating/Cooling  
 Ground Area = 0 SF Floor Area = 0 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					

Garages

Class: CD Exterior: Pole (Unfinished)					
Base Cost			480	13,075	10,460
Totals:				13,075	10,460

Notes:

ECF (409 RURAL PLATTED SUBDIVISIONS) 0.930 => TCV: 9,728

2024 Est. T.C.V. 009-180-014-00							=	16,822
Est. TCV/Total Floor Area = 0.00, Most recent sale 01/15/2016 for 15,000								
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.				
7,600	7,600	7,600	6,162	5.00				
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses			
0	800	0	0	308	0			
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT			
8,400	8,400	8,400	6,470	6,470	0			

009-180-015-00	2024 Est. T.C.V.	JONES DONA L
Property Class: 401		7914 W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 11 T22N R8W LOT 15 BURGETT SUB.

ADD FOR SEWER FOR 06 +800.

Land Value Estimates for Land Table Res 8.RES 8 RURAL SUBS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 100' @ 90/	90.00	135.00	1.0267	0.8530	90	100		7,094
90 Actual Front Feet, 0.28 Total Acres							Total Est. Land Value =	7,094

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	212	71	990

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				1,940

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C -5 Blt 1972

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1213 SF Floor Area = 1213 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,213		
			Total:	150,573	97,866

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,476	959
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Porches

CCP (1 Story)	28	934	607
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Deck

Treated Wood	40	1,598	1,039
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Garages

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

Base Cost	520	20,758	13,493
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Water/Sewer

Public Sewer	1	1,494	971
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Water Well, 50 Feet	1	2,686	1,746
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Built-Ins

Appliance Allow.	1	2,766	1,798
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Local Cost Items

SANITARY SEWER	1	0	0	*95% Good
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Totals: 182,285 118,479

Notes:

ECF (409 RURAL PLATTED SUBDIVISIONS) 0.930 => TCV: 110,185

2024 Est. T.C.V. 009-180-015-00 = 119,219

Est. TCV/Total Floor Area = 98.28, Most recent sale 04/16/2012 for 55,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
58,200	58,200	58,200	35,295	5.00

2024	New	Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	1,400		0	0	1,764	0

Parcel Number: 009-180-015-00

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2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
59,600	59,600	59,600	37,059	37,059	37,059



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	70,800	70,800	70,800	53,897	5.00	
2024	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	2,100	0	0	2,694	0
2024	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	72,900	72,900	72,900	56,591	56,591	56,591









Parcel Number: 009-190-003-00

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Est. TCV/Total Floor Area = 132.91, Most recent sale 10/16/2019 for 180,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
111,700	111,700	111,700	95,354	5.00		
2024	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	3,700	0	0	4,767	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
115,400	115,400	115,400	100,121	100,121	100,121	

009-190-004-00	2024 Est. T.C.V.	WARREN JAMES A & SUSAN L TRUST
Property Class: 401		S CAROLYN AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 2 T22N R8W LOT 4 CAROLYN'S PLAT.

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value J> CAROLYN'S AREA					20000	100		20,000
100 Actual Front Feet, 0.34 Total Acres					Total Est.		Land Value =	20,000

Cost Est. for Res. Bldg: 1 Single Family GRG Cls C Blt 2012

(11) Heating System: Forced Air w/o Ducts  
Ground Area = 0 SF Floor Area = 0 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

#### Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					

#### Garages

Class: C Exterior: Pole (Unfinished)					
Base Cost			1320	31,852	28,667
Totals:				31,852	28,667

Notes:

ECF (409 RURAL PLATTED SUBDIVISIONS) 0.930 => TCV: 26,660

2024 Est. T.C.V. 009-190-004-00	=	46,660
Est. TCV/Total Floor Area = 0.00, Most recent sale 10/14/2011 for 9,500		
2023 Assessed	MBOR	S.E.V.
20,700	20,700	20,700
		Base for Cap
		12,164
		C.P.I.
		5.00
2024 New Eq. Adjustment	Loss	Additions
0	2,600	0
		Tax Adjustment
		608
		Losses
		0
2024 Assessed	MBOR	S.E.V.
23,300	23,300	23,300
		Capped
		->Taxable<-
		12,772
		PRE/MBT
		0









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2024	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-11,000	0	0	38,589	0
2024 Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	78,100	78,100	78,100	41,486	78,100	0



009-190-010-00	2024 Est. T.C.V.	LASKOWSKI ELLEN M
Property Class: 401		166 S CAROLYN AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 2 T22N R8W LOT 10 CAROLYNs PLAT.

## Land Value Estimates for Land Table Res 8.RES 8 RURAL SUBS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value J> CAROLYN'S AREA					20000	100		20,000
100 Actual Front Feet, 0.36 Total Acres Total Est. Land Value =								20,000

## Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	94	940
Total Estimated Land Improvements True Cash Value =				940

Cost Est. for Res. Bldg: 1	Single Family	1.5S	Cls	C	Blt	2007
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(11) Heating System: Forced Heat & Cool  
Ground Area = 1072 SF Floor Area = 1548 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

## Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	952		
1 Story	Siding	Crawl Space	120		
			Total:	186,436	167,792

## Other Additions/Adjustments

## Plumbing

Average Fixture(s)	1	1,476	1,328
3 Fixture Bath	1	4,646	4,181

## Porches

WCP (1 Story)	224	8,595	3,868	*45% Good
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## Deck

Treated Wood	144	3,338	1,502	*45% Good
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## Garages

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

Base Cost	676	33,543	30,189
Common Wall: 1.5 Wall	1	-4,028	-3,625
Door Opener	1	547	492

## Water/Sewer

Public Sewer	1	1,494	1,345
Water Well, 100 Feet	1	5,808	5,227

## Built-Ins

Appliance Allow.	1	2,766	2,489
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## Local Cost Items

SANITARY SEWER	1	0	0	*85% Good
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Totals:	244,621	214,788
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## Notes:

ECF (409 RURAL PLATTED SUBDIVISIONS) 0.930 =&gt; TCV: 199,753

2024 Est. T.C.V. 009-190-010-00	=	220,693
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Est. TCV/Total Floor Area = 142.57

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
106,800	106,800	106,800	66,139	5.00	
2024	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses

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0	3,500	0	0	3,306	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
110,300	110,300	110,300	69,445	69,445	69,445

009-190-011-00	2024 Est. T.C.V.	BALL JANICE & JAMES
Property Class: 401		S CAROLYN AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 2 T22N R8W LOT 11 CAROLYN'S PLAT.

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value J> CAROLYN'S AREA					20000	100		20,000
100 Actual Front Feet, 0.35 Total Acres					Total Est.		Land Value =	20,000

Cost Est. for Res. Bldg: 1 Single Family GRG Cls C Blt 1995

(11) Heating System: No Heating/Cooling  
Ground Area = 0 SF Floor Area = 0 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					

Garages

Class: C Exterior: Pole (Unfinished)

Door Opener	1	547	492
Base Cost	1440	34,747	31,272
Totals:		35,294	31,764

Notes:

ECF (409 RURAL PLATTED SUBDIVISIONS) 0.930 => TCVC: 29,541

2024 Est. T.C.V. 009-190-011-00	=	49,541			
Est. TCVC/Total Floor Area = 0.00					
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
22,100	22,100	22,100	10,953	5.00	
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,700	0	547	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
24,800	24,800	24,800	11,500	11,500	0

009-190-012-00	2024 Est. T.C.V.	KOLARIK CHRISTOPHER & ELLEN
Property Class: 401		131 S CAROLYN AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 2 T22N R8W LOT 12 CAROLYN'S PLAT.

Land Value Estimates for Land Table Res 8.RES 8 RURAL SUBS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value J> CAROLYN'S AREA					20000	100		20,000
86 Actual Front Feet, 0.29 Total Acres							Total Est. Land Value =	20,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.18	1120	50	4,581
Total Estimated Land Improvements True Cash Value =				4,581

Cost Est. for Res. Bldg: 1 Single Family GRG Cls C Blt 2021

(11) Heating System: No Heating/Cooling  
 Ground Area = 0 SF Floor Area = 0 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=97/100/100/100/97

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Plumbing					
	3 Fixture Bath		1	-4,646	-4,507
Garages					
Class: C Exterior: Pole (Unfinished)					
	Door Opener		2	1,093	1,060
	Base Cost		2688	64,861	62,915
Deck					
	w/Roof (Roof portion)		896	13,592	13,184
			Totals:	74,900	72,652

Notes:

ECF (416 RURAL METES & BOUNDS) 0.930 => TCY: 67,566

2024 Est. T.C.V. 009-190-012-00	=	92,147			
Est. TCY/Total Floor Area = 0.00, Most recent sale 05/29/2018 for 15,000					
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
43,000	43,000	43,000	38,025	5.00	
2024	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	3,100	0	1,901	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
46,100	46,100	46,100	39,926	39,926	0

009-190-013-00	2024 Est. T.C.V.	PARKER BRIAN P
Property Class: 402		S CAROLYN AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 2 T22N R8W LOT 13 CAROLYN'S PLAT.

Land Value Estimates for Land Table Res 8.RES 8 RURAL SUBS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value J> CAROLYN'S AREA					20000	100		20,000
113 Actual Front Feet, 0.39 Total Acres							Total Est. Land Value =	20,000

2024 Est. T.C.V. 009-190-013-00	=	20,000			
Est. TCV/Total Floor Area = 0.00					
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
7,500	7,500	7,500	2,293	5.00	
2024 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses
0	2,500	0	0	114	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
10,000	10,000	10,000	2,407	2,407	0

009-190-014-00	2024 Est. T.C.V.	HINDY GERARD T & MOLLIE M
Property Class: 402		S CAROLYN AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 2 T22N R8W LOT 14 CAROLYN'S PLAT.

Land Value Estimates for Land Table Res 8.RES 8 RURAL SUBS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value J> CAROLYN'S AREA					20000	100		20,000
109 Actual Front Feet, 0.38 Total Acres							Total Est. Land Value =	20,000

2024 Est. T.C.V. 009-190-014-00 = 20,000

Est. TCV/Total Floor Area = 0.00, Most recent sale 07/01/2002 for 13,500

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
7,500	7,500	7,500	2,293	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	2,500	0	114	0		
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
10,000	10,000	10,000	2,407	2,407	0	



009-190-015-00                                2024 Est. T.C.V.                                JONES ZACK E & KELSEY L  
 Property Class: 401                                                                                              186 S CAROLYN AVE  
 Map #:    LAKE TOWNSHIP                                LAKE CITY, MI 49651

. SEC 2 T22N R8W LOT 15 CAROLYN'S PLAT.

BLDG MOVED FROM CROWS NEST    GRG FOR 95  
 HOUSE COMP FOR 96    GRG TO LIVING FOR 00  
 NEW GRG FOR 03

Land Value Estimates for Land Table Res 8.RES 8 RURAL SUBS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value J> CAROLYN'S AREA					20000	100		20,000
100 Actual Front Feet, 0.36 Total Acres					Total Est. Land Value =			20,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.18	240	0	0
Wood Frame	27.17	140	50	1,902

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	94	940
Total Estimated Land Improvements True Cash Value =				2,842

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

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1080 SF    Floor Area = 1080 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,080		
Total:				143,002	107,251

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,476	1,107
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Deck

Treated Wood	192	4,028	3,021
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Garages

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

Base Cost	576	29,854	22,390
Common Wall: 1 Wall	1	-2,686	-2,014
Door Opener	1	547	410

Water/Sewer

Public Sewer	1	1,494	1,120
Water Well, 50 Feet	1	2,686	2,014

Built-Ins

Appliance Allow.	1	2,766	2,074
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Local Cost Items

SANITARY SEWER	1	0	0	*83% Good
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Totals:                                183,167                                137,373

Notes:

ECF (409 RURAL PLATTED SUBDIVISIONS) 0.930 => TCV:                                127,757

2024 Est. T.C.V. 009-190-015-00                                =                                150,599  
 Est. TCV/Total Floor Area = 139.44, Most recent sale 07/10/2020 for 129,900  
 2023 Assessed                                MBOR                                S.E.V.                                Base for Cap                                C.P.I.  
                              72,000                                72,000                                72,000                                63,017                                5.00

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2024	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	3,300	0	0	3,150	0
2024	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	75,300	75,300	75,300	66,167	66,167	66,167

009-190-016-00	2024 Est. T.C.V.	WILLIAMS DONALD C & VIRGINIA TRUST
Property Class: 401		61 S CAROLYN AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 2 T22N R8W LOT 16 CAROLYN'S PLAT.

Land Value Estimates for Land Table Res 8.RES 8 RURAL SUBS

		* Factors *		IRR - EFF			
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
<Site Value J>	CAROLYN'S AREA		20000	100			20,000
91 Actual Front Feet, 0.31 Total Acres		Total Acres		Total Est. Land Value =			20,000

Cost Est. for Res. Bldg: 1 Single Family GRG Cls C Blt 2000

(11) Heating System: No Heating/Cooling  
 Ground Area = 0 SF Floor Area = 0 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					

Garages

Class: C Exterior: Pole (Unfinished)					
Door Opener			1	547	465
Base Cost			1200	28,956	24,613
Totals:				29,503	25,078

Notes:

ECF (409 RURAL PLATTED SUBDIVISIONS) 0.930 => TCV: 23,323

2024 Est. T.C.V. 009-190-016-00	=	43,323			
Est. TCV/Total Floor Area = 0.00, Most recent sale 12/01/1999 for 7,500					
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
19,700	19,700	19,700	12,507	5.00	
2024 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	2,000	0	0	625	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
21,700	21,700	21,700	13,132	13,132	0



009-190-018-00 2024 Est. T.C.V. TIEMAN JAMES R & LYNN L TRUST  
 Property Class: 401 S CAROLYN AVE  
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

. SEC 2 T22N R8W LOT 18 CAROLYN'S PLAT.

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value J> CAROLYN'S AREA					20000	100		20,000
101 Actual Front Feet, 0.39 Total Acres					Total Est.		Land Value =	20,000

Cost Est. for Res. Bldg: 1 Single Family GRG Cls C Blt 2002

(11) Heating System: No Heating/Cooling  
 Ground Area = 0 SF Floor Area = 0 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					

Garages

Class: C Exterior: Pole (Unfinished)					
Door Opener			2	1,093	929
Base Cost			1536	37,064	31,504
Totals:				38,157	32,433

Notes:

ECF (409 RURAL PLATTED SUBDIVISIONS) 0.930 => TCV: 30,163

2024 Est. T.C.V. 009-190-018-00 = 50,163						
Est. TCV/Total Floor Area = 0.00, Most recent sale 07/01/2001 for 12,500						
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
22,400	22,400	22,400	13,851	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	2,700	0	692	0		
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
25,100	25,100	25,100	14,543	14,543	0	



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ECF (4085 CROOKED LAKE) 1.460 => TCV: 222,221

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2024 Est. T.C.V. 009-200-001-00					=	357,213
Est. TCV/Total Floor Area = 388.27, Most recent sale 09/20/2013 for 165,000						
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
152,800	152,800	152,800	114,603	5.00		
2024 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	25,800	0	0	5,730	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
178,600	178,600	178,600	120,333	120,333	0	





149,100	149,100	149,100	97,121	97,121	0
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Parcel Number: 009-200-003-00

Page: 2

2024 Est. T.C.V. 009-200-003-00	=	636,970				
Est. TCV/Total Floor Area = 263.65, Most recent sale 05/20/2011 for 179,155						
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
308,600	308,600	308,600	294,424	5.00		
2024	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	27,600	17,700	0	13,876	16,887
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
318,500	318,500	318,500	291,413	291,413	0	



Parcel Number: 009-200-004-00

Page: 2

2024 Est. T.C.V. 009-200-004-00						=	338,977
Est. TCV/Total Floor Area = 246.53, Most recent sale 08/14/2015 for 203,500							
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
149,100	149,100	149,100	111,776	5.00			
2024	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	20,400	0	0	5,588	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
169,500	169,500	169,500	117,364	117,364	0		

009-200-005-00	2024 Est. T.C.V.	MORTENSON RONALD TRUSTEE
Property Class: 401		790 SW OAK DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 3 T22N R8W LOT 5 PLAT OF CHEROKEE SHORES.

Land Value Estimates for Land Table 4085.4085 CROOKED LAKE  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A\$1600/FF	75.00	182.00	0.9036	1.0878	1600	100		117,948
75 Actual Front Feet, 0.31 Total Acres								Total Est. Land Value = 117,948

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	94	2,350
Total Estimated Land Improvements True Cash Value =				2,350

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C 5 Blt 1984

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1694 SF Floor Area = 2650 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.75 Story	Siding	Crawl Space	1,274		
1 Story	Siding	Crawl Space	420		
			Total:	305,575	198,603

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,476	959
3 Fixture Bath	1	4,646	3,020

Porches

WCP (1 Story)	280	9,590	6,233
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Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	528	23,396	15,207
Common Wall: 1 Wall	1	-2,686	-1,746
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	768	30,305	19,698
Common Wall: 1 Wall	1	-2,686	-1,746

Water/Sewer

Public Sewer	1	1,494	971
Water Well, 50 Feet	1	2,686	1,746

Built-Ins

Appliance Allow.	1	2,766	1,798
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Fireplaces

Interior 1 Story	1	5,338	3,470
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Local Cost Items

SANITARY SEWER	1	0	0	*93% Good
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Totals: 381,900 248,213

Notes:

ECF (4085 CROOKED LAKE) 1.460 => TCV: 362,391

2024 Est. T.C.V. 009-200-005-00 = 482,689

Est. TCV/Total Floor Area = 182.15

2023 Assessed MBOR S.E.V. Base for Cap C.P.I.

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	216,900	216,900	216,900	147,071	5.00	
2024	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	24,400	0	0	7,353	0
2024	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	241,300	241,300	241,300	154,424	154,424	154,424

009-200-006-00	2024 Est. T.C.V.	FEE LAWRENCE D & JOY
Property Class: 401		800 SW OAK DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 3 T22N R8W LOTS 6 & 7 PLAT OF CHEROKEE SHORES.

Land Value Estimates for Land Table 4085.4085 CROOKED LAKE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A\$1600/FF	149.00	190.00	0.7611	1.0995	1600	100		199,505
149 Actual Front Feet, 0.65 Total Acres								Total Est. Land Value = 199,505

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.18	468	0	0
D/W/P: Brick on Sand	18.02	381	0	0
D/W/P: Patio Blocks	15.61	45	0	0
D/W/P: 3.5 Concrete	6.58	154	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 5000	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				5,000

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

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1643 SF Floor Area = 1643 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,643		
			Total:	217,158	141,135

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,476	959
3 Fixture Bath	1	4,646	3,020

Deck

Treated Wood	336	5,823	3,785
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Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	528	20,972	13,632
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	360	18,166	11,808
Common Wall: 1 Wall	1	-2,686	-1,746

Water/Sewer

Public Sewer	1	1,494	971
Water Well, 50 Feet	1	2,686	1,746

Built-Ins

Appliance Allow.	1	2,766	1,798
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Fireplaces

Interior 1 Story	1	5,338	3,470
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Local Cost Items

SANITARY SEWER	1	0	0	*93% Good
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Totals: 277,839 180,578

Notes:

ECF (4085 CROOKED LAKE) 1.460 => TCV: 263,644



Parcel Number: 009-200-006-00

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Est. TCV/Total Floor Area = 284.94, Most recent sale 08/11/2006 for 300,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
200,400	200,400	200,400	143,288	5.00		
2024	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	33,700	0	0	7,164	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
234,100	234,100	234,100	150,452	150,452	150,452	



Parcel Number: 009-220-001-00

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2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
207,500	207,500	207,500	118,144	118,144	0



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2024	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	25,800	0	0	3,886	0
2024 Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	181,900	181,900	181,900	81,622	81,622	0



009-220-004-00                      2024 Est. T.C.V.                      KURTZ RICHARD R TRUST  
 Property Class: 401                      900 S OAK DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

. LOT 4 PLAT OF CHIPPEWA SHORES.

Land Value Estimates for Land Table 4085.4085 CROOKED LAKE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A\$1600/FF	100.00	166.00	0.8409	1.0630	1600	100		143,022
100 Actual Front Feet, 0.38 Total Acres					Total Est.		Land Value =	143,022

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	94	940
Total Estimated Land Improvements True Cash Value =				940

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1056 SF      Floor Area = 1056 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,056		
			Total:	119,771	77,851

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,230	799
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Deck

Treated Wood	200	4,036	2,623
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Garages

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

Base Cost	529	21,001	13,651
Common Wall: 1 Wall	1	-2,512	-1,633

Water/Sewer

Public Sewer	1	1,326	862
Water Well, 50 Feet	1	2,585	1,680

Built-Ins

Appliance Allow.	1	1,934	1,257
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Fireplaces

Interior 1 Story	1	4,700	3,055
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Local Cost Items

SANITARY SEWER	1	0	0	*89% Good
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Totals:                      154,071                      100,145

Notes:

ECF (4085 CROOKED LAKE) 1.460 => TCV:                      146,212

2024 Est. T.C.V. 009-220-004-00                      =                      290,174

Est. TCV/Total Floor Area = 274.79

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
122,600	122,600	122,600	89,626	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	22,500	0	4,481	0		
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
145,100	145,100	145,100	94,107	94,107	0	







162,200

162,200

162,200

116,374

116,374

0



Parcel Number: 009-220-006-00

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## Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Overhang	672		
Total:				58,404	49,643

## Other Additions/Adjustments

## Plumbing

Average Fixture(s)	1	1,476	1,255
3 Fixture Bath	1	-4,646	-3,949
2 Fixture Bath	1	3,108	2,642

## Balcony

Wood Balcony	144	5,867	4,987
Wood Balcony	72	2,933	2,493

## Garages

Class: C Exterior: Pole (Finished)

Base Cost	672	24,414	20,752
Door Opener	1	547	465

## Water/Sewer

Public Sewer	1	1,494	1,270
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Totals:		93,597	79,558
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Notes: GRG W/UPPER LIVING

ECF (4085 CROOKED LAKE) 1.460 =&gt; TCV: 116,155

2024 Est. T.C.V. 009-220-006-00 = 499,715

Est. TCV/Total Floor Area = 174.48, Most recent sale 07/01/1998 for 115,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
222,700	222,700	222,700	136,826	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	27,200	0	0	6,841	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
249,900	249,900	249,900	143,667	143,667	143,667	

009-220-007-00  
 Property Class: 401  
 Map #:

2024 Est. T.C.V.  
 LAKE TOWNSHIP

DENISE MARK & KATHRYN  
 870 S OAK DR  
 LAKE CITY, MI 49651

. LOT 7 PLAT OF CHIPPEWA SHORES.

Land Value Estimates for Land Table 4085.4085 CROOKED LAKE  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A\$1600/FF	89.00	182.00	0.8658	1.0878	1600	100		134,103
89 Actual Front Feet, 0.37 Total Acres						Total Est.	Land Value =	134,103

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	130	0	0
D/W/P: Asphalt Paving	3.10	3549	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 5000	5,000.00	1	95	4,750
Total Estimated Land Improvements True Cash Value =				4,750

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

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 2358 SF Floor Area = 2358 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	2,358		
			Total:	286,983	186,517

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,476	959
2 Fixture Bath	1	3,108	2,020

Porches

CSEP (1 Story)	264	10,423	6,775
WCP (1 Story)	268	9,415	6,120
WPP	172	4,199	2,729

Deck

Treated Wood	348	5,954	3,870
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Garages

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

Base Cost	576	24,808	16,125
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Water/Sewer

Public Sewer	1	1,494	971
Water Well, 50 Feet	1	2,686	1,746

Built-Ins

Appliance Allow.	1	2,766	1,798
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Fireplaces

Interior 1 Story	1	5,338	3,470
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Local Cost Items

SANITARY SEWER	1	0	0	*84% Good
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Totals: 358,650 233,100

Notes:

ECF (4085 CROOKED LAKE) 1.460 => TCV: 340,326

Parcel Number: 009-220-007-00

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Est. TCV/Total Floor Area = 203.21, Most recent sale 08/31/2021 for 265,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
213,500	213,500	213,500	89,827	5.00		
2024	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	26,100	0	0	4,491	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
239,600	239,600	239,600	94,318	94,318	0	

009-220-008-00	2024 Est. T.C.V.	KARL DAVID & GANSS ELIZABETH GRACE
Property Class: 402		860 S OAK DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

PART OF LOT 8 PLAT OF CHIPPEWA SHORES OF SURVEY RECORDED IN BOOK OF SURVEYS S-6 P 51 DESC AS BEG AT SE COR LOT 8, TH N 40 DEG 41'36"W 175.33 FT, N 31 DEG 28'41"E 65.43 FT, S 47 DEG 17'46"E 171.77 FT, S 32 DEG 32'00"W 85.68 FT TO POB. FORMERLY . LOT 8 PLAT OF CHIPPEWA SHORES AS SHOWN IN THE SURVEY RECORDED IN BOOK OF SURVEYS S-6 P51.

1/26/2021 TRANSFER 20.68' PART TO LOT 9

Land Value Estimates for Land Table 4085.4085 CROOKED LAKE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A\$1600/FF	65.43	194.15	0.9350	1.1055	1600	100		108,204
65 Actual Front Feet, 0.29 Total Acres							Total Est. Land Value =	108,204

2024 Est. T.C.V. 009-220-008-00 = 108,204

Est. TC/Total Floor Area = 45.89, Most recent sale 09/10/2021 for 130,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
39,000	39,000	39,000	29,295	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	15,100	0	0	1,464	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
54,100	54,100	54,100	30,759	30,759	0	

009-220-009-00 2024 Est. T.C.V. EVANS THOMAS E & SILVIA A TRUST  
 Property Class: 401 850 S OAK DR  
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

LOT 9 PLAT OF CHIPPEWA SHORES OF SURVEY IN BOOK OF SURVEYS S-6 P 51. ALSO PCL OF  
 SURVEY IN BOOK OF SURVEYS S-6 P51 DESC AS: BEG AT NE COR LOT 8, TH S 32 DEG  
 32'00"W 44.48 FT, N 47 DEG 17'46"W 171.77 FT, N 31 DEG 28'41"E 20.68 FT, S 55  
 DEG 15'40"E 169.58 FT TO POB, BEING PART OF LOT 8 OF CHIPPEWA SHORES.  
 FORMERLY . LOT 9 PLAT OF CHIPPEWA SHORES AS SHOWN IN THE SURVEY RECORDED IN BOOK  
 OF SURVEYS S-6 P51.

REMOVE CABIN..ADD NEW HOUSE FOR 00

TRANSFER IN 20.86' OF LOT 8 WITH GARAGE

Land Value Estimates for Land Table 4085.4085 CROOKED LAKE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A\$1600/FF	104.77	210.38	0.8312	1.1279	1600	100		157,148
105 Actual Front Feet, 0.51 Total Acres Total Est. Land Value =								157,148

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.18	200	0	0
Wood Frame	28.00	120	50	1,680
Wood Frame	32.30	80	50	1,292

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	2	95	1,900
Total Estimated Land Improvements True Cash Value =				4,872

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C 10 Blt 1999

(11) Heating System: Forced Heat & Cool  
 Ground Area = 1814 SF Floor Area = 1814 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Brick	Crawl Space	1,814		
			Total:	266,186	212,957

Other Additions/Adjustments

Exterior

Brick Veneer	1312	22,553	18,042
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Plumbing

Average Fixture(s)	1	1,476	1,181
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Porches

CGEP (1 Story)	234	13,935	11,148
CCP (1 Story)	108	3,014	2,411

Deck

Treated Wood	378	6,290	5,032
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Garages

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

Base Cost	400	17,280	13,824
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Water/Sewer

Public Sewer	1	1,494	1,195
Water Well, 50 Feet	1	2,686	2,149

Built-Ins

Appliance Allow.	1	2,766	2,213
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Fireplaces



Parcel Number: 009-220-009-00

Page: 2

Interior 1 Story	1	5,338	4,270	
Local Cost Items				
SANITARY SEWER	1	0	0	*90% Good
Totals:		343,018	274,422	

Notes:

ECF (4085 CROOKED LAKE) 1.460 =&gt; TCV: 400,656

2024 Est. T.C.V. 009-220-009-00	=	562,676			
Est. TCV/Total Floor Area = 310.19, Most recent sale 01/01/1997 for 76,000					
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
249,700	249,700	249,700	140,222	5.00	
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	31,600	0	0	7,011	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
281,300	281,300	281,300	147,233	147,233	0

009-220-010-00 2024 Est. T.C.V. SHUPE TIMOTHY & ELLEN  
 Property Class: 401 840 S OAK DR  
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

. LOT 10 PLAT OF CHIPPEWA SHORES.

CHG PATIO TO CFP/SE ALSO 16X24 ADDN @ 45% FOR 02  
 ADD'N COMP FOR 05 ADD SEWER FOR 06 +1000.

Land Value Estimates for Land Table 4085.4085 CROOKED LAKE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A\$1600/FF	84.00	191.00	0.8784	1.1010	1600	100		129,970
84 Actual Front Feet, 0.37 Total Acres						Total Est. Land Value =		129,970

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.18	81	50	331
D/W/P: Patio Blocks	15.61	45	0	0
Total Estimated Land Improvements	True Cash Value =			331

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

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1677 SF Floor Area = 1677 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Block	Slab	1,000		
1 Story	Block	Crawl Space	389		
1 Story	Siding	Crawl Space	288		
Total:				204,753	133,089

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,441	937
3 Fixture Bath	1	4,535	2,948

Deck

Treated Wood	36	1,473	957
Treated Wood	80	2,210	1,436

Garages

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

Base Cost	480	19,589	12,733
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Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	864	32,219	20,942
Door Opener	2	1,067	694

Water/Sewer

Public Sewer	1	1,494	971
Water Well, 50 Feet	1	2,686	1,746

Built-Ins

Appliance Allow.	1	2,766	1,798
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Fireplaces

Exterior 1 Story	1	6,513	4,233
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Local Cost Items

SANITARY SEWER	1	0	0	*95% Good
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Totals: 280,746 182,484

Notes:

ECF (4085 CROOKED LAKE) 1.460 => TCV: 266,427

Parcel Number: 009-220-010-00

Page: 2

2024 Est. T.C.V. 009-220-010-00	=	396,728				
Est. TCV/Total Floor Area = 236.57, Most recent sale 07/30/2019 for 246,000						
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
174,200	174,200	174,200	155,406	5.00		
2024	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	24,200	0	0	7,770	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
198,400	198,400	198,400	163,176	163,176	163,176	

009-220-011-00 2024 Est. T.C.V. MINERT DOUGLAS P & AMAL A  
 Property Class: 401 830 S OAK DR  
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

. LOT 11 PLAT OF CHIPPEWA SHORES.

Land Value Estimates for Land Table 4085.4085 CROOKED LAKE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A\$1600/FF	84.00	240.00	0.8784	1.1656	1600	100		137,606
84 Actual Front Feet, 0.46 Total Acres Total Est. Land Value =								137,606

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	232	0	0
D/W/P: Asphalt Paving	3.10	1200	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	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 1960

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1068 SF Floor Area = 1068 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	768		
1 Story	Siding	Crawl Space	300		
			Total:	148,655	96,612

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,476	959
2 Fixture Bath	1	3,108	2,020

Porches

CGEP (1 Story)	240	14,186	9,221
WPP	138	3,645	2,369
WPP	73	2,585	1,680

Garages

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

Base Cost	660	24,578	15,976
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Water/Sewer

Public Sewer	1	1,494	971
Water Well, 50 Feet	1	2,686	1,746

Built-Ins

Appliance Allow.	1	2,766	1,798
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Fireplaces

Interior 1 Story	1	5,338	3,470
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Local Cost Items

SANITARY SEWER	1	0	0	*86% Good
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Totals: 210,517 136,822

Notes:

ECF (4085 CROOKED LAKE) 1.460 => TCv: 199,760

2024 Est. T.C.V. 009-220-011-00 = 339,866

Est. TCv/Total Floor Area = 318.23, Most recent sale 08/10/2021 for 337,000

2023 Assessed MBOR S.E.V. Base for Cap C.P.I.

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	145,100	145,100	145,100		131,565	5.00	
2024	New	Eq. Adjustment	Loss		Additions	Tax Adjustment	Losses
	0	24,800	0		0	6,578	0
2024	Assessed	MBOR	S.E.V.		Capped	->Taxable<-	PRE/MBT
	169,900	169,900	169,900		138,143	138,143	0



## Notes:

ECF (4085 CROOKED LAKE) 1.460 => TCV: 258,887

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2024 Est. T.C.V. 009-220-012-00					=	406,433
Est. TCV/Total Floor Area = 355.27, Most recent sale 11/05/2013 for 150,000						
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
174,600	174,600	174,600	131,640	5.00		
2024	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	28,600	0	0	6,582	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
203,200	203,200	203,200	138,222	138,222	138,222	

009-240-001-00	2024 Est. T.C.V.	LOONEY SELWYN EFRAM
Property Class: 402		S RIVERVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 35 T22N R8W LOT 1 CLAM RIVER ESTATES.

Land Value Estimates for Land Table Res 8.RES 8 RURAL SUBS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 100' @ 90/	187.00	288.00	0.8551	1.0309	90	100		14,837
187 Actual Front Feet, 1.24 Total Acres							Total Est. Land Value =	14,837

2024 Est. T.C.V. 009-240-001-00 = 14,837

Est. TCV/Total Floor Area = 12.97, Most recent sale 12/21/2005 for 1

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
5,800	5,800	5,800	2,625	5.00		
2024 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	1,600	0	0	131	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
7,400	7,400	7,400	2,756	2,756	0	







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2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
103,100	103,100	103,100	69,753	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	4,900	0	0	3,487	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
108,000	108,000	108,000	73,240	73,240	73,240	



Parcel Number: 009-240-004-00

Page: 2

## Deck

w/Roof (Roof portion)	233	3,814	3,242
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Totals:	298,156	253,433
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## Notes:

ECF (414 RIVER WOODS, 240 CLAM RIVER SUB) 0.930 => TCV: 235,693

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2024 Est. T.C.V. 009-240-004-00 = 264,449

Est. TCV/Total Floor Area = 196.47, Most recent sale 10/05/2018 for 204,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
126,100	126,100	126,100	111,175	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	6,100	0	0	5,558	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
132,200	132,200	132,200	116,733	116,733	116,733	

009-240-005-00	2024 Est. T.C.V.	COLES LAWRENCE P & SHARON P
Property Class: 401		5197 S RIVERVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 35 T22N R8W LOT 5 CLAM RIVER ESTATES.

ADD 1.5 BATHS, FB FOR 93  
NEW PC GRG FOR 04 (NICE)

Land Value Estimates for Land Table Res 8.RES 8 RURAL SUBS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 100' @ 90/	199.77	367.51	0.8411	1.0957	90	100		16,570
200 Actual Front Feet, 1.69 Total Acres								Total Est. Land Value = 16,570

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C 10 Blt 1980

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 945 SF Floor Area = 1418 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	945		
Total:				199,935	139,953

Other Additions/Adjustments

Basement Living Area	500	17,930	12,551
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Plumbing

Average Fixture(s)	1	1,476	1,033
3 Fixture Bath	1	4,646	3,252
2 Fixture Bath	1	3,108	2,176

Water/Sewer

1000 Gal Septic	1	4,864	3,405
Water Well, 100 Feet	1	5,808	4,066

Deck

Treated Wood	192	4,028	2,820
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Garages

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

Base Cost	440	20,698	14,489
Common Wall: 1/2 Wall	1	-1,343	-940

Class: CD Exterior: Pole (Unfinished)

Door Opener	1	485	339
Base Cost	1200	25,920	18,144

Built-Ins

Appliance Allow.	1	2,766	1,936
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Fireplaces

Exterior 2 Story	1	8,024	5,617
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Breezeways

Frame Wall	135	9,291	6,504
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Totals:		307,636	215,345
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Notes:

Parcel Number: 009-240-005-00

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 ECF (414 RIVER WOODS, 240 CLAM RIVER SUB) 0.930 => TCV: 200,271
 

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2024 Est. T.C.V. 009-240-005-00					=	217,791
Est. TCV/Total Floor Area = 153.59						
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
103,900	103,900	103,900	71,078	5.00		
2024	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	5,000	0	3,553	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
108,900	108,900	108,900	74,631	74,631	74,631	

009-240-006-00	2024 Est. T.C.V.	DISCHER DEBORAH L
Property Class: 401		5203 S RIVERVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 35 T22N R8W LOT 6 CLAM RIVER ESTATES.

20X22 BSM'T GRG

Land Value Estimates for Land Table Res 8.RES 8 RURAL SUBS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 100' @ 90/	157.50	350.74	0.8926	1.0830	90	100		13,703
158 Actual Front Feet, 1.27 Total Acres							Total Est. Land Value =	13,703

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	94	940
Total Estimated Land Improvements True Cash Value =				940

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C 5 Blt 1984

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 864 SF Floor Area = 1544 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	624		
2 Story	Siding	Crawl Space	240		
1 Story	Siding	Overhang	440		
			Total:	200,677	140,476

Other Additions/Adjustments

Recreation Room	600	11,598	8,119
Basement, Outside Entrance, Below Grade	1	2,560	1,792

Plumbing

Average Fixture(s)	1	1,476	1,033
2 Fixture Bath	1	3,108	2,176

Water/Sewer

1000 Gal Septic	1	4,864	3,405
Water Well, 50 Feet	1	2,686	1,880

Porches

CCP (1 Story)	80	2,306	1,614
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Deck

Treated Wood	384	6,355	4,448
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Garages

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

Base Cost	440	20,698	14,489
Common Wall: 1.5 Wall	1	-4,028	-2,820
Door Opener	1	547	383

Built-Ins

Appliance Allow.	1	2,766	1,936
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Totals: 255,613 178,931

Notes:

ECF (414 RIVER WOODS, 240 CLAM RIVER SUB) 0.930 =&gt; TCV: 166,406

2024 Est. T.C.V. 009-240-006-00 = 181,049



Parcel Number: 009-240-006-00

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Est. TCV/Total Floor Area = 117.26

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
86,400	86,400	86,400	65,898	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	4,100	0	0	3,294	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
90,500	90,500	90,500	69,192	69,192	69,192	



Parcel Number: 009-240-007-00

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2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
76,500	76,500	76,500	52,239	52,239	52,239

009-240-008-00	2024 Est. T.C.V.	DUDDLES WILLIAM T & MARY ANN
Property Class: 402		S RIVERVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 35 T22N R8W LOT 8 CLAM RIVER ESTATES.

Land Value Estimates for Land Table Res 8.RES 8 RURAL SUBS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 100' @ 90/	160.00	368.79	0.8891	1.0966	90	100		14,041
160 Actual Front Feet, 1.36 Total Acres							Total Est. Land Value =	14,041

2024 Est. T.C.V. 009-240-008-00 = 14,041

Est. TCV/Total Floor Area = 11.25

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
5,500	5,500	5,500	3,003	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	1,500	0	0	150	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
7,000	7,000	7,000	3,153	3,153	0	



Parcel Number: 009-240-009-00

Page: 2

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2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
99,400	99,400	99,400	67,799	67,799	67,799



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Appliance Allow.	1	2,766	1,798
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Totals:	291,104	189,219
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Notes:

ECF (414 RIVER WOODS, 240 CLAM RIVER SUB) 0.930 => TCV: 175,974

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2024 Est. T.C.V. 009-240-011-00 = 206,475

Est. TCV/Total Floor Area = 163.35

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
97,700	97,700	97,700	67,704	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	5,500	0	0	3,385	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
103,200	103,200	103,200	71,089	71,089	71,089	



009-240-012-00	2024 Est. T.C.V.	WILLET LORI J
Property Class: 401		5080 S RIVERVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 35 T22N R8W LOT 12 CLAM RIVER ESTATES.

## Land Value Estimates for Land Table Res 8.RES 8 RURAL SUBS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 100' @ 90/	180.00	264.00	0.8633	1.0087	90	100		14,108
180 Actual Front Feet, 1.09 Total Acres							Total Est. Land Value =	14,108

## Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	3.10	720	0	0
D/W/P: 3.5 Concrete	6.58	129	0	0
Wood Frame	35.77	60	94	2,017

## Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				2,967

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

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1684 SF Floor Area = 1684 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

## Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,070		
1 Story	Siding	Crawl Space	614		
			Total:	230,932	196,291

## Other Additions/Adjustments

## Plumbing

Average Fixture(s)	1	1,476	1,255
3 Fixture Bath	1	4,646	3,949
2 Fixture Bath	1	3,108	2,642

## Water/Sewer

1000 Gal Septic	1	4,864	4,134
Water Well, 50 Feet	1	2,686	2,283

## Deck

Treated Wood	144	3,338	2,837
Treated Wood	34	1,459	1,240

## Garages

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

Base Cost	371	18,520	15,742
Common Wall: 1 Wall	1	-2,686	-2,283
Door Opener	1	547	465

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

Base Cost	397	19,306	16,410
Common Wall: 1 Wall	1	-2,686	-2,283
Door Opener	1	547	465

## Built-Ins

Appliance Allow.	1	2,766	2,351
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Totals: 288,823 245,498

## Notes:

ECF (414 RIVER WOODS, 240 CLAM RIVER SUB) 0.930 =&gt; TCV: 228,313

2024 Est. T.C.V. 009-240-012-00 = 245,388

Est. TCV/Total Floor Area = 145.72

Parcel Number: 009-240-012-00

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2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
117,500	117,500	117,500	72,284	5.00		
2024 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	5,200	0	0	3,614	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
122,700	122,700	122,700	75,898	75,898	75,898	



Parcel Number: 009-240-013-00

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2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
107,300	107,300	107,300	87,480	87,480	87,480



009-240-015-00	2024 Est. T.C.V.	JACKSON GERALD & PEGGY
Property Class: 402		S RIVERVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 35 T22N R8W LOT 15 CLAM RIVER ESTATES.

Land Value Estimates for Land Table Res 8.RES 8 RURAL SUBS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 100' @ 90/	165.00	474.00	0.8823	1.1676	90	100		15,299
165 Actual Front Feet, 1.79 Total Acres							Total Est. Land Value =	15,299

2024 Est. T.C.V. 009-240-015-00 = 15,299

Est. TCV/Total Floor Area = 14.49, Most recent sale 05/01/1996 for 5,500

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.				
5,900	5,900	5,900	3,003	5.00				
2024	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses			
0	1,700	0	0	150	0			
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT			
7,600	7,600	7,600	3,153	3,153	0			



Parcel Number: 009-240-016-00

Page: 2

2024 Est. T.C.V. 009-240-016-00						=	211,572
Est. TCV/Total Floor Area = 126.54, Most recent sale 10/16/2015 for 136,000							
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
107,800	107,800	107,800	79,798	5.00			
2024	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	-2,000	0	0	3,989	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
105,800	105,800	105,800	83,787	83,787	83,787		



009-240-017-00	2024 Est. T.C.V.	HOWISON LAWRENCE L JR
Property Class: 401		5206 S RIVERVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 35 T22N R8W LOT 17 CLAM RIVER ESTATES.

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 100' @ 90/	165.00	403.00	0.8823	1.1212	90	100		14,691
165 Actual Front Feet, 1.53 Total Acres Total Est. Land Value =								14,691

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.69	900	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	2	100	2,000
Total Estimated Land Improvements True Cash Value =				2,000

Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE Cls D Blt 1993

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1680 SF Floor Area = 1680 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,680		
			Total:	185,973	148,778

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,025	820
3 Fixture Bath	1	3,245	2,596

Water/Sewer

1000 Gal Septic	1	4,263	3,410
Water Well, 50 Feet	1	2,498	1,998

Deck

Treated Wood	298	5,135	4,108
Treated Wood	50	1,677	1,342

Garages

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

Base Cost	952	28,550	22,840
Common Wall: 1 Wall	1	-2,310	-1,848
Door Opener	1	430	344

Built-Ins

Appliance Allow.	1	1,638	1,310
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Totals: 232,124 185,698

Notes:

ECF (414 RIVER WOODS, 240 CLAM RIVER SUB) 0.930 => TCV: 172,699

2024 Est. T.C.V. 009-240-017-00 = 189,390

Est. TCV/Total Floor Area = 112.73, Most recent sale 08/27/2018 for 129,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
84,400	84,400	84,400	57,267	5.00	
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	10,300	0	2,863	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
94,700	94,700	94,700	60,130	60,130	60,130



009-240-019-00	2024 Est. T.C.V.	GALLUP ROBERT
Property Class: 402		S RIVERVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 35 T22N R8W LOT 19 CLAM RIVER ESTATES.

Land Value Estimates for Land Table Res 8.RES 8 RURAL SUBS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 100' @ 90/	157.00	389.00	0.8934	1.1114	90	100		14,029
157 Actual Front Feet, 1.40 Total Acres							Total Est. Land Value =	14,029

2024 Est. T.C.V. 009-240-019-00 = 14,029

Est. TCV/Total Floor Area = 9.94, Most recent sale 02/01/2001 for 6,250

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
5,500	5,500	5,500	3,003	5.00		
2024 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	1,500	0	0	150	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
7,000	7,000	7,000	3,153	3,153	0	









009-240-023-00	2024 Est. T.C.V.	GALLUP ELIZABETH B
Property Class: 402		S RIVERVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 35 T22N R8W LOT 23 CLAM RIVER ESTATES.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 200/	173.00	259.00	1.0369	0.8970	200	100		32,183
173 Actual Front Feet, 1.03 Total Acres							Total Est. Land Value =	32,183

2024 Est. T.C.V. 009-240-023-00 = 32,183

Est. TCV/Total Floor Area = 20.97, Most recent sale 05/11/2005 for 25,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.				
16,100	16,100	16,100	3,211	5.00				
2024 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses			
0	0	0	0	160	0			
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT			
16,100	16,100	16,100	3,371	3,371	3,371			



009-240-024-00	2024 Est. T.C.V.	GALLUP HAROLD & ELIZABETH TRUST
Property Class: 401		5310 S RIVERVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 35 T22N R8W LOT 24 & BEG AT NE COR OF LOT 25 TH N 87 DEG 36'38" W 230.25 FT, S 67 DEG 18' 06" E 219.62 FT, N 20 DEG 3'27" E 80 FT TO POB. CLAM RIVER ESTATES.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS  
\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 200/ 267 Actual Front Feet, 1.51 Total Acres	267.00	247.00	0.9303	0.8865	200	100		44,038
Total Est. Land Value =								44,038

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Metal Prefab	20.66	80	71	1,174
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				2,124

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 1989

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 1168 SF Floor Area = 1168 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Brick	Crawl Space	1,168		
			Total:	161,143	112,798

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,476	1,033
3 Fixture Bath	1	4,646	3,252

Water/Sewer

1000 Gal Septic	1	4,864	3,405
Water Well, 50 Feet	1	2,686	1,880

Porches

CCP (1 Story)	32	1,048	734
CGEP (1 Story)	180	11,554	8,088

Deck

Treated Wood	80	2,264	1,585
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Garages

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

Base Cost	600	30,852	21,596
Common Wall: 1 Wall	1	-3,611	-2,528

Built-Ins

Appliance Allow.	1	2,766	1,936
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Totals: 219,688 153,779

Notes:

ECF (414 RIVER WOODS, 240 CLAM RIVER SUB) 0.930 => TCV: 143,014

2024 Est. T.C.V. 009-240-024-00 = 189,176

Est. TCV/Total Floor Area = 161.97

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
92,300	92,300	92,300	54,694	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,300	0	0	2,734	0	

Parcel Number: 009-240-024-00

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2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
94,600	94,600	94,600	57,428	57,428	57,428







Parcel Number: 009-240-026-00

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 ECF (414 RIVER WOODS, 240 CLAM RIVER SUB) 0.930 => TCV: 333,418
 

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2024 Est. T.C.V. 009-240-026-00				=		384,832
Est. TCV/Total Floor Area = 194.16, Most recent sale 03/23/2015 for 28,000						
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
187,000	187,000	187,000	137,732	5.00		
2024	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	5,400	0	6,886	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
192,400	192,400	192,400	144,618	144,618	144,618	

009-240-027-00	2024 Est. T.C.V.	NEWELL LYNN & EILEEN
Property Class: 402		S DICKERSON RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 35 T22N R8W LOT 27 CLAM RIVER ESTATES.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 200/	167.00	315.00	1.0461	0.9420	200	100		32,915
167 Actual Front Feet, 1.21 Total Acres							Total Est. Land Value =	32,915

2024 Est. T.C.V. 009-240-027-00 = 32,915

Est. TCV/Total Floor Area = 16.61

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
16,500	16,500	16,500	4,969	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	248	0		
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
16,500	16,500	16,500	5,217	5,217	5,217	

009-240-028-00	2024 Est. T.C.V.	NEWELL LYNN C
Property Class: 402		S DICKERSON RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 35 T22N R8W LOT 28 CLAM RIVER ESTATES

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS  
\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 200/	165.00	312.00	1.0493	0.9398	200	100		32,540
165 Actual Front Feet, 1.18 Total Acres							Total Est. Land Value =	32,540

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	0.00	0	95	950
Total Estimated Land Improvements True Cash Value =				950

2024 Est. T.C.V. 009-240-028-00 = 33,490

Est. TC/Total Floor Area = 16.90

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
16,700	16,700	16,700	4,837	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	241	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
16,700	16,700	16,700	5,078	5,078	5,078	



009-240-029-00	2024 Est. T.C.V.	NEWELL LYNN C
Property Class: 401		5383 S DICKERSON RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 35 T22N R8W LOT 29 CLAM RIVER ESTATES.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS  
\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 200/	165.00	309.00	1.0493	0.9375	200	100		32,462
165 Actual Front Feet, 1.17 Total Acres								Total Est. Land Value = 32,462

## Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.18	507	0	0
D/W/P: Patio Blocks	15.61	81	0	0
D/W/P: 3.5 Concrete	6.58	144	94	891

## Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	2	95	1,900
Total Estimated Land Improvements True Cash Value =				2,791

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C -5 Blt 1985

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 1492 SF Floor Area = 1502 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

## Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,172		
1 Story	Siding	Piers	320		
1 Story	Siding	Overhang	10		
Total:				197,031	137,912

## Other Additions/Adjustments

Recreation Room	1171	22,635	5,659
Basement, Outside Entrance, Below Grade	1	2,560	1,792

## Plumbing

Average Fixture(s)	1	1,476	1,033
3 Fixture Bath	1	4,646	3,252

## Water/Sewer

1000 Gal Septic	1	4,864	3,405
Water Well, 50 Feet	1	2,686	1,880

## Porches

CCP (1 Story)	130	3,578	2,505
WPP	220	4,748	3,324
WPP	90	2,803	1,962
CCP (1 Story)	21	1,057	740

## Deck

Treated Wood	61	1,976	1,383
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## Garages

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

Base Cost	699	28,442	19,909
Common Wall: 1 Wall	1	-2,686	-1,880
Door Opener	1	547	383

## Built-Ins

Appliance Allow.	1	2,766	1,936
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## Fireplaces

Direct-Vented Gas	1	3,021	2,115
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Totals: 282,150 187,310

Notes:

ECF (414 RIVER WOODS, 240 CLAM RIVER SUB) 0.930 => TCV: 174,198

2024 Est. T.C.V. 009-240-029-00 = 209,451

Est. TCV/Total Floor Area = 139.45

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
102,000	102,000	102,000	57,529	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,700	0	0	2,876	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
104,700	104,700	104,700	60,405	60,405	60,405	

009-240-030-00	2024 Est. T.C.V.	NEWELL LYNN C
Property Class: 401		S DICKERSON RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 35 T22N R8W LOT 30 CLAM RIVER ESTATES.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS  
\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 200/	165.00	307.00	1.0493	0.9360	200	100		32,409
165 Actual Front Feet, 1.16 Total Acres							Total Est. Land Value =	32,409

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	26.30	120	50	1,578
Total Estimated Land Improvements True Cash Value =				1,578

Ag. Bld 1 0, 4 Wall Barn, General Purpose Class:D,Pole Quality:Average  
Height: 18 ft

Description	Rate	Size	Cost New
Base Cost	26.90	960	25,824
Default Walls	9.59	960	9,206

Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55 Depr. Cost = 19,267  
ECF (414 RIVER WOODS, 240 CLAM RIVER SUB) 0.930 => TCV of Bldg: 1 = 17,918

Total Estimated True Cash Value of Agricultural Buildings = 17,918

2024 Est. T.C.V. 009-240-030-00 = 51,905

Est. TCV/Total Floor Area = 34.56

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
25,500	25,500	25,500	4,837	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	500	0	0	241	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
26,000	26,000	26,000	5,078	5,078	5,078	

009-240-031-00	2024 Est. T.C.V.	GILMER DONALD & WEIMEISTER L TRUST
Property Class: 402		S DICKERSON RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 35 T22N R8W LOT 31 CLAM RIVER ESTATES.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 200/	165.00	1227.60	1.0493	1.3236	200	100		45,830
165 Actual Front Feet, 4.65 Total Acres							Total Est. Land Value =	45,830

2024 Est. T.C.V. 009-240-031-00 = 45,830

Est. TCV/Total Floor Area = 30.51, Most recent sale 08/26/2020 for 80,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
22,900	22,900	22,900	13,557	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	677	0		
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
22,900	22,900	22,900	14,234	14,234	0	



009-250-002-00	2024 Est. T.C.V.	GUNNERSON MATTHEW A
Property Class: 402		S LACHANCE RD
Map #:	LAKE TOWNSHIP	,

. SEC 21 T22N R8W LOT 2 CLAM RIVER WOODS & RAPIDS.

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 100' @ 90/	110.00	502.00	0.9765	1.1845	90	100		11,451
110 Actual Front Feet, 1.27 Total Acres							Total Est. Land Value =	11,451

2024 Est. T.C.V. 009-250-002-00 = 11,451

Est. TCV/Total Floor Area = 14.68, Most recent sale 10/31/2008 for 100

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
4,500	4,500	4,500	1,903	5.00		
2024 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	1,200	0	0	95	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
5,700	5,700	5,700	1,998	1,998	0	



009-250-004-00	2024 Est. T.C.V.	COLE BUCK
Property Class: 401		3631 S LACHANCE RD
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

. SEC 21 T22N R8W LOT 4 CLAM RIVER WOODS & RAPIDS.

Land Value Estimates for Land Table Res 8.RES 8 RURAL SUBS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 100' @ 90/	110.00	503.00	0.9765	1.1851	90	100		11,456
110 Actual Front Feet, 1.27 Total Acres								Total Est. Land Value = 11,456

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.78	720	0	0
Wood Frame	25.61	80	50	1,024
Total Estimated Land Improvements True Cash Value =				1,024

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Low Blt 1976

(11) Heating System: Forced Warm Air

Ground Area = 660 SF Floor Area = 660 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Metal	660		
Total:				37,648	13,177

Other Additions/Adjustments

Water/Sewer

1000 Gal Septic	1	4,263	1,492
Water Well, 50 Feet	1	2,498	874

Deck

Treated Wood	20	877	307
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Totals: 45,286 15,850

Notes:

ECF (409 RURAL PLATTED SUBDIVISIONS) 0.800 => TCV: 12,680

2024 Est. T.C.V. 009-250-004-00					=	25,160
Est. TCV/Total Floor Area = 38.12, Most recent sale 08/31/2016 for 5,000						
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
11,900	11,900	11,900	5,602	5.00		
2024	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	700		0	0	280	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
12,600	12,600	12,600	5,882	5,882	0	





Parcel Number: 009-250-005-00

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2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
57,900	57,900	57,900	28,312	28,312	28,312







009-250-008-00	2024 Est. T.C.V.	NEREM JEFFREY A
Property Class: 401		9890 W LOTAN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 21 T22N R8W LOT 8 CLAM RIVER WOODS & RAPIDS.

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 100' @ 65/	100.00	1182.00	1.0000	1.4673	65	100		9,537
100 Actual Front Feet, 2.71 Total Acres				Total Est. Land Value =				9,537

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	7.35	310	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

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

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 1056 SF Floor Area = 1056 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,056		
			Total:	141,293	91,841

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,230	799
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Water/Sewer

1000 Gal Septic	1	4,550	2,957
Water Well, 50 Feet	1	2,585	1,680

Deck

Treated Wood	120	2,880	1,872
w/Roof (Roof portion)	288	4,061	2,640

Built-Ins

Appliance Allow.	1	1,934	1,257
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Fireplaces

Wood Stove	1	2,149	1,397
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Garages

Class: CD Exterior: Pole (Unfinished)			
Base Cost	1248	26,957	17,522

Totals:	187,639	121,965
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Notes:

ECF (409 RURAL PLATTED SUBDIVISIONS) 0.930 => TCV: 113,427

2024 Est. T.C.V. 009-250-008-00 = 123,914

Est. TCV/Total Floor Area = 117.34, Most recent sale 12/03/2009 for 0

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
60,200	60,200	60,200	39,873	5.00	
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,800	0	1,993	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
62,000	62,000	62,000	41,866	41,866	41,866

009-250-009-00	2024 Est. T.C.V.	TOMPKINS JACK LEE II
Property Class: 402		W LOTAN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 21 T22N R8W LOT 9 CLAM RIVER WOODS & RAPIDS.

Land Value Estimates for Land Table Res 8.RES 8 RURAL SUBS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 100' @ 65/	100.001	225.00	1.0000	1.4805	65	100		9,623
100 Actual Front Feet, 2.81 Total Acres							Total Est. Land Value =	9,623

2024 Est. T.C.V. 009-250-009-00 = 9,623

Est. TCV/Total Floor Area = 9.11, Most recent sale 07/08/2020 for 25,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
3,700	3,700	3,700	2,415	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	1,100	0	120	0		
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
4,800	4,800	4,800	2,535	2,535	0	













009-250-014-00	2024 Est. T.C.V.	HUTCHINSON BRYANT
Property Class: 402		9790 W LOTAN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 21 T22N R8W LOT 14 CLAM RIVER WOODS & RAPIDS.

Land Value Estimates for Land Table Res 8.RES 8 RURAL SUBS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 100' @ 65/	100.00	1027.92	1.0000	1.4170	65	100		9,210
100 Actual Front Feet, 2.36 Total Acres							Total Est. Land Value =	9,210

2024 Est. T.C.V. 009-250-014-00 = 9,210

Est. TCV/Total Floor Area = 8.86, Most recent sale 02/05/2021 for 106,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
3,500	3,500	3,500	2,415	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	1,100	0	120	0		
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
4,600	4,600	4,600	2,535	2,535	2,535	

009-250-015-00	2024 Est. T.C.V.	ROMATZ PHILIP E & AMANDA K
Property Class: 401		W LOTAN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 21 T22N R8W LOT 15 CLAM RIVER WOODS & RAPIDS.

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 100' @ 65/	100.00	1010.32	1.0000	1.4108	65	100		9,171
100 Actual Front Feet, 2.32 Total Acres							Total Est. Land Value =	9,171

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Solid, 6 ft.	26.88	25	0	0
D/W/P: 3.5 Concrete	5.78	480	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

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

(11) Heating System: No Heating/Cooling  
Ground Area = 0 SF Floor Area = 0 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Deck					
	w/Roof (Roof portion)		364	5,052	3,536
Garages					
Class: D Exterior: Pole (Unfinished)					
	Base Cost		1200	22,908	16,036
Totals:				27,960	19,572

Notes:

ECF (409 RURAL PLATTED SUBDIVISIONS) 0.930 => TCv: 18,202

2024 Est. T.C.V. 009-250-015-00	=	28,323			
Est. TCv/Total Floor Area = 0.00, Most recent sale 04/04/2006 for 62,000					
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
13,000	13,000	13,000	8,564	5.00	
2024 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses
0	1,200	0	0	428	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
14,200	14,200	14,200	8,992	8,992	8,992



009-250-017-00	2024 Est. T.C.V.	DEWEY BUDDY JAY & TINA MARIE
Property Class: 402		W LOTAN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 21 T22N R8W LOT 17 CLAM RIVER WOODS & RAPIDS.

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 100' @ 65/	100.00	1005.15	1.0000	1.4090	65	100		9,159
100 Actual Front Feet, 2.31 Total Acres Total Est. Land Value =								9,159

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	20.08	520	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

2024 Est. T.C.V. 009-250-017-00 = 10,109

Est. TCV/Total Floor Area = 8.42

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
4,000	4,000	4,000	1,892	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	1,100	0	0	94	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
5,100	5,100	5,100	1,986	1,986	1,986	







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2024	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	2,000	0	0	2,260	0
2024	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	67,700	67,700	67,700	47,469	47,469	47,469

009-250-020-00	2024 Est. T.C.V.	MATZNICK DANIEL T & JANINE L
Property Class: 402		W LOTAN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 21 T22N R8W LOT 20 CLAM RIVER WOODS & RAPIDS.

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 100' @ 65/	100.001111	1.64	1.0000	1.4450	65	100		9,392
100 Actual Front Feet, 2.55 Total Acres							Total Est. Land Value =	9,392

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	21.56	240	50	2,587
Total Estimated Land Improvements				True Cash Value = 2,587

2024 Est. T.C.V. 009-250-020-00 = 11,979

Est. TCV/Total Floor Area = 11.34, Most recent sale 02/01/1999 for 50,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
4,800	4,800	4,800	1,892	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	1,200	0	0	94	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
6,000	6,000	6,000	1,986	1,986	1,986	



009-250-022-00	2024 Est. T.C.V.	PITZ KENNETH E
Property Class: 402		W LOTAN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 21 T22N R8W LOT 22 CLAM RIVER WOODS & RAPIDS.

Land Value Estimates for Land Table Res 8.RES 8 RURAL SUBS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 100' @ 65/	100.00	1288.00	1.0000	1.4991	65	100		9,744
100 Actual Front Feet, 2.96 Total Acres							Total Est. Land Value =	9,744

2024 Est. T.C.V. 009-250-022-00 = 9,744

Est. TCV/Total Floor Area = 10.15

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
3,700	3,700	3,700	1,892	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	1,200	0	0	94	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
4,900	4,900	4,900	1,986	1,986	1,986	



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	19,100	19,100	19,100	15,322	5.00	
2024	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	0	0	0	766	0
2024	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	19,100	19,100	19,100	16,088	16,088	0





Parcel Number: 009-250-024-00

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Est. TCV/Total Floor Area = 112.15, Most recent sale 07/26/2005 for 118,556

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
83,200	83,200	83,200	51,561	5.00		
2024 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,900	0	0	2,578	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
86,100	86,100	86,100	54,139	54,139	0	

009-250-025-00	2024 Est. T.C.V.	RICHARDS BRIAN & FOSTER JULIE ANN
Property Class: 402		W LOTAN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 21 T22N R8W E 66 FT OF LOT 25 CLAM RIVER WOODS & RAPIDS.

Land Value Estimates for Land Table Res 8.RES 8 RURAL SUBS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 100' @ 65/	100.00	1507.50	1.0000	1.5593	65	100		10,135
100 Actual Front Feet, 3.46 Total Acres							Total Est. Land Value =	10,135

2024 Est. T.C.V. 009-250-025-00 = 10,135

Est. TCV/Total Floor Area = 6.60, Most recent sale 12/15/2003 for 4,700

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.				
3,900	3,900	3,900	2,348	5.00				
2024	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses			
0	1,200	0	0	117	0			
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT			
5,100	5,100	5,100	2,465	2,465	0			





Parcel Number: 009-250-027-00

Page: 2

## Plumbing

3 Fixture Bath	1	-4,646	-4,600
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## Garages

Class: C Exterior: Pole (Unfinished)

Door Opener	2	1,093	1,082
Base Cost	2304	55,596	55,040

Totals:		52,043	51,522
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Notes:

ECF (409 RURAL PLATTED SUBDIVISIONS) 0.930 => TCV:	47,915
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2024 Est. T.C.V. 009-250-027-00	=	226,235
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Est. TCV/Total Floor Area = 134.66, Most recent sale 10/08/2019 for 165,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
110,600	110,600	110,600	97,995	5.00		
2024 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,500	0	0	4,899	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
113,100	113,100	113,100	102,894	102,894	102,894	

009-250-028-00	2024 Est. T.C.V.	VREDEVOOGD RYAN
Property Class: 401		9509 W LOTAN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 21 T22N R8W LOT 28 CLAM RIVER WOODS & RAPIDS.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS  
\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 200/	100.00	409.46	1.1892	1.0059	200	100		23,924
100 Actual Front Feet, 0.94 Total Acres							Total Est. Land Value =	23,924

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

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 924 SF Floor Area = 924 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	924		
			Total:	130,626	91,446

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,476	1,033
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Water/Sewer

1000 Gal Septic	1	4,864	3,405
Water Well, 50 Feet	1	2,686	1,880

Garages

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

Base Cost	352	14,942	10,459
Door Opener	1	430	301

Built-Ins

Appliance Allow.	1	2,766	1,936
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Fireplaces

Exterior 1 Story	1	6,513	4,559
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Porches

CCP (1 Story)	24	1,208	846
CPP	20	559	391

Deck

w/Roof (Roof portion)	36	765	535
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Totals: 166,835 116,791

Notes:

ECF (415 CLAM RIVER AREA SUBS & 250, 510) 0.930 => TCY: 108,616

2024 Est. T.C.V. 009-250-028-00 = 132,540

Est. TCY/Total Floor Area = 143.44, Most recent sale 05/05/2023 for 165,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
52,600	52,600	52,600	44,543	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
12,900	800	12,900	8,857	0		
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
66,300	66,300	66,300	59,670	66,300	66,300	

009-250-029-00	2024 Est. T.C.V.	JUSTA DONALD
Property Class: 401		9527 W LOTAN RD
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

. SEC 21 T22N R8W LOT 29 CLAM RIVER WOODS & RAPIDS.

12X50 MH REMOVED FOR 99

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 200/	80.00	788.06	1.2574	1.1847	200	100		23,836
80 Actual Front Feet, 1.45 Total Acres							Total Est. Land Value =	23,836

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

(11) Heating System: No Heating/Cooling  
 Ground Area = 0 SF Floor Area = 0 SF.  
 Phy./Ab.Phy./Func./Econ./Comb. % Good=59/100/100/100/59

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Water/Sewer					
	1000 Gal Septic		1	4,550	2,684
	Water Well, 50 Feet		1	2,585	1,525
			Totals:	7,135	4,209

Notes:

ECF (415 CLAM RIVER AREA SUBS & 250, 510) 0.930 => TCv: 3,914

2024 Est. T.C.V. 009-250-029-00	=	27,750			
Est. TCv/Total Floor Area = 0.00, Most recent sale 01/01/1998 for 10,000					
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
13,800	13,800	13,800	5,399	5.00	
2024 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses
0	100	0	0	269	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
13,900	13,900	13,900	5,668	5,668	0



009-250-030-00	2024 Est. T.C.V.	JUSTA DONALD G
Property Class: 402		W LOTAN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 21 T22N R8W LOT 30 CLAM RIVER WOODS & RAPIDS.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS  
\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 200/	80.00	996.46	1.2574	1.2563	200	100		25,276
80 Actual Front Feet, 1.83 Total Acres							Total Est. Land Value =	25,276

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	20.08	720	50	7,229
Wood Frame	21.93	200	50	2,193
Total Estimated Land Improvements				True Cash Value = 9,422

2024 Est. T.C.V. 009-250-030-00 = 34,698

Est. TCv/Total Floor Area = 0.00, Most recent sale 09/01/1995 for 7,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
17,000	17,000	17,000	3,211	5.00	
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	300	0	160	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
17,300	17,300	17,300	3,371	3,371	0

009-250-031-00	2024 Est. T.C.V.	HOLLAND JULIE K
Property Class: 402		W LOTAN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 21 T22N R8W LOT 31 CLAM RIVER WOODS & RAPIDS.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 200/	71.00	1197.46	1.2955	1.3154	200	100		24,198
71 Actual Front Feet, 1.95 Total Acres							Total Est. Land Value =	24,198

2024 Est. T.C.V. 009-250-031-00 = 24,198

Est. TCV/Total Floor Area = 0.00, Most recent sale 11/01/1994 for 7,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.				
12,100	12,100	12,100	3,211	5.00				
2024 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses			
0	0	0	0	160	0			
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT			
12,100	12,100	12,100	3,371	3,371	0			

009-250-032-00	2024 Est. T.C.V.	WORKMAN SHELLY RANAE
Property Class: 401		9567 W LOTAN RD
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

SEC 21 T22N R8W LOT 32 CLAM RIVER WOODS & RAPIDS.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 200/ 80 Actual Front Feet, 1.77 Total Acres	80.00	965.03	1.2574	1.2463	200	100		25,074
Total Est. Land Value =								25,074

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	400	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	97	2,425
Total Estimated Land Improvements True Cash Value =				2,425

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C 5 Blt 2009

(11) Heating System: Forced Heat & Cool  
 Ground Area = 1568 SF Floor Area = 1568 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,568		
Total:				214,752	193,290

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,476	1,328
3 Fixture Bath	1	4,646	4,181
2 Fixture Bath	1	3,108	2,797

Water/Sewer

1000 Gal Septic	1	4,864	4,378
Water Well, 100 Feet	1	5,808	5,227

Porches

WGEP (1 Story)	240	17,201	15,481
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Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	576	29,854	26,869
Common Wall: 1 Wall	1	-2,686	-2,417
Door Opener	1	547	492
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	1200	42,624	38,362

Built-Ins

Appliance Allow.	1	2,766	2,489
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Deck

Treated Wood	24	1,096	986
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Totals: 326,056 293,463

Notes:

ECF (415 CLAM RIVER AREA SUBS & 250, 510) 0.930 => TCV: 272,921

2024 Est. T.C.V. 009-250-032-00	=	300,420
Est. TCV/Total Floor Area = 191.59, Most recent sale 07/09/2013 for 160,000		
2023 Assessed	MBOR	S.E.V.
146,000	146,000	146,000
2024	New Eq. Adjustment	Loss
	Additions	Tax Adjustment
		Losses

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0	4,200	0	0	4,602	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
150,200	150,200	150,200	96,642	96,642	96,642

009-250-033-00	2024 Est. T.C.V.	SPRIK DONNIE & CINDY
Property Class: 401		9591 W LOTAN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 21 T22N R8W LOT 33 CLAM RIVER WOODS & RAPIDS.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS  
\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 200/	123.00	332.92	1.1292	0.9551	200	100		26,533
123 Actual Front Feet, 0.94 Total Acres								Total Est. Land Value = 26,533

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.97	1221	50	4,255
Wood Frame	37.85	48	0	0
Total Estimated Land Improvements True Cash Value =				4,255

Cost Est. for Res. Bldg: 1 Single Family HUD Cls C 10 Blt 1983

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 1098 SF Floor Area = 1098 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	864		
1 Story	Siding	Crawl Space	234		
Total:				159,623	103,752

Other Additions/Adjustments

Plumbing					
Average Fixture(s)			1	1,476	959
3 Fixture Bath			1	4,646	3,020
Water/Sewer					
1000 Gal Septic			1	4,864	3,162
Water Well, 50 Feet			1	2,686	1,746
Porches					
WCP (1 Story)			156	6,766	4,398
WCP (1 Story)			52	3,167	2,059
Deck					
Treated Wood			596	8,475	5,509
Garages					
Class: C Exterior: Siding Foundation:18 Inch (Unfinished)					
Base Cost			672	24,904	16,188
Built-Ins					
Appliance Allow.			1	2,766	1,798
Fireplaces					
Wood Stove			1	2,551	1,658
Totals:				221,924	144,249

Notes: 1982 STERLING MODULAR HOME S/ 424324921

ECF (415 CLAM RIVER AREA SUBS & 250, 510) 0.750 => TCV: 108,187

2024 Est. T.C.V.	009-250-033-00	=	138,975			
Est. TCV/Total Floor Area = 126.57, Most recent sale 06/10/2019 for 70,000						
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
62,100	62,100	62,100	48,548	5.00		
2024	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	7,400	0	0	0	2,427	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-		PRE/MBT

69,500

69,500

69,500

50,975

50,975

50,975

009-250-034-00	2024 Est. T.C.V.	VANENGEN CHARLES E & JEAN TRUST
Property Class: 402		W LOTAN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 21 T22N R8W LOT 34 CLAM RIVER WOODS & RAPIDS.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 200/	125.00	288.00	1.1247	0.9212	200	100		25,900
125 Actual Front Feet, 0.83 Total Acres							Total Est. Land Value =	25,900

2024 Est. T.C.V. 009-250-034-00 = 25,900

Est. TCV/Total Floor Area = 23.59, Most recent sale 07/01/2002 for 33,500

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
13,000	13,000	13,000	3,211	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	160	0		
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
13,000	13,000	13,000	3,371	3,371	0	

009-250-035-00	2024 Est. T.C.V.	STAHL JANICE A REV L TRUST
Property Class: 401		9621 W LOTAN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

2013 SEC 21 T22N R8W LOTS 35 & 36 CLAM RIVER WOODS & RAPIDS.

FORMERLY. SEC 21 T22N R8W LOT 35 CLAM RIVER WOODS & RAPIDS.

1988 32X40 PB NEW 16X24 ADD'N FOR 93 ADD'N TO PB FOR 95  
GRG ADD'N & SLAB FOR 97

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
I 200' @ 200/	100.00	288.00	1.0000	0.9212	200	100		18,423	
I 200' @ 200/	100.00	286.00	1.0000	0.9196	200	100		18,391	
200 Actual Front Feet, 1.32 Total Acres								Total Est. Land Value =	36,814

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	978	50	3,012
D/W/P: Asphalt Paving	2.89	3000	50	4,335
Wood Frame	24.00	144	71	2,454
Total Estimated Land Improvements True Cash Value =				9,801

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls CD Blt 1975

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 1248 SF Floor Area = 1464 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Siding	Basement	384			*83% Good
1.25 Story	Siding	Crawl Space	864			
Total:				166,144	115,315	

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,230	799
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Water/Sewer

1000 Gal Septic	1	4,550	2,957
Water Well, 50 Feet	1	2,585	1,680

Porches

WGEP (1 Story)	240	15,667	10,184
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Deck

Treated Wood	56	1,838	1,195
Pine w/Roof (Deck Portion)	40	1,250	812
Pine w/Roof (Roof portion)	40	764	497
Treated Wood	176	3,719	2,417
Treated Wood	120	2,880	1,872

Garages

Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	480	19,637	12,764
Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	396	13,092	8,510
Class: CD Exterior: Pole (Unfinished)			
Base Cost	1720	37,152	24,149

Built-Ins

Appliance Allow.	1	1,934	1,257
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Fireplaces

Interior 1 Story	1	4,700	3,055
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Parcel Number: 009-250-035-00

Page: 2

## Breezeways

Frame Wall	140	8,393	5,455
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## Lump Sum Items

144 SQ FT WD/TW		1,000	650
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Totals:		286,535	193,568
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## Notes:

ECF (415 CLAM RIVER AREA SUBS & 250, 510) 0.930 => TCV: 180,018

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2024 Est. T.C.V. 009-250-035-00

= 226,633

Est. TCV/Total Floor Area = 154.80

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
110,200	110,200	110,200	76,499	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,100	0	0	3,824	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
113,300	113,300	113,300	80,323	80,323	0	

009-250-037-00                      2024 Est. T.C.V.                      WOLFF ANTHONY J  
Property Class: 401                                                                9661 W LOTAN RD  
Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

. SEC 21 T22N R8W LOT 37 CLAM RIVER WOODS & RAPIDS.

NEW HOME U/C FOR 97  
TO 65% FOR 00    COMP @75% FOR 01

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS  
\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 200/	175.00	224.62	1.0339	0.8657	200	100		31,327
175 Actual Front Feet, 0.90 Total Acres	Total Est. Land Value =							31,327

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Solid, 6 ft.	28.81	70	0	0
D/W/P: 3.5 Concrete	6.16	60	0	0
Wood Frame	26.25	96	50	1,260

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	100	1,000
Total Estimated Land Improvements True Cash Value =				2,260

Cost Est. for Res. Bldg: 1 Single Family 1.5S                      Cls CD                      Blt 1996

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 936 SF    Floor Area = 1404 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1.5 Story	Siding	Basement	936			*71% Good
Total:				159,071	117,284	

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,230	873
3 Fixture Bath	1	3,860	2,741

Water/Sewer

1000 Gal Septic	1	4,550	3,230
Water Well, 50 Feet	1	2,585	1,835

Deck

Treated Wood	260	4,810	3,415
Treated Wood	20	894	635

Garages

Class: CD Exterior: Pole (Unfinished)

Base Cost	768	18,263	15,341	*84% Good
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Built-Ins

Appliance Allow.	1	1,934	1,373
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Totals:                      197,197                      146,727

Notes:

ECF (415 CLAM RIVER AREA SUBS & 250, 510) 0.930 => TCV:                      136,456

2024 Est. T.C.V. 009-250-037-00	=	170,043			
Est. TCV/Total Floor Area = 121.11, Most recent sale 11/27/2018 for 160,000					
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
82,900	82,900	82,900	62,983	5.00	
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,100	0	3,149	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT

85,000

85,000

85,000

66,132

66,132

66,132

009-250-038-00	2024 Est. T.C.V.	GREENFIELD DAVE
Property Class: 401		9689 W LOTAN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 21 T22N R8W LOT 38 CLAM RIVER WOODS & RAPIDS.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS  
\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 200/	175.00	225.61	1.0339	0.8666	200	100		31,361
175 Actual Front Feet, 0.91 Total Acres							Total Est. Land Value =	31,361

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.89	4900	50	7,080
D/W/P: 4in Concrete	6.49	1080	50	3,504
D/W/P: 3.5 Concrete	6.16	226	50	696
D/W/P: Crushed Rock	2.19	126	50	138
Wood Frame	21.56	240	94	4,864
Total Estimated Land Improvements True Cash Value =				16,282

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

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 1344 SF Floor Area = 1344 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,344		
Total:				172,986	147,038

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,230	1,045
3 Fixture Bath	1	3,860	3,281

Water/Sewer

1000 Gal Septic	1	4,550	3,867
Water Well, 50 Feet	1	2,585	2,197

Porches

WCP (1 Story)	175	6,603	5,613
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Deck

Treated Wood	240	4,565	3,880
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Garages

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

Base Cost	672	24,810	21,088
Common Wall: 1 Wall	1	-2,512	-2,135
Door Opener	1	485	412

Class: CD Exterior: Pole (Unfinished)

Base Cost	960	21,754	18,491
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Built-Ins

Appliance Allow.	1	1,934	1,644
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Unit-in-Place Cost Items

ROOF STRUCT. (SQ FT)	1200	6,720	3,024	*45% Good
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Totals: 249,570 209,445

Notes:

ECF (415 CLAM RIVER AREA SUBS & 250, 510) 0.930 => TCV: 194,784

2024 Est. T.C.V. 009-250-038-00 = 242,427  
Est. TCV/Total Floor Area = 180.38

Parcel Number: 009-250-038-00

Page: 2

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
117,600	117,600	117,600	64,876	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,600	0	0	3,243	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
121,200	121,200	121,200	68,119	68,119	68,119	

009-250-040-00                                        2024 Est. T.C.V.                                        CAVERLY KRISTOPHER L LV TRUST  
 Property Class: 401                                                                                                                      9721 W LOTAN RD  
 Map #:                                        LAKE TOWNSHIP                                        LAKE CITY, MI 49651

. SEC 21 T22N R8W LOTS 39, 40 & 41. CLAM RIVER WOODS & RAPIDS. 2012 COMBINATION  
 01/10/2013

HAS 4" WELL

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

Description	Frontage	Depth	* Factors *		Rate	%Adj.	Reason	Value
			Front	Depth				
I 200' @ 200/	175.00	222.97	0.8261	0.8641	200	100	LOT 40	24,984
I 200' @ 200/	175.00	214.34	0.8261	0.8556	200	100	LOT 39	24,738
A 200' @ 90/FF	79.40	1391.41	0.8261	1.3657	90	100	LOT 41	8,062
429 Actual Front Feet, 4.29 Total Acres                                        Total Est. Land Value =								57,784

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	94	2,350
Total Estimated Land Improvements True Cash Value =				2,350

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

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1728 SF    Floor Area = 1823 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,728		
1 Story	Siding	Overhang	95		
Total:				251,651	163,572

Other Additions/Adjustments

Recreation Room		1000	19,330	12,564	
Basement, Outside Entrance, Below Grade		1	2,560	1,664	
<b>Plumbing</b>					
Average Fixture(s)		1	1,476	959	
<b>Water/Sewer</b>					
2000 Gal Septic		1	9,667	6,284	
Water Well, 100 Feet		1	5,808	3,775	
<b>Porches</b>					
CCP (1 Story)		168	4,512	2,933	
<b>Garages</b>					
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)					
Base Cost		964	35,957	23,372	
Common Wall: 1 Wall		1	-2,686	-1,746	
Door Opener		4	2,186	1,421	
<b>Built-Ins</b>					
Appliance Allow.		1	2,766	1,798	
<b>Totals:</b>				<b>333,227</b>	<b>216,596</b>

Notes: ON LOT 20

ECF (415 CLAM RIVER AREA SUBS & 250, 510) 0.930 => TCY: 201,434

Cost Est. for Res. Bldg: 2 Mobile Home HUD                                        Cls Low                                        Blt 0

(11) Heating System: Wall Furnace

Parcel Number: 009-250-040-00

Page: 2

Ground Area = 550 SF Floor Area = 550 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

## Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost	
Main Home	Ribbed	Metal	550			
			Total:	32,477	11,367	
Other Additions/Adjustments						
Skirting, Metal or Vinyl, Vertical			130	1,403	491	
Water/Sewer						
1000 Gal Septic			1	4,263	1,492	
Water Well, 50 Feet			1	2,498	874	
Deck						
Treated Wood			240	4,462	3,168	*71% Good
Garages						
Class: D Exterior: Pole (Unfinished)						
Base Cost			864	17,591	6,157	
				Totals:	62,694	23,549

Notes: ON LOT 39

ECF (415 CLAM RIVER AREA SUBS & 250, 510) 0.800 => TCV: 18,839

2024 Est. T.C.V. 009-250-040-00				=	280,407	
Est. TCV/Total Floor Area = 118.17						
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
137,100	137,100	137,100	96,447	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,100	0	0	4,822	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
140,200	140,200	140,200	101,269	101,269	77,977	

009-250-042-00 2024 Est. T.C.V. JONES ROGER J JR & TERESA  
 Property Class: 401 9811 W LOTAN RD  
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

. SEC 21 T22N R8W LOT 42 CLAM RIVER WOODS & RAPIDS.

NEW HOUSE ETC FOR 04  
 CORRECTED ECF FOR 05 USED 1.45 FOR 04 INSTEAD OF 1.58

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 200/	80.00	1085.09	1.2574	1.2834	200	100		25,820
80 Actual Front Feet, 1.99 Total Acres				Total Est. Land Value =				25,820

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.18	1200	0	0
Fencing: Wire Mesh, #9	3.79	150	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				2,500

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C 10 Blt 2003

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1320 SF Floor Area = 1320 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,320		
			Total:	187,805	159,643

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,476	1,255
3 Fixture Bath	1	4,646	3,949

Water/Sewer

1000 Gal Septic	1	4,864	4,134
Water Well, 100 Feet	1	5,808	4,937

Porches

WGEP (1 Story)	312	20,573	17,487
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Deck

Pine w/Roof (Deck Portion)	264	3,968	3,373
Pine w/Roof (Roof portion)	264	4,206	3,575

Garages

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

Common Wall: 1 Wall	1	-2,686	-2,283
Door Opener	2	1,093	929
Base Cost	1040	36,941	31,400

Built-Ins

Appliance Allow.	1	2,766	2,351
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Totals: 271,460 230,750

Notes:

ECF (415 CLAM RIVER AREA SUBS & 250, 510) 0.930 => TCV: 214,598

2024 Est. T.C.V. 009-250-042-00 = 242,918

Est. TCV/Total Floor Area = 184.03

2023 Assessed MBOR S.E.V. Base for Cap C.P.I.



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	118,100	118,100	118,100	70,621	5.00	
2024	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	3,400	0	0	3,531	0
2024	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	121,500	121,500	121,500	74,152	74,152	74,152



009-250-044-00	2024 Est. T.C.V.	BLOOMFIELD ROBERT J & KATHLEEN
Property Class: 402		W LOTAN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 21 T22N R8W LOT 44 CLAM RIVER WOODS & RAPIDS.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 200/	80.00	785.84	1.2574	1.1839	200	100		23,819
80 Actual Front Feet, 1.44 Total Acres							Total Est. Land Value =	23,819

2024 Est. T.C.V. 009-250-044-00 = 23,819

Est. TCV/Total Floor Area = 0.00

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
11,900	11,900	11,900	3,211	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	160	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
11,900	11,900	11,900	3,371	3,371	3,371	



009-250-046-00	2024 Est. T.C.V.	BLOOMFIELD ROBERT J & KATHLEEN
Property Class: 402		W LOTAN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 21 T22N R8W LOT 46 CLAM RIVER WOODS & RAPIDS.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 200/	80.00	463.25	1.2574	1.0374	200	100		20,871
80 Actual Front Feet, 0.85 Total Acres							Total Est. Land Value =	20,871

2024 Est. T.C.V. 009-250-046-00 = 20,871

Est. TCV/Total Floor Area = 9.37

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
10,400	10,400	10,400	3,211	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	160	0		
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
10,400	10,400	10,400	3,371	3,371	3,371	

009-250-048-00 2024 Est. T.C.V. MEEK BRUCE C & KIMBERLY A TRUST  
 Property Class: 401 9889 W LOTAN RD  
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

. SEC 21 T22N R8W LOT & 47 & 48 CLAM RIVER WOODS & RAPIDS.  
 12/31/2018 COMBINE WITH LOT 47  
 FORMERLY . SEC 21 T22N R8W LOT & 48 CLAM RIVER WOODS & RAPIDS.

12/31/2018 COMBINE WITH LOT 47 CONSTRUCTION OF HOUSE ON PARCEL LINE

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 200/	80.00	384.70	1.0574	0.9903	200	100		16,754
I 200' @ 200/	80.00	406.65	1.0574	1.0041	200	100		16,988
160 Actual Front Feet, 1.45 Total Acres								
Total Est. Land Value =								33,742

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.18	1472	50	6,020
D/W/P: Flagstone/Sand	21.01	120	50	1,260
Wood Frame	28.00	120	50	1,680

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 5000	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				13,960

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C 10 Blt 2019

(11) Heating System: Forced Heat & Cool  
 Ground Area = 1418 SF Floor Area = 1682 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	915		
2 Story	Siding	Basement	264		
1 Story	Siding	Slab	239		
			Total:	254,245	241,533

Other Additions/Adjustments

Exterior

Brick Veneer	96	1,650	1,567
Basement, Outside Entrance, Above Grade	2	3,740	3,553

Plumbing

Average Fixture(s)	1	1,476	1,402
3 Fixture Bath	1	4,646	4,414

Water/Sewer

2000 Gal Septic	1	9,667	9,184
Water Well, 50 Feet	1	2,686	2,552

Porches

CCP (1 Story)	65	1,912	1,816
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Garages

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

Common Wall: 1 Wall	1	-2,686	-2,552
Door Opener	2	1,093	1,038
Base Cost	1200	42,624	40,493

Built-Ins

Appliance Allow.	1	2,766	2,628
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Local Cost Items

GENERATOR	1	1	1	*100% Good
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Totals: 323,820 307,629

Notes:

ECF (415 CLAM RIVER AREA SUBS & 250, 510) 0.930 => TCV: 286,095

2024 Est. T.C.V. 009-250-048-00 = 333,797

Est. TCV/Total Floor Area = 198.45, Most recent sale 02/09/2018 for 26,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
164,300	164,300	164,300	148,693	5.00		
2024 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,600	0	0	7,434	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
166,900	166,900	166,900	156,127	156,127	156,127	





009-250-050-00	2024 Est. T.C.V.	METCALF HARRY M & SHERRY L
Property Class: 402		W LOTAN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 21 T22N R8W LOT 50 CLAM RIVER WOODS & RAPIDS.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS  
\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 200/	100.00	350.00	1.1892	0.9672	200	100		23,003
100 Actual Front Feet, 0.80 Total Acres							Total Est. Land Value =	23,003

2024 Est. T.C.V. 009-250-050-00 = 23,003

Est. TCV/Total Floor Area = 30.67, Most recent sale 01/16/2013 for 59,800

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
11,500	11,500	11,500	7,111	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	355	0		
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
11,500	11,500	11,500	7,466	7,466	0	



009-250-052-00	2024 Est. T.C.V.	METCALF HARRY M & SHERRY L
Property Class: 402		W LOTAN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 21 T22N R8W LOT 52 CLAM RIVER WOODS & RAPIDS.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 200/	100.00	317.51	1.1892	0.9439	200	100		22,450
100 Actual Front Feet, 0.73 Total Acres							Total Est. Land Value =	22,450

2024 Est. T.C.V. 009-250-052-00 = 22,450

Est. TCV/Total Floor Area = 26.73

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
11,200	11,200	11,200	7,111	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	355	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
11,200	11,200	11,200	7,466	7,466	0	



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	70,200		0	0	0	5.00	
2024	New	Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	72,200		0	0	49,675	0	0
2024	Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	72,200		72,200	72,200	49,675	49,675	49,675

009-250-053-50	2024 Est. T.C.V.	ESTRADA CAROLYN
Property Class: 401		9991 W LOTAN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 21 T22N R8W N'LY 160 FT OF LOT 53 CLAM RIVER WOODS & RAPIDS.  
10/17/2017 SPLIT FROM 009-250-053-00

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS  
\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A	\$10000				10000	100		10,000
90 Actual Front Feet, 0.33 Total Acres Total Est. Land Value =								10,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	19.81	192	94	3,576
Total Estimated Land Improvements True Cash Value =				3,576

Cost Est. for Res. Bldg: 1 Single Family LOG Cls C Blt 2017

(11) Heating System: Wall/Floor Furnace  
Ground Area = 768 SF Floor Area = 768 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	768		
Total:				97,992	93,092

Other Additions/Adjustments

Water/Sewer

1000 Gal Septic	1	4,864	4,621
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Porches

WCP (1 Story)	192	7,818	7,427
WCP (1 Story)	36	2,542	2,415

Deck

w/Roof (Roof portion)	192	3,256	3,093
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Totals: 116,472 110,648

Notes:

ECF (415 CLAM RIVER AREA SUBS & 250, 510) 0.930 => TCv: 102,902

2024 Est. T.C.V. 009-250-053-50 = 116,478

Est. TCv/Total Floor Area = 151.66

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
55,000	55,000	55,000	45,673	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,200	0	0	2,283	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
58,200	58,200	58,200	47,956	47,956	0	

009-250-054-00	2024 Est. T.C.V.	ZEMANSKI MARTIN D
Property Class: 401		W CLAM RIVER DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 21 T22N R8W LOT 54 CLAM RIVER WOODS & RAPIDS.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS  
\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 200/	90.00	557.89	1.2209	1.0867	200	100		23,883
90 Actual Front Feet, 1.15 Total Acres							Total Est. Land Value =	23,883

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Split, 2 Rail	14.62	200	71	2,076
Total Estimated Land Improvements				2,076

2024 Est. T.C.V. 009-250-054-00 = 25,959

Est. TCV/Total Floor Area = 33.80

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
12,900	12,900	12,900	3,599	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	100	0	0	179	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
13,000	13,000	13,000	3,778	3,778	0	

009-250-055-00	2024 Est. T.C.V.	ZEMANSKI MARTIN D
Property Class: 401		9970 W CLAM RIVER DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 21 T22N R8W LOT 55 CLAM RIVER WOODS & RAPIDS.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 200/ 100 Actual Front Feet, 1.29 Total Acres	100.00	560.83	1.1892	1.0882	200	100		25,881
Total Est. Land Value =								25,881

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	45.79	60	56	1,538
Total Estimated Land Improvements True Cash Value =				1,538

Cost Est. for Res. Bldg: 1 Mobile Home HUD	Cls Good	Blt 1986
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(11) Heating System: Wall Furnace  
 Ground Area = 1376 SF Floor Area = 1376 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Comp.Shingle	980		
Addition	Siding	Crawl	396		
Expando			6		
			Total:	106,309	37,208

Other Additions/Adjustments

Skirting, Metal or Vinyl, Vertical	150	1,791	627
Plumbing			
Average Fixture(s)	1	1,237	433
Water/Sewer			
1000 Gal Septic	1	5,636	1,973
Water Well, 50 Feet	1	2,921	1,022
Porches			
CSEP (1 Story)	96	4,417	1,546
WCP (1 Story)	16	1,413	495
Deck			
Treated Wood	336	6,172	2,160
Treated Wood	48	1,833	642
Treated Wood	300	5,721	2,002
Built-Ins			
Appliance Allow.	1	3,975	1,391
Fireplaces			
Exterior 1 Story	1	8,527	2,984
Totals:			52,483

Notes: 1986 BONANZA

ECF (415 CLAM RIVER AREA SUBS & 250, 510) 0.800 => TCIV:	41,986
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2024 Est. T.C.V. 009-250-055-00	=	69,405
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Est. TCIV/Total Floor Area = 50.44

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
36,600	36,600	36,600	20,171	5.00		
2024 New Eq. Adjustment	Loss	Additions		Tax Adjustment	Losses	
0	-1,900	0	0	1,008	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
34,700	34,700	34,700	21,179	21,179	0	







009-250-057-00	2024 Est. T.C.V.	ZEMANSKI MARTIN D
Property Class: 402		W CLAM RIVER DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 21 T22( R8W LOT 57 CLAM RIVER WOODS & RAPIDS.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS  
\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 200/	100.00	339.70	1.1892	0.9600	200	100		22,832
100 Actual Front Feet, 0.78 Total Acres							Total Est. Land Value =	22,832

2024 Est. T.C.V. 009-250-057-00	=	22,832			
Est. TCV/Total Floor Area = 60.89, Most recent sale 04/27/2005 for 0					
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
11,400	11,400	11,400	3,211	5.00	
2024	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	160	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
11,400	11,400	11,400	3,371	3,371	0

009-250-058-00	2024 Est. T.C.V.	ZEMANSKI MARTIN D
Property Class: 402		W CLAM RIVER DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 21 T22N R8W LOT 58 CLAM RIVER WOODS & RAPIDS.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS  
\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 200/	100.00	309.10	1.1892	0.9376	200	100		22,300
100 Actual Front Feet, 0.71 Total Acres							Total Est. Land Value =	22,300

2024 Est. T.C.V. 009-250-058-00	=	22,300			
Est. TCV/Total Floor Area = 59.47, Most recent sale 04/27/2005 for 0					
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
11,200	11,200	11,200	3,211	5.00	
2024	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	160	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
11,200	11,200	11,200	3,371	3,371	0





009-250-061-00	2024 Est. T.C.V.	JONES ROGER & TERESA
Property Class: 402		W CLAM RIVER DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 21 T22N R8W LOT 61 CLAM RIVER WOODS & RAPIDS.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 200/	100.00	309.00	1.1892	0.9375	200	100		22,298
100 Actual Front Feet, 0.71 Total Acres							Total Est. Land Value =	22,298

2024 Est. T.C.V. 009-250-061-00 = 22,298

Est. TCV/Total Floor Area = 24.50

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
11,100	11,100	11,100	7,111	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	355	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
11,100	11,100	11,100	7,466	7,466	0	

009-250-062-00	2024 Est. T.C.V.	PRESTON JAMES G & BRENDA G
Property Class: 401		W CLAM RIVER DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 21 T22N R8W LOT 62 CLAM RIVER WOODS & RAPIDS.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS  
\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 200/	100.00	294.39	1.1892	0.9262	200	100		22,029
100 Actual Front Feet, 0.68 Total Acres							Total Est. Land Value =	22,029

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	18.04	384	95	6,581
Metal Prefab	10.60	336	95	3,384
Total Estimated Land Improvements True Cash Value =				9,965

2024 Est. T.C.V. 009-250-062-00 = 31,994

Est. TCV/Total Floor Area = 35.16, Most recent sale 03/21/2011 for 14,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
15,600	15,600	15,600	11,369	5.00	
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	400	0	0	568	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
16,000	16,000	16,000	11,937	11,937	11,937





114,400	114,400	114,400	79,437	79,437	79,437
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009-250-064-00	2024 Est. T.C.V.	KYRO CHRISTOPHER & MARIAH
Property Class: 402		W CLAM RIVER DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 21 T22N R8W LOT 64 CLAM RIVER WOODS & RAPIDS.

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS  
\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 200/	100.00	317.00	1.1892	0.9435	200	100		22,441
100 Actual Front Feet, 0.73 Total Acres							Total Est. Land Value =	22,441

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	21.53	140	50	1,507
Total Estimated Land Improvements				True Cash Value = 1,507

2024 Est. T.C.V. 009-250-064-00 = 23,948

Est. TCV/Total Floor Area = 19.58, Most recent sale 04/01/2022 for 215,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
11,900	11,900	11,900	11,900	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	100	0	0	100	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
12,000	12,000	12,000	12,495	12,000	12,000	







009-250-068-00	2024 Est. T.C.V.	PEARSON WILLIAM F & DEBRA L TRUST
Property Class: 402		W CLAM RIVER DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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SEC 21 T22N R8W LOT 68 CLAM RIVER WOODS & RAPIDS.

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IRREGULAR SHAPED LOT

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Land Value Estimates for Land Table Res 8.RES 8 RURAL SUBS

Description	Frontage	Depth	* Factors *		Rate	%Adj.	Reason	Value
			Front	Depth				
A 100' @ 90/	100.00	731.00	1.0000	1.3012	90	100		11,711
100 Actual Front Feet, 1.68 Total Acres							Total Est. Land Value =	11,711

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2024 Est. T.C.V. 009-250-068-00 = 11,711

Est. TCV/Total Floor Area = 0.00, Most recent sale 06/21/2011 for 16,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
4,600	4,600	4,600	3,465	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	1,300	0	0	173	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
5,900	5,900	5,900	3,638	3,638	3,638	

009-250-069-00	2024 Est. T.C.V.	PEARSON DEBRA L TRUST
Property Class: 402		W CLAM RIVER DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 21 T22N R8W LOT 69 CLAM RIVER WOODS & RAPIDS.

Land Value Estimates for Land Table Res 8.RES 8 RURAL SUBS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 100' @ 90/	100.00	248.00	1.0000	0.9931	90	100		8,938
100 Actual Front Feet, 0.57 Total Acres							Total Est. Land Value =	8,938

2024 Est. T.C.V. 009-250-069-00 = 8,938

Est. TCV/Total Floor Area = 0.00

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
3,500	3,500	3,500	3,465	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	1,000	0	0	173	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
4,500	4,500	4,500	3,638	3,638	3,638	



009-250-070-00	2024 Est. T.C.V.	CURTIS IVAN D
Property Class: 401		W CLAM RIVER DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 21 T22N R8W LOT 70 CLAM RIVER WOODS & RAPIDS.

Land Value Estimates for Land Table Res 8.RES 8 RURAL SUBS

Description	Frontage	Depth	* Factors *		CLAM RIVER DRIVE		Value
			Front	Depth	Rate	%Adj.	
A 100' @ 90/	100.00	402.00	1.0000	1.1205	90	100	10,085
100 Actual Front Feet, 0.92 Total Acres					Total Est.	Land Value =	10,085

2024 Est. T.C.V. 009-250-070-00 = 10,085

Est. TCV/Total Floor Area = 0.00

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
3,900	3,900	3,900	1,734	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	1,100	0	0	86	0	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
5,000	5,000	5,000	1,820	1,820	0	





Parcel Number: 009-250-072-00

Page: 2

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 Totals: 747,190 455,786
 

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Notes:

 ECF (415 CLAM RIVER AREA SUBS & 250, 510) 0.930 => TCV: 423,881
 

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2024 Est. T.C.V. 009-250-072-00 = 441,221

Est. TCV/Total Floor Area = 70.62

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
212,600	212,600	212,600	120,933	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	8,000	0	0	6,046	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
220,600	220,600	220,600	126,979	126,979	126,979	

009-250-073-00	2024 Est. T.C.V.	PEARSON WM F
Property Class: 402		S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 21 T22N R8W LOT 73 CLAM RIVER WOODS & RAPIDS.

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 100' @ 90/	125.00	500.00	0.9457	1.1833	90	100		12,590
125 Actual Front Feet, 1.44 Total Acres							Total Est. Land Value =	12,590

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	20.08	480	50	4,819
Total Estimated Land Improvements				4,819
			True Cash Value =	

2024 Est. T.C.V. 009-250-073-00 = 17,409

Est. TCV/Total Floor Area = 2.79

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
7,100	7,100	7,100	2,611	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,600	0	0	130	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
8,700	8,700	8,700	2,741	2,741	2,741	









Parcel Number: 009-260-001-00

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2024 Est. T.C.V. 009-260-001-00						=	582,446
Est. TCV/Total Floor Area = 346.69, Most recent sale 12/01/1997 for 42,000							
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
222,800	222,800	222,800	145,168	5.00			
2024	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	68,400	0	0	7,258	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
291,200	291,200	291,200	152,426	152,426	0		

009-260-002-00	2024 Est. T.C.V.	TRINGALI JOSEPH J & DANA C
Property Class: 402		DANA TRL
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SECS 1 & 2 T22N R8W & SEC 36 T23N R8W LOT 2 & N'LY 10 FT OF LOT 1. CLAYTON'S HARBOR.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C 67' @ 2800/FF	70.00	71.00	0.9891	L0.7705	2800	100		149,379
0.11 Total Acres Total Est. Land Value =								149,379

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	22.22	192	94	4,010
Total Estimated Land Improvements True Cash Value =				4,010

2024 Est. T.C.V. 009-260-002-00 = 153,389

Est. TCv/Total Floor Area = 91.30, Most recent sale 11/10/2016 for 65,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
42,500	42,500	42,500	29,721	5.00			
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	34,200	0	0	1,486	0		
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
76,700	76,700	76,700	31,207	31,207	0		

009-260-003-00	2024 Est. T.C.V.	VANLEEUEWEN GARY J & SYLVIA A
Property Class: 401		111 DANA TRL
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SECS 1 & 2 T22N R8W & SEC 36 T23N R8W LOTS 3 & 4 CLAYTON'S HARBOR.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

		* Factors *		LOTS #3 & 4			
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
C 67' @ 2800/FF	125.00	111.17	0.8556	0.9673	2800	100	289,668
125 Actual Front Feet, 0.32 Total Acres						Total Est. Land Value =	289,668

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.89	500	0	0
D/W/P: 4in Ren. Conc.	7.35	131	0	0
Wood Frame	24.00	144	50	1,728
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				2,678

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1984

(11) Heating System: Forced Heat & Cool  
 Ground Area = 1747 SF Floor Area = 1747 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Brick	Crawl Space	1,347		
1 Story	Siding	Slab	400		
Total:				199,423	129,624

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,230	799
3 Fixture Bath	2	7,720	5,018
Separate Shower	1	1,189	773

Porches

WGEP (1 Story)	200	13,760	8,944
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Deck

Treated Wood	484	7,221	4,694
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Garages

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

Common Wall: 1 Wall	1	-3,346	-2,175
Door Opener	2	970	630
Base Cost	1200	54,228	35,248

Water/Sewer

Public Sewer	1	1,326	862
Water Well, 50 Feet	1	2,585	1,680

Built-Ins

Appliance Allow.	1	1,934	1,257
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Fireplaces

Interior 1 Story	1	4,700	3,055
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Local Cost Items

SANITARY SEWER	1	0	0	*78% Good
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Totals:	292,940	190,409
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Notes:

Parcel Number: 009-260-003-00

Page: 2

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 ECF (4082 LAKE MISSAUKEE NORTH SHORE ) 1.460 => TCV: 277,997
 

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2024 Est. T.C.V. 009-260-003-00					=	570,343
Est. TCV/Total Floor Area = 326.47, Most recent sale 02/27/2017 for 285,000						
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
203,700	203,700	203,700	158,142	5.00		
2024	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	81,500	0	7,907	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
285,200	285,200	285,200	166,049	166,049	166,049	



212,800

212,800

212,800

122,073

122,073

122,073

009-260-006-00	2024 Est. T.C.V.	KING LARRY
Property Class: 402		DANA TRL
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SECS 1 & 2 T22N R8W & SEC 36 T23N R8W LOT 6 CLAYTON'S HARBOR.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE  
\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 67' @ 3000/FF	65.00	154.00	1.0076	1.0494	3000	100		206,184
65 Actual Front Feet, 0.23 Total Acres							Total Est. Land Value =	206,184

2024 Est. T.C.V. 009-260-006-00 = 206,184

Est. TCV/Total Floor Area = 136.55

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
52,100	52,100	52,100	37,139	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	51,000	0	0	1,856	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
103,100	103,100	103,100	38,995	38,995	0	





Parcel Number: 009-260-007-00

Page: 2

2024 Est. T.C.V. 009-260-007-00						=	562,452
Est. TCV/Total Floor Area = 200.88, Most recent sale 08/10/2007 for 365,000							
2023 Assessed		MBOR	S.E.V.	Base for Cap	C.P.I.		
227,900		227,900	227,900	143,675	5.00		
2024	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	53,300	0	0	7,183	0	
2024 Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
281,200		281,200	281,200	150,858	150,858	150,858	

009-260-008-00	2024 Est. T.C.V.	CORRIGAN MICHELLE
Property Class: 401		6999 W REDMAN DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SECS 1 & 2 T22N R8W & SEC 36 T23N R8W LOT 8 CLAYTON'S HARBOR.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 67' @ 3000/FF	45.00	104.00	1.1046	0.9513	3000	100		141,859
45 Actual Front Feet, 0.11 Total Acres								Total Est. Land Value = 141,859

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.97	893	50	3,112
D/W/P: 4in Concrete	6.97	224	50	780
Wood Frame	27.00	144	50	1,944
Total Estimated Land Improvements True Cash Value =				5,836

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C 5 Blt 1987

(11) Heating System: Forced Heat & Cool

Ground Area = 1016 SF Floor Area = 1524 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	1,016		
Total:				209,125	135,904

Other Additions/Adjustments

Recreation Room	600	11,598	7,539
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Basement, Outside Entrance, Below Grade	1	2,560	1,664
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Plumbing

Average Fixture(s)	1	1,476	959
3 Fixture Bath	2	9,291	6,039
2 Fixture Bath	1	3,108	2,020

Porches

WCP (1 Story)	56	3,348	2,176
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Deck

Treated Wood	588	8,403	5,462
Treated Wood	25	1,183	769

Garages

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

Base Cost	512	22,927	14,903
Common Wall: 1 Wall	1	-2,686	-1,746
Door Opener	1	547	356

Water/Sewer

Public Sewer	1	1,494	971
Water Well, 100 Feet	1	5,808	3,775

Built-Ins

Appliance Allow.	1	2,766	1,798
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Breezeways

Frame Wall	60	4,129	2,684
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Local Cost Items

SANITARY SEWER	1	0	0	*73% Good
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Totals:		285,077	185,273
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Notes:

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ECF (4082 LAKE MISSAUKEE NORTH SHORE ) 1.460 => TCV: 270,499

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2024 Est. T.C.V. 009-260-008-00					=	418,194
Est. TCV/Total Floor Area = 274.41, Most recent sale 09/01/1999 for 206,000						
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
177,600	177,600	177,600	144,924	5.00		
2024	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	31,500	0	7,246	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
209,100	209,100	209,100	152,170	152,170	152,170	



Parcel Number: 009-260-009-00

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Est. TCV/Total Floor Area = 234.98

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
150,900	150,900	150,900	81,000	5.00		
2024 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	41,600	0	0	4,050	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
192,500	192,500	192,500	85,050	85,050	0	

009-260-010-00	2024 Est. T.C.V.	PRYBULA KORNELIA TRUST
Property Class: 401		6979 W REDMAN DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SECS 1 & 2 T22N R8W & SEC 36 T23N R8W LOT 10 CLAYTON'S HARBOR.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 67' @ 3000/FF	50.00	124.00	1.0759	0.9940	3000	100		160,425
50 Actual Front Feet, 0.14 Total Acres								Total Est. Land Value = 160,425

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	476	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	94	2,350
Total Estimated Land Improvements True Cash Value =				2,350

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

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 888 SF Floor Area = 1776 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Basement	888		
			Total:	216,977	141,034

Other Additions/Adjustments

Recreation Room	888	17,165	8,582
Basement, Outside Entrance, Below Grade	2	5,119	3,327

Plumbing

Average Fixture(s)	1	1,476	959
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Porches

WPP	436	7,325	4,761
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Deck

Treated Wood	60	1,958	1,273
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Garages

Class: C Exterior: Pole (Unfinished)

Base Cost	480	14,726	9,572
Door Opener	1	547	356

Water/Sewer

Public Sewer	1	1,494	971
Water Well, 50 Feet	1	2,686	1,746

Built-Ins

Appliance Allow.	1	2,766	1,798
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Local Cost Items

SANITARY SEWER	1	0	0	*87% Good
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Totals: 272,239 174,379

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE ) 1.460 => TCV: 254,593

2024 Est. T.C.V. 009-260-010-00	=	417,368
Est. TCV/Total Floor Area = 235.00		
2023 Assessed MBOR S.E.V. Base for Cap C.P.I.		

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	163,300	163,300	163,300	95,992	5.00	
2024	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	45,400	0	0	4,799	0
2024	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	208,700	208,700	208,700	100,791	100,791	0

009-260-011-00	2024 Est. T.C.V.	PARMER KEITH D
Property Class: 401		6969 W REDMAN DR
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

. SECS 1 & 2 T22N R8W & SEC 36 T23N R8W LOT 11 CLAYTON'S HARBOR.

H.S REMOVED PER STATE RECISSION NOTICE 5-14-97

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 67' @ 3000/FF	50.00	150.00	1.0759	1.0425	3000	100		168,244
50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	168,244

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	1010	79	5,250
Total Estimated Land Improvements				5,250
True Cash Value =				5,250

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C 5 Blt 1989

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1066 SF Floor Area = 1534 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	220		
1.25 Story	Siding	Basement	140		
1 Story	Siding	Basement	273		
2 Story	Siding	Basement	433		
			Total:	212,595	138,180

Other Additions/Adjustments

Basement Living Area	886	31,772	20,652
Basement, Outside Entrance, Below Grade	1	2,560	1,664

Plumbing

Average Fixture(s)	1	1,476	959
3 Fixture Bath	2	9,291	6,039

Porches

CCP (1 Story)	42	1,312	853
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Deck

Treated Wood	240	4,670	3,035
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Garages

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

Base Cost	455	21,176	13,764
Common Wall: 1 Wall	1	-2,686	-1,746
Door Opener	1	547	356

Water/Sewer

Public Sewer	1	1,494	971
Water Well, 100 Feet	1	5,808	3,775

Built-Ins

Appliance Allow.	1	2,766	1,798
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Fireplaces

Interior 2 Story	1	6,647	4,321
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Local Cost Items

SANITARY SEWER	1	0	0	*79% Good
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Totals:		299,428	194,621
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## Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE ) 1.460 => TCV: 284,147

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2024 Est. T.C.V. 009-260-011-00					=	457,641
Est. TCV/Total Floor Area = 298.33, Most recent sale 05/21/2021 for 427,500						
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
191,500	191,500	191,500	179,235	5.00		
2024	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	37,300	0	0	8,961	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
228,800	228,800	228,800	188,196	188,196	188,196	



Parcel Number: 009-260-012-00

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2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
251,500	251,500	251,500	185,815	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	52,500	0	0	9,290	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
304,000	304,000	304,000	195,105	195,105	0	



009-260-014-00	2024 Est. T.C.V.	PIEKACZ KENNETH L &
Property Class: 402		S MARK TRL
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SECS 1 & 2 T22N R8W & SEC 36 T23N R8W LOT 14 CLAYTON'S HARBOR.

RE,MOVED +5 FOR ROAD REDUCED SIZE & SHAPE -40 TO -20  
BIG LOT..SHOULD NOT BE WORTH LESS THAN ADJACENT SMALLER  
LOTS

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

\* Factors \*

EFF: PIE SHAPE ~ 108X35

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
D 67' @ 2800/FF	59.33	138.02	1.0000	L0.5847	2800	100		97,139
		0.19	Total Acres		Total Est. Land Value =			97,139

2024 Est. T.C.V. 009-260-014-00 = 97,139

Est. TCV/Total Floor Area = 81.63

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
36,700	36,700	36,700	23,803	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	11,900	0	0	1,190	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
48,600	48,600	48,600	24,993	24,993	0	



Parcel Number: 009-260-015-00

Page: 2

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Est. TCV/Total Floor Area = 269.79, Most recent sale 07/10/2023 for 899,900

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
270,500	270,500	270,500	175,240	5.00		
2024	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
11,800	69,600		0	11,800	164,860	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
351,900	351,900	351,900	195,802	351,900		0

009-260-016-00	2024 Est. T.C.V.	JUZSWIK DAVID L & SUSAN D
Property Class: 402		S MARK TRL
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SECS 1 & 2 T22N R8W & SEC 36 T23N R8W LOT 16 CLAYTON'S HARBOR.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 67' @ 3000/FF	85.00	102.00	0.9422L	0.7479	3000	100		179,706
		0.20	Total Acres		Total Est.		Land Value =	179,706

2024 Est. T.C.V. 009-260-016-00 = 179,706

Est. TCV/Total Floor Area = 68.88, Most recent sale 07/10/2023 for 899,900

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
55,600	55,600	55,600	39,846	5.00			
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	34,300	0	0	50,054	0		
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
89,900	89,900	89,900	41,838	89,900	0		



009-260-017-00 2024 Est. T.C.V. JENKINS JOANNE E TRUST  
 Property Class: 401 133 S MARK TRL  
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

. SECS 1 & 2 T22N R8W & SEC 36 T23N R8W LOT 17 CLAYTON'S HARBOR.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 67' @ 3000/FF	65.00	139.00	1.0076	1.0228	3000	100		200,968
65 Actual Front Feet, 0.21 Total Acres Total Est. Land Value =								200,968

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	480	0	0
Wood Frame	29.53	96	50	1,417

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	94	2,350
Total Estimated Land Improvements True Cash Value =				3,767

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 1989

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1329 SF Floor Area = 1985 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Crawl Space	656		
1 Story	Siding	Crawl Space	250		
1 Story	Siding	Crawl Space	48		
1 Story	Siding	Crawl Space	375		
Total:				230,653	172,989

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,476	1,107
2 Fixture Bath	1	3,108	2,331

Deck

Treated Wood	528	7,830	5,872
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Garages

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

Base Cost	528	23,396	17,547
Door Opener	1	547	410

Water/Sewer

Public Sewer	1	1,494	1,120
Water Well, 100 Feet	1	5,808	4,356

Built-Ins

Appliance Allow.	1	2,766	2,074
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Fireplaces

Exterior 2 Story	1	8,024	6,018
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Local Cost Items

SANITARY SEWER	1	0	0	*81% Good
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Totals: 285,102 213,824

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE ) 1.460 => TCV: 312,183

2024 Est. T.C.V. 009-260-017-00 = 516,918

Est. TCV/Total Floor Area = 260.41, Most recent sale 04/15/1999 for 0

Parcel Number: 009-260-017-00

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2023	Assessed		MBOR	S.E.V.	Base for Cap	C.P.I.	
			201,400	201,400	121,793	5.00	
2024	New	Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
			0	57,100	0	6,089	0
2024	Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
			258,500	258,500	127,882	127,882	127,882

009-260-018-00	2024 Est. T.C.V.	JENKINS MARK A
Property Class: 401		129 S MARK TRL
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SECS 1 & 2 T22N R8W & SEC 36 T23N R8W LOT 18 CLAYTON'S HARBOR.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 67' @ 3000/FF	70.00	148.00	0.9891	1.0390	3000	100		215,813
70 Actual Front Feet, 0.24 Total Acres								Total Est. Land Value = 215,813

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.18	288	50	1,178
Total Estimated Land Improvements True Cash Value =				1,178

Cost Est. for Res. Bldg: 1 Single Family 2S Cls C Blt 2024

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1152 SF Floor Area = 2304 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Crawl Space	1,152		
Total:				253,929	251,391

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,476	1,461
3 Fixture Bath	2	9,291	9,198

Porches

WPP	288	5,060	5,009
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Garages

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

Base Cost	864	29,817	29,519
Common Wall: 1 Wall	1	-2,219	-2,197
Door Opener	2	1,093	1,082

Water/Sewer

Public Sewer	1	1,494	1,479
Water Well, 150 Feet	1	8,594	8,508

Built-Ins

Appliance Allow.	1	2,766	2,738
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Totals: 311,301 308,188

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE ) 1.460 => TCV: 449,954  
 60% Completed => Est. True Cash Value 2024 = 269,973

2024 Est. T.C.V. 009-260-018-00	=	486,964			
Est. TCV/Total Floor Area = 211.36, Most recent sale 02/01/2003 for 110,000					
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
54,200	54,200	54,200	39,133	5.00	
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
136,500	52,800	0	136,500	1,956	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
243,500	243,500	243,500	177,589	177,589	0



Parcel Number: 009-260-019-00

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2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
184,100	184,100	184,100	138,976	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	56,400	0	0	6,948	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
240,500	240,500	240,500	145,924	145,924	0	

009-260-020-00 2024 Est. T.C.V. UTECH KEITH & MEGHAN  
 Property Class: 401 121 S MARK TRL  
 Map #: LAKE TOWNSHIP Lake City, MI 49651

. SECS 1 & 2 T22N R8W & SEC 36 T23N R8W LOT 20 CLAYTON'S HARBOR.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 67' @ 3000/FF	70.00	134.00	0.9891	1.0135	3000	100		210,518
70 Actual Front Feet, 0.22 Total Acres Total Est. Land Value =								210,518

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	94	2,350
Total Estimated Land Improvements True Cash Value =				2,350

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C 5 Blt 2004

(11) Heating System: Forced Heat & Cool  
 Ground Area = 1080 SF Floor Area = 1920 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	1,080		
1 Story	Siding	Overhang	300		
Total:				228,542	182,834

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,476	1,181
3 Fixture Bath	1	4,646	3,717

Porches

WCP (1 Story)	192	7,818	6,254
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Deck

Treated Wood	60	1,958	1,566
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Garages

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

Base Cost	576	29,854	23,883
Common Wall: 1/2 Wall	1	-1,343	-1,074
Door Opener	1	547	438

Water/Sewer

Public Sewer	1	1,494	1,195
Water Well, 100 Feet	1	5,808	4,646

Built-Ins

Appliance Allow.	1	2,766	2,213
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Fireplaces

Direct-Vented Gas	1	3,021	2,417
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Local Cost Items

SANITARY SEWER	1	0	0	*94% Good
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Totals: 286,587 229,270

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE ) 1.460 => TCV: 334,734

2024 Est. T.C.V. 009-260-020-00 = 547,602

Est. TCV/Total Floor Area = 285.21, Most recent sale 08/03/2017 for 320,000

Parcel Number: 009-260-020-00

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2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
223,600	223,600	223,600	175,126	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	50,200	0	0	8,756	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
273,800	273,800	273,800	183,882	183,882	183,882	





Parcel Number: 009-260-021-00

Page: 2

ECF (4082 LAKE MISSAUKEE NORTH SHORE ) 1.460 =&gt; TCV: 336,958

2024 Est. T.C.V. 009-260-021-00	=	541,707			
Est. TCV/Total Floor Area = 324.76, Most recent sale 08/26/2022 for 550,000					
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
212,900	212,900	212,900	212,900	5.00	
2024	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	58,000	0	10,645	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
270,900	270,900	270,900	223,545	223,545	0





009-260-023-00	2024 Est. T.C.V.	LUDDEN GERALD D & VIRGINIA L TTEE
Property Class: 401		109 S MARK TRL
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SECS 1 & 2 T22N R8W & SEC 36 T23N R8W LOT 23 CLAYTON'S HARBOR.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE  
\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 67' @ 3000/FF	75.00	166.00	0.9722	1.0692	3000	100		233,890
75 Actual Front Feet, 0.29 Total Acres								Total Est. Land Value = 233,890

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	33.69	72	50	1,213
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	94	2,350
Total Estimated Land Improvements True Cash Value =				3,563

Cost Est. for Res. Bldg: 1 Single Family 2S Cls C 5 Blt 1988

(11) Heating System: Electric Baseboard  
Ground Area = 676 SF Floor Area = 1360 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Crawl Space	676		
1 Story	Siding	Overhang	8		
Total:				169,405	110,091

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,476	959
3 Fixture Bath	1	4,646	3,020

Porches

WPP	160	4,018	2,612
WPP	48	2,028	1,318
WPP	160	4,018	2,612
WPP	120	3,295	2,142
WPP	154	3,922	2,549
WGEP (1 Story)	24	2,467	1,604

Water/Sewer

Public Sewer	1	1,494	971
Water Well, 100 Feet	1	5,808	3,775

Built-Ins

Appliance Allow.	1	2,766	1,798
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Fireplaces

Exterior 2 Story	1	8,024	5,216
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Local Cost Items

SANITARY SEWER	1	0	0	*81% Good
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Totals: 213,367 138,667

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE ) 1.460 => TCV: 202,454

2024 Est. T.C.V. 009-260-023-00 = 439,907

Est. TCV/Total Floor Area = 323.46

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
165,400	165,400	165,400	108,851	5.00	
2024	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses

Parcel Number: 009-260-023-00

Page: 2

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0	54,600	0	0	5,442	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
220,000	220,000	220,000	114,293	114,293	0

009-260-024-00	2024 Est. T.C.V.	KUNKEL BRIAN & JAMIE
Property Class: 402		S MARK TRL
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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SECS 1 & 2 T22N R8W & SEC 36 T23N R8W LOT 24 CLAYTON'S HARBOR.

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Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 67' @ 3000/FF	70.00	150.00	0.9891	1.0425	3000	100		216,539
75 Actual Front Feet, 0.23 Total Acres							Total Est. Land Value =	216,539

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Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.89	1500	50	2,167
Wood Frame	28.72	80	50	1,149
Total Estimated Land Improvements True Cash Value =				3,316

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2024 Est. T.C.V. 009-260-024-00 = 219,855

Est. TCv/Total Floor Area = 161.66, Most recent sale 07/07/2017 for 90,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
54,500	54,500	54,500	42,229	5.00	
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	55,400	0	0	2,111	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
109,900	109,900	109,900	44,340	44,340	44,340

009-260-025-00	2024 Est. T.C.V.	KUNKEL BRIAN P
Property Class: 401		101 S MARK TRL
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SECS 1 & 2 T22N R8W & SEC 36 T23N R8W LOT 25 CLAYTON'S HARBOR.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 67' @ 3000/FF	63.80	149.00	1.0123	1.0407	3000	100		201,651
60 Actual Front Feet, 0.23 Total Acres								Total Est. Land Value = 201,651

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.18	570	100	4,663
D/W/P: 3.5 Concrete	6.58	320	100	2,106
Wood Frame	29.01	99	50	1,436
Total Estimated Land Improvements True Cash Value =				8,205

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

(11) Heating System: Forced Heat & Cool

Ground Area = 1345 SF Floor Area = 2560 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	780		
1 Story	Siding	Crawl Space	175		
2 Story	Siding	Crawl Space	150		
1 Story	Siding	Crawl Space	240		
1 Story	Siding	Overhang	675		
			Total:	283,836	269,646

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,476	1,402
3 Fixture Bath	1	4,646	4,414

Porches

WCP (1 Story)	156	6,766	6,428
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Garages

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

Base Cost	675	27,749	26,362
Common Wall: 1 Wall	1	-2,686	-2,552
Door Opener	1	547	520

Water/Sewer

Public Sewer	1	1,494	1,419
Water Well, 50 Feet	1	2,686	2,552

Built-Ins

Appliance Allow.	1	2,766	2,628
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Deck

Treated Wood	21	959	911
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Totals: 330,239 313,730

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE ) 1.460 => TCV: 458,046

2024 Est. T.C.V. 009-260-025-00 = 667,902

Est. TCV/Total Floor Area = 260.90, Most recent sale 07/31/2015 for 107,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
273,400	273,400	273,400	214,688	5.00	
2024	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses

Parcel Number: 009-260-025-00

Page: 2

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0	60,600	0	0	10,734	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
334,000	334,000	334,000	225,422	225,422	225,422





Totals: 293,118 190,524

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE ) 1.460 => TCV: 278,165

2024 Est. T.C.V. 009-260-026-00 = 494,458

Est. TCV/Total Floor Area = 351.18, Most recent sale 09/22/2017 for 265,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
188,400	188,400	188,400	150,177	5.00		
2024	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	58,800	0	0	7,508	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
247,200	247,200	247,200	157,685	157,685	0	



Parcel Number: 009-260-027-00

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Est. TCV/Total Floor Area = 331.01, Most recent sale 07/30/2018 for 253,500

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
177,100	177,100	177,100	143,901	5.00		
2024	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	45,300	0	0	7,195	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
222,400	222,400	222,400	151,096	151,096	0	



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173,700	173,700	173,700	92,962	92,962	0
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	101,500	101,500	101,500	86,988	5.00	
2024	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	28,100	0	0	4,349	0
2024	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	129,600	129,600	129,600	91,337	91,337	91,337



009-260-030-00	2024 Est. T.C.V.	KNAPP DAVID H & DIANE
Property Class: 401		6911 W REDMAN DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SECS 1 &amp; 2 T22N R8W &amp; SEC 36 T23N R8W LOT 30 CLAYTON'S HARBOR.

NEW HOUSE ETC FOR 02

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C 67' @ 2800/FF	60.00	126.00	1.0280	0.9980	2800	100		172,358
60 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	172,358

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	97	970
Total Estimated Land Improvements				True Cash Value = 970

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

(11) Heating System: Forced Heat & Cool  
 Ground Area = 1200 SF Floor Area = 1500 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Crawl Space	1,200		
			Total:	187,571	150,057

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,476	1,181
3 Fixture Bath	2	9,291	7,433

Porches

WCP (1 Story)	320	10,483	8,386
WCP (1 Story)	36	2,542	2,034

Deck

Treated Wood	64	2,026	1,621
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Garages

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

Base Cost	840	32,306	25,845
Common Wall: 1 Wall	1	-2,686	-2,149
Door Opener	1	547	438

Water/Sewer

Public Sewer	1	1,494	1,195
Water Well, 100 Feet	1	5,808	4,646

Built-Ins

Appliance Allow.	1	2,766	2,213
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Fireplaces

Prefab 1 Story	1	2,592	2,074
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Local Cost Items

GENERATOR	1	1	1	*100% Good
SANITARY SEWER	1	0	0	*91% Good

Totals: 256,217 204,975

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE ) 1.460 =&gt; TCV: 299,264

Parcel Number: 009-260-030-00

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2024 Est. T.C.V. 009-260-030-00	=	472,592				
Est. TCV/Total Floor Area = 315.06, Most recent sale 07/30/2021 for 450,000						
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
196,700	196,700	196,700	181,965	5.00		
2024	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	39,600	0	0	9,098	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
236,300	236,300	236,300	191,063	191,063	0	



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ECF (4082 LAKE MISSAUKEE NORTH SHORE ) 1.460 => TCV: 198,563

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2024 Est. T.C.V. 009-260-031-00					=	376,941
Est. TCV/Total Floor Area = 315.96, Most recent sale 07/31/2015 for 194,900						
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
140,400	140,400	140,400	111,088	5.00		
2024	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	48,100	0	5,554	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
188,500	188,500	188,500	116,642	116,642	0	

009-260-032-00	2024 Est. T.C.V.	WEINBAUM BRANDON J & KAREN Z
Property Class: 401		6889 W REDMAN DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SECS 1 & 2 T22N R8W & SEC 36 T23N R8W LOT 32 CLAYTON'S HARBOR.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C 67' @ 2800/FF	60.00	118.00	1.0280	0.9818	2800	100		169,555
60 Actual Front Feet, 0.16 Total Acres								Total Est. Land Value = 169,555

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	774	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
Total Estimated Land Improvements True Cash Value =				2,375

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

(11) Heating System: Forced Heat & Cool  
 Ground Area = 2058 SF Floor Area = 2058 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	2,058		
			Total:	226,093	135,657

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,230	738
2 Fixture Bath	1	2,596	1,558

Porches

WPP	278	4,465	2,679
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Deck

Treated Wood	96	2,443	1,466
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Garages

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

Base Cost	572	26,798	16,079
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Water/Sewer

Public Sewer	1	1,326	796
Water Well, 100 Feet	1	5,640	3,384

Built-Ins

Appliance Allow.	1	1,934	1,160
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Local Cost Items

GENERATOR	1	1	1	*95% Good
SANITARY SEWER	1	0	0	*71% Good

Totals: 272,526 163,518

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE ) 1.460 => TCV: 238,736

2024 Est. T.C.V. 009-260-032-00 = 410,666

Est. TCV/Total Floor Area = 199.55, Most recent sale 07/16/2020 for 282,400

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
158,700	158,700	158,700	137,099	5.00
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	46,600	0	6,854	0

Parcel Number: 009-260-032-00

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2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
205,300	205,300	205,300	143,953	143,953	0



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	253,800	253,800	253,800	170,990	5.00	
2024	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	51,400	0	0	8,549	0
2024	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	305,200	305,200	305,200	179,539	179,539	0





Parcel Number: 009-260-034-00

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 ECF (4082 LAKE MISSAUKEE NORTH SHORE ) 1.460 => TCV: 196,545
 

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2024 Est. T.C.V. 009-260-034-00					=	372,140
Est. TCV/Total Floor Area = 243.23, Most recent sale 08/20/2019 for 220,000						
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
138,700	138,700	138,700	114,931	5.00		
2024	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	47,400	0	5,746	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
186,100	186,100	186,100	120,677	120,677	120,677	

009-260-035-00	2024 Est. T.C.V.	DAVIS JASON & MICHELLE
Property Class: 401		W REDMAN DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SECS 1 & 2 T22N R8W & SEC 36 T23N R8W LOT 35 CLAYTON'S HARBOR.

GARAGE AND SHED ASSESSED ON 260-034-00

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C 67' @ 2800/FF	60.00	145.00	1.0280	1.0337	2800	100		178,518
55 Actual Front Feet, 0.21 Total Acres							Total Est. Land Value =	178,518

2024 Est. T.C.V. 009-260-035-00 = 178,518

Est. TCV/Total Floor Area = 116.68, Most recent sale 08/20/2019 for 220,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
45,200	45,200	45,200	35,793	5.00			
2024	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
	0	44,100	0	1,789	0		
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
89,300	89,300	89,300	37,582	37,582	37,582		





Parcel Number: 009-260-037-00

Page: 2

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2024	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	53,600	0	0	7,808	0
2024 Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	267,200	267,200	267,200	163,983	163,983	163,983

009-260-038-00	2024 Est. T.C.V.	SCHLICKER FAMILY TRUST
Property Class: 401		6829 W REDMAN DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SECS 1 & 2 T22N R8W & SEC 36 T23N R8W LOT 38 CLAYTON'S HARBOR.

NEW 24X28 GRG FOR 04

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C 67' @ 2800/FF	60.00	174.00	1.0280	1.0819	2800	100		186,843
60 Actual Front Feet, 0.24 Total Acres								
Total Est. Land Value =								186,843

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	90	71	393
Wood Frame	29.96	72	50	1,078
Total Estimated Land Improvements True Cash Value =				1,471

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls CD Blt 1973

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 720 SF Floor Area = 900 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Crawl Space	720		
Total:				102,440	71,708

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,230	861
2 Fixture Bath	1	2,596	1,817

Deck

Treated Wood	128	3,021	2,115
Treated Wood	36	1,476	1,033

Balcony

Wood Balcony	24	890	623
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Garages

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

Base Cost	672	24,810	17,367
Door Opener	1	485	339

Water/Sewer

Public Sewer	1	1,326	928
Water Well, 100 Feet	1	5,640	3,948

Built-Ins

Appliance Allow.	1	1,934	1,354
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Local Cost Items

SANITARY SEWER	1	0	0	*87% Good
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Totals: 145,848 102,093

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE ) 1.460 => TCV: 149,056

2024 Est. T.C.V. 009-260-038-00	=	337,370			
Est. TCV/Total Floor Area = 374.86, Most recent sale 09/01/1995 for 83,000					
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
119,500	119,500	119,500	85,051	5.00	
2024	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses

Parcel Number: 009-260-038-00

Page: 2

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0	49,200	0	0	4,252	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
168,700	168,700	168,700	89,303	89,303	0





Parcel Number: 009-260-039-00

Page: 2

2024 Est. T.C.V. 009-260-039-00	=	509,806			
Est. TCV/Total Floor Area = 291.65, Most recent sale 11/07/2012 for 242,500					
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
202,400	202,400	202,400	144,557	5.00	
2024	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	52,500	0	7,227	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
254,900	254,900	254,900	151,784	151,784	151,784



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0	50,600	0	0	4,128	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
199,600	199,600	199,600	86,688	86,688	86,688







Parcel Number: 009-260-042-00

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 ECF (4082 LAKE MISSAUKEE NORTH SHORE ) 1.460 => TCV: 247,736
 

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2024 Est. T.C.V. 009-260-042-00					=	425,819
Est. TCV/Total Floor Area = 246.42, Most recent sale 08/04/2023 for 459,900						
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
129,000	129,000	129,000	99,358	5.00		
2024	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	34,900	49,000	0	34,900	78,642	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
	212,900	212,900	212,900	139,225	212,900	0





Parcel Number: 009-260-043-00

Page: 2

2024 Est. T.C.V. 009-260-043-00	=	937,108			
Est. TCV/Total Floor Area = 230.36, Most recent sale 02/22/2021 for 184,000					
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
192,300	192,300	192,300	146,350	5.00	
2024	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
228,300	48,000	0	228,300	7,317	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
468,600	468,600	468,600	381,967	381,967	0



Parcel Number: 009-260-044-00

Page: 2

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0	49,300	0	0	5,544	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
200,000	200,000	200,000	116,438	116,438	0

009-260-045-00	2024 Est. T.C.V.	HOEKWATER ELAINE E & IMBESI DENNIS
Property Class: 401		6770 W REDMAN DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SECS 1 & 2 T22N R8W & SEC 36 T23N R8W LOT 45 CLAYTON'S HARBOR.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

		* Factors *		LAKE FRONTAGE				
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value	
A 67' @ 3400/	83.00	143.00	0.9479	1.0301	3400	100	275,543	
83 Actual Front Feet, 0.27 Total Acres							Total Est. Land Value =	275,543

Land Improvement Cost Estimates

Description	Rate	Size % Good	Cash Value
D/W/P: 4in Ren. Conc.	8.18	187 0	0
Residential Local Cost Land Improvements			
Description	Rate	Size % Good	Cash Value
LAND IMPROVE 1000	1,000.00	1 94	940
Total Estimated Land Improvements True Cash Value =			940

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C 5 Blt 1973

(11) Heating System: Electric Baseboard  
 Ground Area = 792 SF Floor Area = 1188 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	792		
Total:				147,574	110,682

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,476	1,107
2 Fixture Bath	1	3,108	2,331

Porches

WGEP (1 Story)	160	13,059	9,794
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Garages

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

Base Cost	480	19,637	14,728
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Water/Sewer

Public Sewer	1	1,494	1,120
Water Well, 50 Feet	1	2,686	2,014

Built-Ins

Appliance Allow.	1	2,766	2,074
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Local Cost Items

SANITARY SEWER	1	0	0	*81% Good
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Totals: 191,800 143,850

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE ) 1.460 => TCV: 210,021

2024 Est. T.C.V. 009-260-045-00 = 486,504

Est. TCV/Total Floor Area = 409.52, Most recent sale 08/04/2023 for 504,900

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
167,800	167,800	167,800	132,763	5.00	
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
13,600	61,900	13,600	96,937	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
243,300	243,300	243,300	153,001	243,300	243,300

009-260-046-00	2024 Est. T.C.V.	THAYER RANDY J TRUST
Property Class: 401		6760 W REDMAN DR
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

. SECS 1 & 2 T22N R8W & SEC 36 T23N R8W LOT 46 CLAYTON'S HARBOR.

8X12 SHED WD FLOOR

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

		* Factors *		LAKE FRONTAGE			
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	
A 67' @ 3400/	79.67	147.00	0.9576	1.0372	3400	100	
83 Actual Front Feet, 0.26 Total Acres						Total Est. Land Value =	269,050

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	29.53	96	25	709
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				3,209

Cost Est. for Res. Bldg: 1 Single Family 1.25S                      Cls C 5 Blt 2004

(11) Heating System: Forced Heat & Cool  
 Ground Area = 1260 SF    Floor Area = 1740 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Wood Bsmnt.	1,260		
1 Story	Siding	Overhang	480		
Total:				238,187	190,566

Other Additions/Adjustments

Recreation Room	840	16,237	12,990
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Plumbing

Average Fixture(s)	1	1,476	1,181
3 Fixture Bath	1	4,646	3,717
2 Fixture Bath	1	3,108	2,486

Deck

Treated Wood	504	7,590	6,072
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Garages

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

Base Cost	828	38,759	31,007
Common Wall: 1 Wall	1	-2,686	-2,149

Water/Sewer

Public Sewer	1	1,494	1,195
Water Well, 100 Feet	1	5,808	4,646

Built-Ins

Appliance Allow.	1	2,766	2,213
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Fireplaces

Exterior 1 Story	2	13,026	10,421
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Local Cost Items

SANITARY SEWER	1	0	0	*94% Good
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Totals:		330,411	264,345
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Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE ) 1.460 => TCV:                      385,944

Parcel Number: 009-260-046-00

Page: 2

2024 Est. T.C.V. 009-260-046-00						=	658,203
Est. TCV/Total Floor Area = 378.28, Most recent sale 04/01/2004 for 165,000							
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
276,300	276,300	276,300	197,583	5.00			
2024	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	52,800	0	0	9,879	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
329,100	329,100	329,100	207,462	207,462	0		

009-260-047-00	2024 Est. T.C.V.	KLIEN EDWARD R
Property Class: 401		6750 W REDMAN DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SECS 1 & 2 T22N R8W & SEC 36 T23N R8W LOT 47 CLAYTON'S HARBOR.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

		* Factors *		LAKE FRONTAGE				
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value	
A 67' @ 3400/	71.00	137.00	0.9856	1.0191	3400	100	242,477	
71 Actual Front Feet, 0.22 Total Acres							Total Est. Land Value =	242,477

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	1268	71	5,546
Total Estimated Land Improvements True Cash Value =				5,546

Cost Est. for Res. Bldg: 1 Single Family 1.75S Cls CD Blt 1977

(11) Heating System: Electric Baseboard  
 Ground Area = 952 SF Floor Area = 1456 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.75 Story	Siding	Crawl Space	672		
1 Story	Siding	Crawl Space	280		
Total:				150,773	105,540

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,230	861
2 Fixture Bath	1	2,596	1,817

Porches

CGEP (1 Story)	112	7,370	5,159
WGEP (1 Story)	136	10,793	7,555

Deck

Treated Wood	374	6,104	4,273
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Garages

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

Base Cost	432	18,295	12,806
Common Wall: 2 Wall	1	-5,016	-3,511

Water/Sewer

Public Sewer	1	1,326	928
Water Well, 100 Feet	1	5,640	3,948

Built-Ins

Appliance Allow.	1	1,934	1,354
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Fireplaces

Exterior 2 Story	1	7,050	4,935
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Local Cost Items

SANITARY SEWER	1	0	0	*81% Good
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Totals: 208,095 145,665

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE ) 1.460 => TCV: 212,670

2024 Est. T.C.V. 009-260-047-00 = 460,693

Est. TCV/Total Floor Area = 316.41

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
175,500	175,500	175,500	98,726	5.00



Parcel Number: 009-260-047-00

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2024	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	54,800	0	0	4,936	0
2024 Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	230,300	230,300	230,300	103,662	103,662	103,662



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	180,600	180,600	180,600	133,246	5.00	
2024	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	56,100	0	0	6,662	0
2024	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	236,700	236,700	236,700	139,908	139,908	0







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	255,600	255,600	255,600	166,889	5.00	
2024	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	45,000	0	0	8,344	0
2024	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	300,600	300,600	300,600	175,233	175,233	175,233





Average Fixture(s)	1	1,476	1,461
3 Fixture Bath	2	9,291	9,198
Porches			
CCP (1 Story)	168	4,512	4,467
CCP (1 Story)	69	2,019	1,999
Garages			
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	994	36,818	36,450
Common Wall: 1 Wall	1	-2,686	-2,659
Door Opener	2	1,093	1,082
Water/Sewer			
Public Sewer	1	1,494	1,479
Water Well, 150 Feet	1	8,594	8,508
Built-Ins			
Appliance Allow.	1	2,766	2,738
Totals:		357,076	353,510

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE ) 1.460 => TCV: 516,125  
 60% Completed => Est. True Cash Value 2024 = 309,675

2024 Est. T.C.V. 009-260-051-00			=	719,226	
Est. TCV/Total Floor Area = 322.67					
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
202,400	202,400	202,400	95,517	5.00	
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
75,300	81,900	0	75,300	4,775	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
359,600	359,600	359,600	175,592	175,592	175,592



Parcel Number: 009-260-054-00

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Est. TCV/Total Floor Area = 347.62, Most recent sale 06/28/2021 for 420,500

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
212,700	212,700	212,700	204,265	5.00		
2024 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
2,300	67,100	0	2,300	10,213	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
282,100	282,100	282,100	216,778	216,778	0	

009-260-055-00                      2024 Est. T.C.V.                      OUTWATER BENJAMI & KRISTEN &  
 Property Class: 401                      6670 W REDMAN DR  
 Map #:                                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

. SECS 1 & 2 T22N R8W & SEC 36 T23N R8W LOT 55 CLAYTON'S HARBOR.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 67' @ 3400/	61.00	109.00	1.0237	0.9625	3400	100		204,362
61 Actual Front Feet, 0.15 Total Acres					Total Est. Land Value =			204,362

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	800	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	2	95	1,900
Total Estimated Land Improvements True Cash Value =				1,900

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1552 SF    Floor Area = 2056 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1.5 Story	Siding	Crawl Space	1,008			
1 Story	Siding	Crawl Space	280			
1 Story	Siding	Crawl Space	264			*85% Good
			Total:	247,855	167,718	

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,476	959
3 Fixture Bath	1	4,646	3,020
2 Fixture Bath	1	3,108	2,020

Porches

WPP	25	1,365	887
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Deck

Pine w/Roof (Deck Portion)	250	3,823	2,485
Pine w/Roof (Roof portion)	250	4,030	2,619

Garages

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

Base Cost	504	22,685	19,282	*85% Good
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Water/Sewer

Public Sewer	1	1,494	971
Water Well, 100 Feet	1	5,808	3,775

Built-Ins

Appliance Allow.	1	2,766	1,798
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Local Cost Items

SANITARY SEWER	1	0	0	*84% Good
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Totals:                      299,056                      205,534

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE ) 1.460 => TCV:                      300,080

2024 Est. T.C.V. 009-260-055-00                      =                      506,342

Est. TCV/Total Floor Area = 246.28, Most recent sale 08/30/2013 for 265,000

2023 Assessed                      MBOR                      S.E.V.                      Base for Cap                      C.P.I.

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	204,100	204,100	204,100	144,073	5.00	
2024	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	49,100	0	0	7,203	0
2024	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	253,200	253,200	253,200	151,276	151,276	0

009-260-057-00 2024 Est. T.C.V. GREENLEE GERALD E & CHARLOTTE TRUST  
 Property Class: 401 6650 W REDMAN DR  
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

. SECS 1 & 2 T22N R8W & SEC 36 T23N R8W LOTS 56 & 57 CLAYTON'S HARBOR.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE  
 \* Factors \* LOTS 57 & 58

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C 67' @ 2800/FF	139.00	96.00	0.8332	0.9324	2800	100		302,381
139 Actual Front Feet, 0.31 Total Acres Total Est. Land Value =								302,381

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	800	71	3,737
Total Estimated Land Improvements True Cash Value =				3,737

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

(11) Heating System: Forced Hot Water  
 Ground Area = 1877 SF Floor Area = 1877 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,877		
Total:				251,495	163,467

Other Additions/Adjustments

Exterior  
 Brick Veneer 480 8,251 5,363

Plumbing

Average Fixture(s)	1	1,476	959
3 Fixture Bath	1	4,646	3,020
2 Fixture Bath	1	3,108	2,020

Porches

CCP (1 Story)	390	9,551	6,208
CCP (1 Story)	150	4,076	2,649

Garages

Class: D Exterior: Siding Foundation: 42 Inch (Unfinished)  
 Base Cost 648 21,164 13,757  
 Door Opener 1 430 279

Water/Sewer

Public Sewer	1	1,494	971
Water Well, 50 Feet	1	2,686	1,746

Built-Ins

Appliance Allow. 1 2,766 1,798

Fireplaces

Exterior 1 Story 1 6,513 4,233

Local Cost Items

SANITARY SEWER 1 0 0 \*81% Good

Totals: 317,656 206,470

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE ) 1.460 => TCY: 301,446

2024 Est. T.C.V. 009-260-057-00 = 607,564

Est. TCY/Total Floor Area = 323.69

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
217,500	217,500	217,500	162,798	5.00

Parcel Number: 009-260-057-00

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2024	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	86,300	0	0	8,139	0
2024	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	303,800	303,800	303,800	170,937	170,937	170,937

009-260-062-00                                2024 Est. T.C.V.                                BEDELL NEIL & KAREN V  
 Property Class: 401                                6870 W REDMAN DR  
 Map #:    LAKE TOWNSHIP                                Lake City, MI 49651

SECS 1 & 2 T22N R8W & SEC 36 T23N R8W LOT 62 CLAYTON'S HARBOR.

12X40 ADD'N NEW FOR 97

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
F 67' @ 300/	60.00	100.19	1.0280	0.9424	300	100		17,438
60 Actual Front Feet, 0.14 Total Acres                        Total Est. Land Value =								17,438

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

(11) Heating System: No Heating/Cooling  
 Ground Area = 0 SF    Floor Area = 0 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Garages					
Class: CD Exterior: Pole (Unfinished)					
	Base Cost		480	13,075	11,114
Class: CD Exterior: Pole (Unfinished)					
	Base Cost		1120	24,192	20,563
			Totals:	37,267	31,677

Notes:

ECF (409 RURAL PLATTED SUBDIVISIONS) 0.930 => TCV:                        29,460

2024 Est. T.C.V. 009-260-062-00	=	46,898			
Est. TCV/Total Floor Area = 0.00, Most recent sale 08/04/2023 for 75,500					
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
23,300	23,300	23,300	13,948	5.00	
2024	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	100	0	0	9,452	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
23,400	23,400	23,400	14,645	23,400	0



009-260-063-00	2024 Est. T.C.V.	BEDELL NEIL & KAREN V
Property Class: 402		W REDMAN DR
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

. SECS 1 & 2 T22N R8W & SEC 36 T23N R8W LOT 63 CLAYTON'S HARBOR.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE  
\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
F 67' @ 300/	60.00	99.46	1.0280	0.9407	300	100		17,407
60 Actual Front Feet, 0.14 Total Acres							Total Est. Land Value =	17,407

2024 Est. T.C.V. 009-260-063-00 = 17,407

Est. TCV/Total Floor Area = 0.00, Most recent sale 08/04/2023 for 75,500

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
8,700	8,700	8,700	4,134	5.00			
2024 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	4,566	0		
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
8,700	8,700	8,700	4,340	8,700	0		





009-260-065-00	2024 Est. T.C.V.	SCHMEICHEL PAUL E & ZISSLER GAIL M
Property Class: 402		W REDMAN DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SECS 1 & 2 T22N R8W & SEC 36 T23N R8W LOT 65 CLAYTON'S HARBOR.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
F 67' @ 300/	57.00	132.21	1.0412	1.0101	300	100		17,985
57 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	17,985

2024 Est. T.C.V. 009-260-065-00 = 17,985

Est. TCV/Total Floor Area = 9.10, Most recent sale 09/09/2023 for 21,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
9,000	9,000	9,000	2,444	5.00		
2024 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	6,556	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
9,000	9,000	9,000	2,566	9,000	9,000	



009-260-067-00 2024 Est. T.C.V. BEDELL NEIL V & KAREN V  
Property Class: 401 6810 W REDMAN DR  
Map #: LAKE TOWNSHIP Lake City, MI 49651

2013-02353 WD TOWNSHIP OF LAKE COUNTY MISSAUKEE STATE OF MICHIGAN Lots 67 and 68  
in the Plat of Clayton's Harbor.

. SECS 1 & 2 T22N R8W & SEC 36 T23N R8W LOTS 67 & 68. CLAYTON'S HARBOR.  
2007 SPLIT FROM 009-260-066-00 FOR 2008.

Split/Comb. on 10/09/2007 completed 10/09/2007 RAY ;  
Parent Parcel(s): 009-260-066-00;  
Child Parcel(s): 009-260-067-00;

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE  
\* Factors \* 2 LOTS: 150X68 IRR

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
F 67' @ 300/	126.00	80.90	0.8539	0.8934	300	100		28,837
126 Actual Front Feet, 0.23 Total Acres Total Est. Land Value =								28,837

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.97	1428	50	4,976
D/W/P: Brick on Sand	18.02	20	50	180
D/W/P: Patio Blocks	15.61	141	50	1,100
D/W/P: Crushed Rock	2.27	308	50	349
Wood Frame	29.53	96	50	1,417
Wood Frame	24.24	240	50	2,909
Total Estimated Land Improvements True Cash Value =				10,931

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C -5 Blt 1972

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 1176 SF Floor Area = 1176 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,176		
			Total:	146,512	95,225

Other Additions/Adjustments

Exterior					
Brick Veneer			192	3,300	2,145
Plumbing					
Average Fixture(s)			1	1,476	959
3 Fixture Bath			1	4,646	3,020
Porches					
WCP (1 Story)			48	3,013	1,958
Deck					
Treated Wood			175	3,787	2,462
Treated Wood			32	1,404	913
Garages					
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)					
Base Cost			864	33,005	21,453
Water/Sewer					
Public Sewer			1	1,494	971
Water Well, 100 Feet			1	5,808	3,775
Built-Ins					
Appliance Allow.			1	2,766	1,798

Parcel Number: 009-260-067-00

Page: 2

## Fireplaces

Prefab 1 Story	1	2,592	1,685
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## Local Cost Items

SANITARY SEWER	1	0	0	*84% Good
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Totals:		209,803	136,364
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## Notes:

ECF (409 RURAL PLATTED SUBDIVISIONS) 0.930 => TCV: 126,819

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2024 Est. T.C.V. 009-260-067-00 = 166,587

Est. TCV/Total Floor Area = 141.66, Most recent sale 07/11/2013 for 84,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
82,200	82,200	82,200	48,378	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,100	0	0	2,418	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
83,300	83,300	83,300	50,796	50,796	0	

009-270-001-00	2024 Est. T.C.V.	HENIGE GARY E & SANDRA M TRUST
Property Class: 401		410 S OAK DR
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

. SEC 3 T22N R8W LOT 1 CROOKED LAKE PLAT.

Land Value Estimates for Land Table 4085.4085 CROOKED LAKE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A\$1600/FF	50.00	130.00	1.0000	1.0000	1600	100		80,000
50 Actual Front Feet, 0.15 Total Acres Total Est. Land Value =								80,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	112	0	0
Metal Prefab	23.53	54	94	1,195

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				2,145

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C Blt 1976

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 864 SF Floor Area = 1080 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Slab	864		
Total:				132,438	92,706

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,476	1,033
2 Fixture Bath	1	3,108	2,176

Porches

CCP (1 Story)	96	2,708	1,896
CGEP (1 Story)	192	12,075	8,452

Deck

Treated Wood	120	2,947	2,063
Treated Wood	32	1,404	983

Balcony

Wood Balcony	18	733	513
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Garages

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

Base Cost	528	20,972	14,680
Storage Over Garage	264	3,627	2,539

Water/Sewer

Public Sewer	1	1,494	1,046
Water Well, 100 Feet	1	5,808	4,066

Built-Ins

Appliance Allow.	1	2,766	1,936
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Local Cost Items

SANITARY SEWER	1	0	0	*88% Good
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Totals: 191,556 134,089

Notes:

ECF (4085 CROOKED LAKE) 1.460 => TCV: 195,770



Parcel Number: 009-270-001-00

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2024 Est. T.C.V. 009-270-001-00	=	277,915				
Est. TCV/Total Floor Area = 257.33, Most recent sale 10/01/2000 for 120,000						
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
124,500	124,500	124,500	85,599	5.00		
2024	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	14,500	0	0	4,279	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
139,000	139,000	139,000	89,878	89,878	0	



Parcel Number: 009-270-002-00

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2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
134,900	134,900	134,900	62,564	62,564	0

009-270-003-00	2024 Est. T.C.V.	EHLERS GEOFFREY A & JANIS L TRUST
Property Class: 401		390 S OAK DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 3 T22N R8W LOT 3 CROOKED LAKE PLAT.

Land Value Estimates for Land Table 4085.4085 CROOKED LAKE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A\$1600/FF	50.00	118.00	1.0000	0.9761	1600	100		78,086
50 Actual Front Feet, 0.14 Total Acres Total Est. Land Value =								78,086

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	351	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1944

(11) Heating System: Forced Heat & Cool  
 Ground Area = 709 SF Floor Area = 709 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	709		
Total:				87,101	56,615

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,230	799
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Garages

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

Common Wall: 2 Wall	1	-5,016	-3,260
Base Cost	110	5,621	3,654

Water/Sewer

Public Sewer	1	1,326	862
Water Well, 50 Feet	1	2,585	1,680

Built-Ins

Appliance Allow.	1	1,934	1,257
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Fireplaces

Exterior 1 Story	1	5,707	3,710
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Local Cost Items

SANITARY SEWER	1	0	0	*84% Good
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Totals: 100,488 65,317

Notes:

ECF (4085 CROOKED LAKE) 1.460 => TCV: 95,363

2024 Est. T.C.V. 009-270-003-00 = 174,399

Est. TCV/Total Floor Area = 245.98, Most recent sale 10/15/2018 for 145,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
75,600	75,600	75,600	57,604	5.00
2024 New Eq. Adjustment Loss Additions Tax Adjustment Losses				
0	11,600	0	0	2,880
2024 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT				
87,200	87,200	87,200	60,484	60,484

009-270-004-00	2024 Est. T.C.V.	GIZINSKI CLAUDIA L TRUST
Property Class: 401		380 S OAK DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 3 T22N R8W LOT 4 CROOKED LAKE PLAT.

SEWER FOR 05

Land Value Estimates for Land Table 4085.4085 CROOKED LAKE

* Factors *							
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
GROUP A\$1600/FF	50.00	112.00	1.0000	0.9634	1600	100	77,074
50 Actual Front Feet, 0.13 Total Acres Total Est. Land Value =							77,074

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.18	400	50	1,636
Total Estimated Land Improvements True Cash Value =				1,636

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C Blt 1963

(11) Heating System: Forced Heat & Cool  
 Ground Area = 1320 SF Floor Area = 1710 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	540		
1.5 Story	Siding	Crawl Space	780		
			Total:	205,933	164,748

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,476	1,181
3 Fixture Bath	1	4,646	3,717

Porches

WGEP (1 Story)	90	9,022	7,218
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Deck

Treated Wood	516	7,709	6,167
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Water/Sewer

Public Sewer	1	1,494	1,195
Water Well, 50 Feet	1	2,686	2,149

Built-Ins

Appliance Allow.	1	2,766	2,213
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Fireplaces

Exterior 1 Story	1	6,513	5,210
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Local Cost Items

SANITARY SEWER	1	0	0	*94% Good
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Totals: 242,245 193,798

Notes:

ECF (4085 CROOKED LAKE) 1.460 => TCV: 282,945  
 90% Completed => Est. True Cash Value 2024 = 254,651

2024 Est. T.C.V. 009-270-004-00 = 333,361

Est. TCV/Total Floor Area = 194.95

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
134,900	134,900	134,900	91,951	5.00	
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
17,700	14,100	0	17,700	4,597	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT

166,700

166,700

166,700

114,248

114,248

114,248







Parcel Number: 009-270-006-00

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Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Overhang	438		
Total:				38,067	24,744

## Other Additions/Adjustments

## Plumbing

3 Fixture Bath		1	-4,646	-3,020
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## Garages

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

Base Cost		584	25,042	16,277
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## Water/Sewer

Public Sewer		1	1,494	971
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Totals:				59,957	38,972
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Notes: D.G. W/ BONUS ROOM

ECF (4085 CROOKED LAKE) 1.460 =&gt; TCV: 56,899

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2024 Est. T.C.V. 009-270-006-00	=	394,256
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Est. TCV/Total Floor Area = 197.82

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
178,200	178,200	178,200	85,958	5.00		
2024 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	18,900	0	0	4,297	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
197,100	197,100	197,100	90,255	90,255	0	

009-270-008-00	2024 Est. T.C.V.	HAWKINS KRYSTAL L
Property Class: 401		340 S OAK DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 3 T22N R8W LOT 8 & N 25 FT OF LOT 7. CROOKED LAKE PLAT.

Land Value Estimates for Land Table 4085.4085 CROOKED LAKE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A\$1600/FF	75.00	104.00	0.9036	0.9457	1600	100		102,549
75 Actual Front Feet, 0.18 Total Acres								Total Est. Land Value = 102,549

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C Blt 1978

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 768 SF Floor Area = 960 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Crawl Space	768		
			Total:	122,363	79,537

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,476	959
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Deck

Treated Wood	486	7,412	4,818
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Water/Sewer

Public Sewer	1	1,494	971
Water Well, 100 Feet	1	5,808	3,775

Built-Ins

Appliance Allow.	1	2,766	1,798
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Fireplaces

Exterior 1 Story	1	6,513	4,233
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Local Cost Items

SANITARY SEWER	1	0	0	*90% Good
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Totals: 147,832 96,091

Notes:

ECF (4085 CROOKED LAKE) 1.460 => TCV: 140,293

2024 Est. T.C.V. 009-270-008-00 = 242,842

Est. TCV/Total Floor Area = 252.96

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
106,800	106,800	106,800	61,294	5.00		
2024 New Eq. Adjustment	Loss		Additions	Tax Adjustment	Losses	
0	14,600	0	0	3,064	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
121,400	121,400	121,400	64,358	64,358	0	



009-270-010-00	2024 Est. T.C.V.	BERRY DIANNE A
Property Class: 401		320 S OAK DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 3 T22N R8W LOT 10 CROOKED LAKE PLAT.

## Land Value Estimates for Land Table 4085.4085 CROOKED LAKE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A\$1600/FF	50.00	105.00	1.0000	0.9480	1600	100		75,841
50 Actual Front Feet, 0.12 Total Acres							Total Est. Land Value =	75,841

## Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.18	312	0	0
D/W/P: 3.5 Concrete	6.58	200	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	94	2,350
Total Estimated Land Improvements True Cash Value =				2,350

Cost Est. for Res. Bldg: 1 Single Family 1+S Cls C -5 Blt 1950

(11) Heating System: Wall/Floor Furnace  
 Ground Area = 576 SF Floor Area = 576 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

## Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1+ Story	Block	Slab	576		
Total:				79,663	51,782

## Other Additions/Adjustments

## Plumbing

Average Fixture(s) 1 1,433 931

## Porches

CGEP (1 Story) 216 12,770 8,300

## Garages

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

Base Cost	884	29,508	19,180
Door Opener	1	531	345

## Water/Sewer

Public Sewer	1	1,494	971
Water Well, 100 Feet	1	5,808	3,775

## Built-Ins

Appliance Allow. 1 2,766 1,798

## Fireplaces

Exterior 1 Story 1 6,513 4,233

## Local Cost Items

SANITARY SEWER 1 0 0 \*90% Good

Totals: 140,486 91,315

## Notes:

ECF (4085 CROOKED LAKE) 1.460 =&gt; TCV: 133,320

2024 Est. T.C.V. 009-270-010-00 = 211,511

Est. TCV/Total Floor Area = 367.21, Most recent sale 12/06/2023 for 0

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
93,900	93,900	93,900	82,260	5.00		
2024	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	11,900	0	0	0	4,113	0

Parcel Number: 009-270-010-00

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2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
105,800	105,800	105,800	86,373	86,373	0



Parcel Number: 009-270-011-00

Page: 2

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
197,300	197,300	197,300	197,300	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	22,200	0	0	9,865	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
219,500	219,500	219,500	207,165	207,165	207,165	





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2024	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	12,200	0	0	2,533	0
2024 Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	108,700	108,700	108,700	53,194	53,194	0

009-270-014-00 2024 Est. T.C.V. MULDER STEPHEN E & COLLEEN E  
 Property Class: 401 280 S OAK DR  
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

. SEC 3 T22N R8W LOT 14 CROOKED LAKE PLAT.

Land Value Estimates for Land Table 4085.4085 CROOKED LAKE  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A\$1600/FF	52.00	107.00	0.9902	0.9525	1600	100		78,474
52 Actual Front Feet, 0.13 Total Acres Total Est. Land Value =								78,474

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	1090	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

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

(11) Heating System: Electric Baseboard  
 Ground Area = 1093 SF Floor Area = 1093 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	988		
1 Story	Siding	Piers	105		
			Total:	142,150	85,290

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade	1	2,160	1,296
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Plumbing

Average Fixture(s)	1	1,230	738
2 Fixture Bath	1	2,596	1,558

Porches

CGEP (1 Story)	260	13,296	7,978
WPP	444	6,576	3,946

Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)  
 Base Cost 576 19,791 11,875

Water/Sewer

Public Sewer	1	1,326	796
Water Well, 50 Feet	1	2,585	1,551

Built-Ins

Appliance Allow.	1	1,934	1,160
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Fireplaces

Exterior 1 Story	1	5,707	3,424
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Local Cost Items

SANITARY SEWER	1	0	0	*94% Good
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Totals: 199,351 119,612

Notes:

ECF (4085 CROOKED LAKE) 1.460 => TCV: 174,633

2024 Est. T.C.V. 009-270-014-00 = 254,057  
 Est. TCV/Total Floor Area = 232.44, Most recent sale 12/08/2004 for 185,000  
 2023 Assessed MBOR S.E.V. Base for Cap C.P.I.

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	113,800	113,800	113,800	83,540	5.00	
2024	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	13,200	0	0	4,177	0
2024	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	127,000	127,000	127,000	87,717	87,717	0



Parcel Number: 009-270-015-00

Page: 2

ECF (4085 CROOKED LAKE) 1.460 =&gt; TCV: 373,383

2024 Est. T.C.V. 009-270-015-00						=	506,123
Est. TCV/Total Floor Area = 156.84							
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
229,400	229,400	229,400	173,059	5.00			
2024	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	23,700	0	0	8,652	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
253,100	253,100	253,100	181,711	181,711	181,711		

009-270-017-00	2024 Est. T.C.V.	LOVE ROBERT B
Property Class: 401		250 S OAK DR
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

. SEC 3 T22N R8W LOTS 17 & 18 CROOKED LAKE PLAT.

Land Value Estimates for Land Table 4085.4085 CROOKED LAKE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A\$1600/FF	100.00	107.00	0.8409	0.9525	1600	100		128,151
100 Actual Front Feet, 0.25 Total Acres								Total Est. Land Value = 128,151

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.78	402	46	1,069
Wood Frame	22.86	100	50	1,143
Total Estimated Land Improvements True Cash Value =				2,212

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

(11) Heating System: Wall/Floor Furnace  
 Ground Area = 578 SF Floor Area = 578 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	578		
Total:				66,047	42,930

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,025	666
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Porches

CSEP (1 Story)	152	5,455	3,546
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Garages

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

Base Cost	912	24,533	15,946
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Water/Sewer

Public Sewer	1	1,175	764
Water Well, 50 Feet	1	2,498	1,624

Built-Ins

Appliance Allow.	1	1,638	1,065
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Fireplaces

Wood Stove	1	1,779	1,156
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Totals: 104,150 67,697

Notes:

ECF (4085 CROOKED LAKE) 1.460 => TCV: 98,838

2024 Est. T.C.V. 009-270-017-00	=	229,201			
Est. TCV/Total Floor Area = 396.54, Most recent sale 11/20/2018 for 164,000					
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
97,200	97,200	97,200	70,268	5.00	
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	17,400	0	3,513	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
114,600	114,600	114,600	73,781	73,781	0

009-270-019-00	2024 Est. T.C.V.	RITTER WARD & JILL E
Property Class: 401		230 S OAK DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 3 T22N R8W LOT 19 CROOKED LAKE PLAT.

## Land Value Estimates for Land Table 4085.4085 CROOKED LAKE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A\$1600/FF	50.00	107.00	1.0000	0.9525	1600	100		76,199
50 Actual Front Feet, 0.12 Total Acres							Total Est. Land Value =	76,199

## Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.78	60	71	246
Total Estimated Land Improvements True Cash Value =				246

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

(11) Heating System: Space Heater

Ground Area = 916 SF Floor Area = 916 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

## Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	916		
			Total:	98,903	59,341

## Other Additions/Adjustments

## Plumbing

Average Fixture(s) 1 1,025 615

## Porches

CPP	35	831	499
CCP (1 Story)	198	4,344	2,606
CPP	48	1,014	608

## Water/Sewer

Public Sewer	1	1,175	705
Water Well, 50 Feet	1	2,498	1,499

## Built-Ins

Appliance Allow. 1 1,638 983

## Fireplaces

Exterior 1 Story 1 4,969 2,981

## Local Cost Items

SANITARY SEWER 1 0 0 \*84% Good

Totals: 116,397 69,837

## Notes:

ECF (4085 CROOKED LAKE) 1.460 =&gt; TCV: 101,962

2024 Est. T.C.V. 009-270-019-00 = 178,407

Est. TCV/Total Floor Area = 194.77

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
77,900	77,900	77,900	36,618	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	11,300	0	0	1,830	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
89,200	89,200	89,200	38,448	38,448	38,448	

009-270-020-00	2024 Est. T.C.V.	ANDERSEN CHRISTIAN J TRUST
Property Class: 402		220 S OAK DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 3 T22N R8W LOT 20 CROOKED LAKE PLAT.

BWY/GRG @50% FOR 04  
ADD SEWER FOR 05

Land Value Estimates for Land Table 4085.4085 CROOKED LAKE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A\$1600/FF	50.00	107.00	1.0000	0.9525	1600	100		76,199
50 Actual Front Feet, 0.12 Total Acres							Total Est. Land Value =	76,199

2024 Est. T.C.V. 009-270-020-00 = 76,199

Est. TCv/Total Floor Area = 83.19, Most recent sale 06/16/2017 for 48,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.				
29,100	29,100	29,100	24,990	5.00				
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses				
0	9,000	0	1,249	0				
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT			
38,100	38,100	38,100	26,239	26,239	0			



009-270-021-00                      2024 Est. T.C.V.                      EDWARDS GENE L & R'LYNN J  
Property Class: 401                                           210 S OAK DR  
Map #:                      LAKE TOWNSHIP                      Lake City, MI 49651

. SEC 3 T22N R8W LOT 21 CROOKED LAKE PLAT.

ADD SEWER FOR 05

Land Value Estimates for Land Table 4085.4085 CROOKED LAKE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A\$1600/FF	50.00	107.00	1.0000	0.9525	1600	100		76,199
50 Actual Front Feet, 0.12 Total Acres                      Total Est. Land Value =								76,199

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	354	71	1,549
Wood Frame	24.89	120	50	1,493
Total Estimated Land Improvements True Cash Value =				3,042

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

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 1008 SF                      Floor Area = 1008 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,008		
Total:				118,749	71,250

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,230	738
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Porches

WGEP (1 Story)	240	15,667	9,400
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Deck

Treated Wood	448	6,863	4,118
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Water/Sewer

Public Sewer	1	1,326	796
Water Well, 50 Feet	1	2,585	1,551

Built-Ins

Appliance Allow.	1	1,934	1,160
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Fireplaces

Interior 1 Story	1	4,700	2,820
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Local Cost Items

SANITARY SEWER	1	0	0	*94% Good
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Totals:                      153,054                      91,833

Notes:

ECF (4085 CROOKED LAKE) 1.460 => TCV:                      134,076

2024 Est. T.C.V. 009-270-021-00                      =                      213,317

Est. TCV/Total Floor Area = 211.62

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
94,500	94,500	94,500	55,030	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	12,200	0	2,751	0		
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
106,700	106,700	106,700	57,781	57,781	0	

009-270-022-00	2024 Est. T.C.V.	HAUCK EDMUND CHRIS TRUST
Property Class: 401		200 S OAK DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 3 T22N R8W LOT 22 CROOKED LAKE PLAT.

Land Value Estimates for Land Table 4085.4085 CROOKED LAKE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A\$1600/FF	62.00	109.00	0.9476	0.9569	1600	100		89,955
62 Actual Front Feet, 0.16 Total Acres								Total Est. Land Value = 89,955

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.18	599	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	94	2,350
Total Estimated Land Improvements True Cash Value =				2,350

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

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1443 SF Floor Area = 1443 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,443		
			Total:	184,641	120,016

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,476	959
2 Fixture Bath	1	3,108	2,020

Porches

WPP	320	5,392	3,505
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Deck

Treated Wood	48	1,730	1,124
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Garages

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

Base Cost	312	16,617	10,801
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Water/Sewer

Public Sewer	1	1,494	971
Water Well, 50 Feet	1	2,686	1,746

Built-Ins

Appliance Allow.	1	2,766	1,798
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Fireplaces

Interior 1 Story	1	5,338	3,470
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Local Cost Items

SANITARY SEWER	1	0	0	*84% Good
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Totals: 225,248 146,410

Notes:

ECF (4085 CROOKED LAKE) 1.460 => TCY: 213,759

2024 Est. T.C.V. 009-270-022-00 = 306,064

Est. TCY/Total Floor Area = 212.10

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
137,500	137,500	137,500	67,368	5.00

---

2024	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	15,500	0	0	3,368	0
2024 Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	153,000	153,000	153,000	70,736	70,736	0

009-270-023-00	2024 Est. T.C.V.	PEASE DAVID J & KIMBERLY G
Property Class: 401		190 S OAK DR
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

. SEC 3 T23N R8W LOT 23 CROOKED LAKE PLAT.

Land Value Estimates for Land Table 4085.4085 CROOKED LAKE  
\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A\$1600/FF	49.00	110.00	1.0000	0.9591	1600	100		75,193
49 Actual Front Feet, 0.12 Total Acres						Total Est. Land Value =		75,193

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	264	0	0

  

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	94	940
Total Estimated Land Improvements True Cash Value =				940

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

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 837 SF Floor Area = 837 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Block	Slab	837		
			Total:	98,723	59,234

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,195	717
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Porches

CGEP (1 Story)	200	10,692	6,415
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Water/Sewer

Public Sewer	1	1,326	796
Water Well, 50 Feet	1	2,585	1,551

Built-Ins

Appliance Allow.	1	1,934	1,160
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Fireplaces

Exterior 1 Story	1	5,707	3,424
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Local Cost Items

SANITARY SEWER	1	0	0	*90% Good
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Totals:	122,162	73,297
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Notes:

ECF (4085 CROOKED LAKE) 1.460 => TCV: 107,014

2024 Est. T.C.V. 009-270-023-00	=	183,147
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Est. TCV/Total Floor Area = 218.81

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
80,200	80,200	80,200	50,820	5.00	

  

2024	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	11,400	0	0	2,541	0

  

2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
91,600	91,600	91,600	53,361	53,361	0

009-270-024-00	2024 Est. T.C.V.	WILLIAMS DANIEL & JESICA
Property Class: 401		180 S OAK DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 3 T22N R8W LOT 24 CROOKED LAKE PLAT.

Land Value Estimates for Land Table 4085.4085 CROOKED LAKE  
\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A\$1600/FF	50.00	110.00	1.0000	0.9591	1600	100		76,728
50 Actual Front Feet, 0.13 Total Acres					Total Est.	Land Value =		76,728

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	496	0	0
Wood Frame	22.07	196	50	2,163

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements	True Cash Value =			3,113

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

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 990 SF Floor Area = 990 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Block	Slab	990		
			Total:	114,057	74,136

Other Additions/Adjustments

<b>Plumbing</b>					
Average Fixture(s)			1	1,195	777
<b>Porches</b>					
WPP			550	7,887	5,127
<b>Water/Sewer</b>					
Public Sewer			1	1,326	862
Water Well, 100 Feet			1	5,640	3,666
<b>Built-Ins</b>					
Appliance Allow.			1	1,934	1,257
<b>Fireplaces</b>					
Wood Stove			1	2,149	1,397
<b>Deck</b>					
w/Roof (Roof portion)			127	2,060	1,339
<b>Local Cost Items</b>					
SANITARY SEWER			1	0	0 *90% Good
			Totals:	136,248	88,561

Notes:

ECF (4085 CROOKED LAKE) 1.460 => TCV: 129,299

2024 Est. T.C.V. 009-270-024-00					=	209,140
Est. TCV/Total Floor Area = 211.25, Most recent sale 03/27/2020 for 190,000						
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
92,400	92,400	92,400	89,145	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	12,200	0	0	4,457	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
104,600	104,600	104,600	93,602	93,602	0	



009-270-025-00	2024 Est. T.C.V.	HELMSTADTER DONALD G & KAREN F
Property Class: 401		170 S OAK DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 3 T22N R8W LOT 25 CROOKED LAKE PLAT.

ADD SEWER FOR 05

Land Value Estimates for Land Table 4085.4085 CROOKED LAKE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A\$1600/FF	50.00	110.00	1.0000	0.9591	1600	100		76,728
50 Actual Front Feet, 0.13 Total Acres						Total Est. Land Value =		76,728

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.18	889	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	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 1979

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 1149 SF Floor Area = 1724 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Brick	Basement	1,149		
			Total:	244,327	158,828

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade	1	2,560	1,664
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Plumbing

Average Fixture(s)	1	1,476	959
2 Fixture Bath	1	3,108	2,020

Deck

Treated Wood	258	4,894	3,181
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Garages

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

Base Cost	960	35,846	23,300
Storage Over Garage	640	8,794	5,716

Water/Sewer

Public Sewer	1	1,494	971
Water Well, 100 Feet	1	5,808	3,775

Built-Ins

Appliance Allow.	1	2,766	1,798
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Fireplaces

Exterior 2 Story	1	8,024	5,216
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Local Cost Items

SANITARY SEWER	1	0	0	*94% Good
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Totals: 319,097 207,428

Notes:

ECF (4085 CROOKED LAKE) 1.460 => TCV: 302,845

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2024 Est. T.C.V. 009-270-025-00 = 381,948  
Est. TCV/Total Floor Area = 221.55

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2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
175,000	175,000	175,000	99,942	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	16,000	0	0	4,997	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
191,000	191,000	191,000	104,939	104,939	0	



009-270-026-00  
Property Class: 401  
Map #:

2024 Est. T.C.V.  
LAKE TOWNSHIP

JONES THOMAS C & LAURA E  
160 S OAK DR  
LAKE CITY, MI 49651

. SEC 3 T22N R8W LOT 26 CROOKED LAKE PLAT.

GRG W/LIVING AREA ABOVE U/C 35% FPR 00 COMP FOR 01  
HOUSE COMP FOR 04..WAS AT 50% FOR YRS..PERMIT MISFILED?

Land Value Estimates for Land Table 4085.4085 CROOKED LAKE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A\$1600/FF	50.00	110.00	1.0000	0.9591	1600	100		76,728
50 Actual Front Feet, 0.13 Total Acres								Total Est. Land Value = 76,728

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	3.10	576	0	0
Wood Frame	37.85	48	50	908
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
Total Estimated Land Improvements True Cash Value =				3,283

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C -5 Blt 1993

(11) Heating System: Forced Hot Water  
Ground Area = 840 SF Floor Area = 1764 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	840		
1 Story	Siding	Overhang	504		
Total:				204,369	143,042

Other Additions/Adjustments

Recreation Room	168	3,247	2,273
Basement, Outside Entrance, Below Grade	1	2,560	1,792

Plumbing

Average Fixture(s)	1	1,476	1,033
3 Fixture Bath	1	4,646	3,252

Porches

WPP	399	6,707	4,695
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Garages

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

Base Cost	952	35,614	24,930
Common Wall: 1 Wall	1	-2,686	-1,880
Door Opener	1	547	383

Water/Sewer

Public Sewer	1	1,494	1,046
Water Well, 50 Feet	1	2,686	1,880

Built-Ins

Appliance Allow.	1	2,766	1,936
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Fireplaces

Wood Stove	1	2,551	1,786
Direct-Vented Gas	1	3,021	2,115

Deck

w/Roof (Roof portion)	120	2,153	1,507
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Parcel Number: 009-270-026-00

Page: 2

## Local Cost Items

SANITARY SEWER	1	0	0	*84% Good
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Totals:	271,151	189,790		
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Notes:

ECF (4085 CROOKED LAKE) 1.460 => TCV: 277,093

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2024 Est. T.C.V. 009-270-026-00 = 357,104

Est. TCV/Total Floor Area = 202.44, Most recent sale 09/25/2017 for 212,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
163,100	163,100	163,100	128,877	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	15,500	0	0	6,443	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
178,600	178,600	178,600	135,320	135,320	0	

009-270-027-00                                  2024 Est. T.C.V.                                  ESAU STEVEN & PICARD ROBERTA  
 Property Class: 401                                                                   140 S OAK DR  
 Map #:                                  LAKE TOWNSHIP                                  LAKE CITY, MI 49651

. SEC 3 T22N R8W LOTS 27 & 28 CROOKED LAKE PLAT.

Land Value Estimates for Land Table 4085.4085 CROOKED LAKE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A\$1600/FF	100.00	110.00	0.8409	0.9591	1600	100		129,040
100 Actual Front Feet, 0.25 Total Acres                  Total Est. Land Value =								129,040

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	276	71	1,207
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	94	2,350
Total Estimated Land Improvements True Cash Value =				3,557

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

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 936 SF          Floor Area = 936 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Mich Bsmnt.	936		
			Total:	119,102	76,686

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,230	738
3 Fixture Bath	1	3,860	2,316

Porches

CGEP (1 Story)	253	13,052	7,831
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Deck

Treated Wood	150	3,350	2,010
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Garages

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

Base Cost	576	24,319	14,591
Common Wall: 1 Wall	1	-2,902	-1,741

Water/Sewer

Public Sewer	1	1,326	796
Water Well, 100 Feet	1	5,640	3,384

Built-Ins

Appliance Allow.	1	1,934	1,160
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Fireplaces

Exterior 1 Story	1	5,707	3,424
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Local Cost Items

SANITARY SEWER	1	0	0	*84% Good
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Totals:                                  176,618                                  105,972

Notes:

ECF (4085 CROOKED LAKE) 1.460 => TCY:                                  154,719

2024 Est. T.C.V. 009-270-027-00                                  =                                  287,316

Est. TCY/Total Floor Area = 306.96, Most recent sale 08/17/2007 for 247,000

2023 Assessed                                  MBOR                                  S.E.V.                                  Base for Cap                                  C.P.I.

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	124,800	124,800	124,800	90,889	5.00	
2024	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	18,900	0	0	4,544	0
2024	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	143,700	143,700	143,700	95,433	95,433	0

009-270-029-00 2024 Est. T.C.V. SKAGGS MATTHEW D & STACY D &  
 Property Class: 401 130 S OAK DR  
 Map #: LAKE TOWNSHIP Lake City, MI 49651

. SEC 3 T22N R8W LOT 29 CROOKED LAKE PLAT.

Land Value Estimates for Land Table 4085.4085 CROOKED LAKE  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A\$1600/FF	50.00	110.00	1.0000	0.9591	1600	100		76,728
50 Actual Front Feet, 0.13 Total Acres Total Est. Land Value =								76,728

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	799	85	4,468
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	94	2,350
Total Estimated Land Improvements True Cash Value =				6,818

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

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 768 SF Floor Area = 768 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Block	Crawl Space	768		
Total:				116,939	76,012

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,433	931
3 Fixture Bath	1	4,513	2,933

Garages

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

Base Cost	396	22,346	14,525
Storage Over Garage	396	5,287	3,437

Water/Sewer

Public Sewer	1	1,494	971
Water Well, 100 Feet	1	5,808	3,775

Built-Ins

Appliance Allow.	1	2,766	1,798
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Fireplaces

Exterior 1 Story	1	6,513	4,233
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Deck

w/Roof (Roof portion)	396	6,087	3,957
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Local Cost Items

SANITARY SEWER	1	0	0	*94% Good
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Totals: 173,186 112,572

Notes: STUDIO OVER BOATHOUSE

ECF (4085 CROOKED LAKE) 1.460 => TCV: 164,355

2024 Est. T.C.V. 009-270-029-00 = 247,901  
 Est. TCV/Total Floor Area = 322.79, Most recent sale 11/06/2018 for 192,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
105,800	105,800	105,800	92,235	5.00		
2024	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	18,200	0	0	4,611	0

Parcel Number: 009-270-029-00

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2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
124,000	124,000	124,000	96,846	96,846	0

009-270-030-00 2024 Est. T.C.V. LANTERMAN JAMES W & ELLEN L  
 Property Class: 401 120 S OAK DR  
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

LOT 30 CROOKED LAKE PLAT.

03 SPLIT LOT 31 TO 031-00 FOR 04

Land Value Estimates for Land Table 4085.4085 CROOKED LAKE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A\$1600/FF	50.00	110.00	1.0000	0.9591	1600	100		76,728
50 Actual Front Feet, 0.13 Total Acres Total Est. Land Value =								76,728

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1 Single Family TRI Cls C 5 Blt 2002

(11) Heating System: Radiant (in-floor)  
 Ground Area = 1414 SF Floor Area = 1894 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Crawl Space	480		
1 Story	Siding	Basement	544		
1 Story	Siding	Piers	390		
Total:				250,850	200,683

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,476	1,181
3 Fixture Bath	2	9,291	7,433

Porches

WPP	390	6,560	5,248
Foundation: Basement	390	9,559	7,647
WPP	30	1,558	1,246
WPP	30	1,558	1,246
WPP	30	1,558	1,246
WPP	30	1,558	1,246

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	768	30,305	24,244
Common Wall: 1 Wall	1	-2,686	-2,149
Door Opener	2	1,093	874
Class: C Exterior: Block Foundation: 42 Inch (Unfinished)			
Base Cost	280	16,495	13,196

Water/Sewer

Public Sewer	1	1,494	1,195
Water Well, 100 Feet	1	5,808	4,646

Built-Ins

Appliance Allow.	1	2,766	2,213
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Fireplaces

Interior 1 Story	1	5,338	4,270
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Local Cost Items

SANITARY SEWER	1	0	0	*93% Good
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Parcel Number: 009-270-030-00

Page: 2

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 Totals: 344,581 275,665
 

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Notes:

 ECF (4085 CROOKED LAKE) 1.460 => TCV: 402,471
 

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2024 Est. T.C.V. 009-270-030-00 = 480,149

Est. TCV/Total Floor Area = 253.51

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
226,600	226,600	226,600	123,271	5.00		
2024 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	13,500	0	0	6,163	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
240,100	240,100	240,100	129,434	129,434	129,434	



009-270-031-00                      2024 Est. T.C.V.                      LANTERMAN JAMES W & ELLEN TRUST  
 Property Class: 401                      110 S OAK DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

LOT 31 CROOKED LAKE PLAT.

HS OK FOR GLADYS..LIVES WITH SON (JAMES)

03 SPLIT FROM 030-00 FOR 04

Land Value Estimates for Land Table 4085.4085 CROOKED LAKE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A\$1600/FF	50.00	110.00	1.0000	0.9591	1600	100		76,728
50 Actual Front Feet, 0.13 Total Acres                      Total Est. Land Value =								76,728

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	223	0	0
Wood Frame	26.25	96	91	2,293
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				3,243

Cost Est. for Res. Bldg: 1 Single Family 1S                      Cls CD                      Blt 1956

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 768 SF    Floor Area = 768 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	768		
Total:				90,894	59,081

Other Additions/Adjustments

Plumbing

Average Fixture(s)                      1                      1,230                      799

Porches

CGEP (1 Story)                      128                      8,100                      5,265  
 CGEP (1 Story)                      204                      11,173                      7,262

Water/Sewer

Public Sewer                      1                      1,326                      862  
 Water Well, 100 Feet                      1                      5,640                      3,666

Built-Ins

Appliance Allow.                      1                      1,934                      1,257

Fireplaces

Exterior 1 Story                      1                      5,707                      3,710

Local Cost Items

SANITARY SEWER                      1                      0                      0                      \*84% Good

Totals:                      126,004                      81,902

Notes:

ECF (4085 CROOKED LAKE) 1.460 => TCV:                      119,577

2024 Est. T.C.V. 009-270-031-00                      =                      199,548

Est. TCV/Total Floor Area = 259.83

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
87,900	87,900	87,900	63,199	5.00
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	11,900	0	3,159	0

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Parcel Number: 009-270-031-00

Page: 2

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2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
99,800	99,800	99,800	66,358	66,358	0

009-270-032-00	2024 Est. T.C.V.	FOLTZ TED
Property Class: 401		100 S OAK DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 3 T22N R8W LOT 32 CROOKED LAKE PLAT.

ADD SEWER FOR 05

Land Value Estimates for Land Table 4085.4085 CROOKED LAKE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A\$1600/FF	53.00	110.00	0.9855	0.9591	1600	100		80,155
53 Actual Front Feet, 0.13 Total Acres								
Total Est. Land Value =								80,155

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	90	0	0
Wood Frame	34.90	36	94	1,181
Total Estimated Land Improvements True Cash Value =				1,181

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1956

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 800 SF Floor Area = 800 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	800		
Total:				97,116	63,126

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,230	799
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Porches

CGEP (1 Story)	70	5,287	3,437
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Garages

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

Base Cost	280	13,199	8,579
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Water/Sewer

Public Sewer	1	1,326	862
Water Well, 50 Feet	1	2,585	1,680

Built-Ins

Appliance Allow.	1	1,934	1,257
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Fireplaces

Interior 1 Story	1	4,700	3,055
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Local Cost Items

SANITARY SEWER	1	0	0	*94% Good
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Totals: 127,377 82,795

Notes:

ECF (4085 CROOKED LAKE) 1.460 => TCV: 120,881

2024 Est. T.C.V. 009-270-032-00 = 202,217

Est. TCV/Total Floor Area = 252.77

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
88,800	88,800	88,800	63,585	5.00	
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	12,300	0	0	3,179	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
101,100	101,100	101,100	66,764	66,764	0



009-270-033-00	2024 Est. T.C.V.	KEARNS PAULA J TRUSTEE
Property Class: 401		90 S OAK DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 3 T22N R8W LOTS 33 &amp; 34 CROOKED LAKE PLAT.

ADD SEWER FOR 05

Land Value Estimates for Land Table 4085.4085 CROOKED LAKE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A\$1600/FF	89.00	110.00	0.8658	0.9591	1600	100		118,241
89 Actual Front Feet, 0.23 Total Acres				Total Est. Land Value =				118,241

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	581	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	2	95	1,900
Total Estimated Land Improvements True Cash Value =				1,900

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

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 1602 SF Floor Area = 1602 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Block	Slab	1,282		
1 Story	Block	Slab	320		
Total:				171,851	111,702

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,195	777
2 Fixture Bath	1	2,522	1,639

Garages

Class: CD Exterior: Block Foundation: 18 Inch (Unfinished)  
Base Cost 672 22,908 14,890

Water/Sewer

Public Sewer	1	1,326	862
Water Well, 100 Feet	1	5,640	3,666

Built-Ins

Appliance Allow.	1	1,934	1,257
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Fireplaces

Interior 1 Story	1	4,700	3,055
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Local Cost Items

SANITARY SEWER	1	0	0	*94% Good
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Totals: 212,076 137,848

Notes:

ECF (4085 CROOKED LAKE) 1.460 =&gt; TCV: 201,258

2024 Est. T.C.V. 009-270-033-00 = 321,399

Est. TCV/Total Floor Area = 200.62

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
142,100	142,100	142,100	80,414	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	18,600	0	4,020	0		
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	

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160,700	160,700	160,700	84,434	84,434	0
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009-270-036-00 2024 Est. T.C.V. DIX DONALD P  
 Property Class: 401 60 S OAK DR  
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

. SEC 3 T22N R8W LOT 36 CROOKED LAKE PLAT.

ADD SEWER FOR 05

Land Value Estimates for Land Table 4085.4085 CROOKED LAKE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A\$1600/FF	50.00	109.00	1.0000	0.9569	1600	100		76,553
50 Actual Front Feet, 0.13 Total Acres Total Est. Land Value =								76,553

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	180	0	0
Wood Frame	23.41	160	50	1,873

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	0.00	0	95	950
Total Estimated Land Improvements True Cash Value =				2,823

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

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 816 SF Floor Area = 816 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	816		
Total:				95,821	62,283

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,230	799
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Water/Sewer

Public Sewer	1	1,326	862
Water Well, 50 Feet	1	2,585	1,680

Built-Ins

Appliance Allow.	1	1,934	1,257
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Fireplaces

Exterior 1 Story	1	5,707	3,710
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Local Cost Items

SANITARY SEWER	1	0	0	*94% Good
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Totals: 108,603 70,591

Notes:

ECF (4085 CROOKED LAKE) 1.460 => TCV: 103,063

2024 Est. T.C.V. 009-270-036-00 = 182,439

Est. TCV/Total Floor Area = 223.58

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
79,800	79,800	79,800	39,275	5.00	
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	11,400	0	0	1,963	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
91,200	91,200	91,200	41,238	41,238	0

009-270-037-00 2024 Est. T.C.V. HABEL MICHAEL A & ELAINE L TRUST  
 Property Class: 401 40 S OAK DR  
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

. SEC 3 T22N R8W LOTS 37 & 38 CROOKED LAKE PLAT.

ADD SEWER FOR05

Land Value Estimates for Land Table 4085.4085 CROOKED LAKE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A\$1600/FF	100.00	108.00	0.8409	0.9547	1600	100		128,450
100 Actual Front Feet, 0.25 Total Acres					Total Est. Land Value =			128,450

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	104	0	0
D/W/P: 3.5 Concrete	6.16	126	0	0
D/W/P: 4in Concrete	6.49	72	0	0
Metal Prefab	14.56	144	50	1,048

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				1,998

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1961

(11) Heating System: Forced Heat & Cool  
 Ground Area = 1198 SF Floor Area = 1198 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,198		
Total:				137,427	89,326

Other Additions/Adjustments

Exterior

Brick Veneer	936	14,798	9,619
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Plumbing

Average Fixture(s)	1	1,230	799
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Porches

CCP (1 Story)	40	1,160	754
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Garages

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

Base Cost	576	19,791	12,864
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Water/Sewer

Public Sewer	1	1,326	862
Water Well, 50 Feet	1	2,585	1,680

Built-Ins

Appliance Allow.	1	1,934	1,257
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Fireplaces

Exterior 1 Story	1	5,707	3,710
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Local Cost Items

SANITARY SEWER	1	0	0	*94% Good
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Totals: 185,958 120,871

Notes:

ECF (4085 CROOKED LAKE) 1.460 => TCV: 176,472

Parcel Number: 009-270-037-00

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2024 Est. T.C.V. 009-270-037-00	=	306,920				
Est. TCV/Total Floor Area = 256.19, Most recent sale 12/29/2009 for 90,000						
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
134,300	134,300	134,300	67,368	5.00		
2024	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	19,200	0	0	3,368	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
153,500	153,500	153,500	70,736	70,736	0	



009-275-001-00  
 Property Class: 401  
 Map #:

2024 Est. T.C.V.  
 LAKE TOWNSHIP

OTTENJAN GARRY & PHYLLIS  
 9035 W OAK DR  
 LAKE CITY, MI 49651

. SECS 3 & 4 T22N R8W LOT 1 PLAT OF CROOKED LAKE ANNEX.

ADD SEWER FOR 05

Land Value Estimates for Land Table 4085.4085 CROOKED LAKE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A\$1600/FF	100.00	160.00	0.8409	1.0533	1600	100		141,712
100 Actual Front Feet, 0.37 Total Acres					Total Est. Land Value =			141,712

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	120	0	0
Wood Frame	23.41	160	94	3,521
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
Total Estimated Land Improvements True Cash Value =				5,896

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

(11) Heating System: Electric Baseboard  
 Ground Area = 1636 SF Floor Area = 1636 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Piers	110		
1 Story	Siding	Crawl Space	1,238		
1 Story	Siding	Piers	288		
Total:				180,285	108,171

Other Additions/Adjustments

Plumbing  
 Average Fixture(s) 1 1,230 738

Porches  
 WSEP (1 Story) 100 5,321 3,193

Deck  
 Treated Wood 470 7,083 4,250  
 Treated Wood 118 2,843 1,706

Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)  
 Base Cost 676 22,227 13,336

Water/Sewer

Public Sewer 1 1,326 796  
 Water Well, 100 Feet 1 5,640 3,384

Built-Ins

Appliance Allow. 1 1,934 1,160

Fireplaces

Interior 1 Story 1 4,700 2,820

Local Cost Items

SANITARY SEWER 1 0 0 \*94% Good

Totals: 232,589 139,554

Notes:

ECF (4085 CROOKED LAKE) 1.460 => TCV: 203,749

Parcel Number: 009-275-001-00

Page: 2

2024 Est. T.C.V. 009-275-001-00						=	351,357
Est. TCV/Total Floor Area = 214.77, Most recent sale 09/01/1997 for 90,000							
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
152,100	152,100	152,100	99,752	5.00			
2024	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	23,600	0	0	4,987	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
175,700	175,700	175,700	104,739	104,739	0		

009-275-002-00                                    2024 Est. T.C.V.                                    STRICH GERALD N & DORIS H TRUST  
 Property Class: 401                                                                       8999 W OAK DR  
 Map #:                                    LAKE TOWNSHIP                                    LAKE CITY, MI 49651

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. SECS 3 & 4 T22N R8W LOT 2 PLAT OF CROOKED LAKE ANNEX.

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Land Value Estimates for Land Table 4085.4085 CROOKED LAKE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A\$1600/FF	100.00	172.00	0.8409	1.0725	1600	100		144,297
100 Actual Front Feet, 0.40 Total Acres                                    Total Est. Land Value =								144,297

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Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	41	50	126
Wood Frame	23.41	160	50	1,873
Total Estimated Land Improvements True Cash Value =				1,999

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Cost Est. for Res. Bldg: 1 A-Frame 1.25S                                    Cls Good                                    Blt 1973

(11) Heating System: Forced Air w/ Ducts

Ground Area = 930 SF                                    Floor Area = 1110 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Slab	720		
1 Story	Siding	Crawl Space	210		
Total:				124,897	68,698

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,476	812
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Porches

WPP	312	5,260	2,893
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Water/Sewer

Public Sewer	1	1,326	729
Water Well, 100 Feet	1	5,640	3,102

Built-Ins

Appliance Allow.	1	1,934	1,064
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Local Cost Items

SANITARY SEWER	1	0	0	*90% Good
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Totals:                                    140,533                                    77,298

Notes:

ECF (4085 CROOKED LAKE) 1.460 => TCV:                                    112,855

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2024 Est. T.C.V. 009-275-002-00                                    =                                    259,151

Est. TCV/Total Floor Area = 233.47, Most recent sale 09/01/1996 for 80,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
107,400	107,400	107,400	64,827	5.00	
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	22,200	0	3,241	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
129,600	129,600	129,600	68,068	68,068	0

009-275-003-00	2024 Est. T.C.V.	PARKS JERRY LEE & TERRY LYNN (H/W)
Property Class: 401		8979 W OAK DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SECS 3 & 4 T22N R8W LOT 3 PLAT OF CROOKED LAKE ANNEX.

Land Value Estimates for Land Table 4085.4085 CROOKED LAKE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A\$1600/FF	100.00	156.00	0.8409	1.0466	1600	100		140,818
100 Actual Front Feet, 0.36 Total Acres Total Est. Land Value =								140,818

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.97	347	0	0
D/W/P: 4in Ren. Conc.	8.18	896	0	0
D/W/P: Patio Blocks	15.61	664	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 10000	10,000.00	1	95	9,500
Total Estimated Land Improvements True Cash Value =				9,500

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C 10 Blt 2017

(11) Heating System: Forced Heat & Cool  
 Ground Area = 3376 SF Floor Area = 4108 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=93/100/100/100/93

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	3,376		
1 Story	Siding	Overhang	732		
Total:				512,761	476,911

Other Additions/Adjustments

Exterior

Stone Veneer	200	7,592	7,061
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Plumbing

Average Fixture(s)	1	1,476	1,373
3 Fixture Bath	3	13,937	12,961

Water/Sewer

2000 Gal Septic	1	9,667	8,990
Public Sewer	1	1,494	1,389

Porches

CCP (1 Story)	216	5,620	5,227
CGEP (1 Story)	406	22,127	20,578

Deck

Treated Wood	224	4,467	4,154
Treated Wood	219	4,400	4,092
Treated Wood	204	4,192	3,899

Garages

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

Base Cost	902	41,456	38,554
Common Wall: 2 Wall	1	-5,371	-4,995
Door Opener	2	1,093	1,016

Built-Ins

Appliance Allow.	1	2,766	2,572
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Fireplaces

Direct-Vented Gas	1	3,021	2,810
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Local Cost Items



Parcel Number: 009-275-003-00

Page: 2

GENERATOR	1	1	1	*95% Good
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Totals:	630,699	586,593
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Notes:

ECF (4085 CROOKED LAKE) 1.460 =&gt; TCV: 856,426

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2024 Est. T.C.V. 009-275-003-00 = 1,006,744

Est. TCV/Total Floor Area = 245.07, Most recent sale 11/08/2005 for 224,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
475,100	475,100	475,100	355,408	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	28,300	0	0	17,770	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
503,400	503,400	503,400	373,178	373,178	0	



## Notes:

ECF (4085 CROOKED LAKE) 1.460 => TCV: 300,135

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2024 Est. T.C.V. 009-275-004-00					=	433,712
Est. TCV/Total Floor Area = 265.75, Most recent sale 06/01/1997 for 83,500						
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
193,800	193,800	193,800	141,920	5.00		
2024	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	23,100	0	0	7,096	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
216,900	216,900	216,900	149,016	149,016		0





Parcel Number: 009-280-002-00

Page: 2

ECF (4085 CROOKED LAKE) 1.460 =&gt; TCV: 223,890

2024 Est. T.C.V. 009-280-002-00					=	456,224
Est. TCV/Total Floor Area = 292.45, Most recent sale 06/11/2018 for 310,000						
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
196,400	196,400	196,400	142,555	5.00		
2024	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	31,700	0	7,127	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
228,100	228,100	228,100	149,682	149,682	149,682	

009-280-006-00	2024 Est. T.C.V.	ROBERTS LEONARD M TRUST
Property Class: 401		9171 W OAK DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. LOT 6 CROOKED LAKE SHORE PLAT AND W'LY 5' OF VACATED WALKWAY RECORDED LIBER  
201P588

Land Value Estimates for Land Table 4085.4085 CROOKED LAKE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A\$1600/FF	55.00	118.00	0.9765	0.9761	1600	100		83,872
55 Actual Front Feet, 0.15 Total Acres Total Est. Land Value =								83,872

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
Total Estimated Land Improvements True Cash Value =				2,375

Cost Est. for Res. Bldg: 1 Single Family 1.75S Cls C 5 Blt 1970

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 1128 SF Floor Area = 1920 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	336		
2 Story	Siding	Crawl Space	792		
			Total:	230,679	149,940

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,476	959
3 Fixture Bath	1	4,646	3,020

Porches

WSEP (1 Story)	152	8,252	5,364
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Deck

Treated Wood	555	8,086	5,256
Treated Wood	88	2,393	1,555
Treated Wood	144	3,338	2,170

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	672	33,398	21,709
Door Opener	1	547	356
Class: C Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	312	19,715	12,815
Common Wall: 2 Wall	1	-5,371	-3,491
Door Opener	1	547	356

Water/Sewer

Public Sewer	1	1,494	971
Water Well, 100 Feet	1	5,808	3,775

Built-Ins

Appliance Allow.	1	2,766	1,798
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Fireplaces

Direct-Vented Gas	1	3,021	1,964
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Breezeways

Frame Wall	480	25,685	19,264	*75% Good
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Unit-in-Place Cost Items

Parcel Number: 009-280-006-00

Page: 2

ROOF STRUCT. (SQ FT)	52	291	288	*99% Good
Local Cost Items				
SANITARY SEWER	1	0	0	*84% Good
Totals:		346,771	228,069	

Notes:

ECF (4085 CROOKED LAKE) 1.460 =&gt; TCV: 332,981

2024 Est. T.C.V. 009-280-006-00	=	419,228			
Est. TCV/Total Floor Area = 218.35, Most recent sale 09/01/1997 for 117,400					
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
191,900	191,900	191,900	96,295	5.00	
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	17,700	0	4,814	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
209,600	209,600	209,600	101,109	101,109	101,109



009-280-007-00	2024 Est. T.C.V.	ROBERTS LEONARD TRUST
Property Class: 402		W OAK DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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E 1/2 OF LOT 7. CROOKED LAKE SHORE PLAT.

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02 SPLIT 1/2 TO 007-50 FOR 03 2 DOV REMAIN

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Land Value Estimates for Land Table 4085.4085 CROOKED LAKE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A\$1600/FF	25.00	115.00	1.0000	0.9698	1600	100		38,793
25 Actual Front Feet, 0.07 Total Acres			Total Acres		Total Est.		Land Value =	38,793

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2024 Est. T.C.V. 009-280-007-00 = 38,793

Est. TCV/Total Floor Area = 20.20

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
14,700	14,700	14,700	11,854	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	4,700	0	592	0		
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
19,400	19,400	19,400	12,446	12,446	12,446	



Notes:

ECF (4085 CROOKED LAKE) 1.460 => TCV: 192,570

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2024 Est. T.C.V. 009-280-008-00					=	348,182
Est. TCV/Total Floor Area = 362.69						
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
136,800	136,800	136,800	106,355	5.00		
2024	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	37,300	0	0	5,317	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
174,100	174,100	174,100	111,672	111,672	0	





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	224,100	224,100	224,100	148,377	5.00	
2024	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	17,300	0	0	7,418	0
2024	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	241,400	241,400	241,400	155,795	155,795	0

009-280-013-00	2024 Est. T.C.V.	BARTHEL ANDREAS & CHERYL
Property Class: 401		9235 W OAK DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. LOT 13 & W 1/2 OF LOT 12 CROOKED LAKE SHORE PLAT.

Land Value Estimates for Land Table 4085.4085 CROOKED LAKE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A\$1600/FF	75.00	102.00	0.9036	0.9412	1600	100		102,052
75 Actual Front Feet, 0.18 Total Acres								Total Est. Land Value = 102,052

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	72	0	0
D/W/P: 4in Concrete	6.49	750	0	0
Metal Prefab	19.85	54	50	536
Wood Frame	24.89	120	50	1,493

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				2,979

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

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1389 SF Floor Area = 1389 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	660		
1 Story	Siding	Crawl Space	729		
Total:				156,617	101,802

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,230	799
3 Fixture Bath	1	3,860	2,509

Porches

CGEP (1 Story)	96	6,590	4,283
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Deck

Treated Wood	480	7,181	4,668
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Garages

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

Base Cost	624	22,271	14,476
Common Wall: 1 Wall	1	-2,338	-1,520

Water/Sewer

Public Sewer	1	1,326	862
Water Well, 100 Feet	1	5,640	3,666

Built-Ins

Appliance Allow.	1	1,934	1,257
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Fireplaces

Interior 1 Story	1	4,700	3,055
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Local Cost Items

GENERATOR	1	1	1	*100% Good
SANITARY SEWER	1	0	0	*94% Good

Totals: 209,012 135,858

Notes:

Parcel Number: 009-280-013-00

Page: 2

ECF (4085 CROOKED LAKE) 1.460 =&gt; TCV: 198,353

2024 Est. T.C.V. 009-280-013-00	=	303,384			
Est. TCV/Total Floor Area = 218.42, Most recent sale 06/14/2019 for 265,000					
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
136,400	136,400	136,400	123,400	5.00	
2024	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	15,300	0	6,170	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
151,700	151,700	151,700	129,570	129,570	0





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95,500	95,500	95,500	44,230	44,230	0
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Parcel Number: 009-280-015-00

Page: 2

Est. TCV/Total Floor Area = 297.11

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
151,000	151,000	151,000	87,112	5.00		
2024 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	25,500	0	0	4,355	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
176,500	176,500	176,500	91,467	91,467	0	





Parcel Number: 009-280-019-00

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0	13,800	0	0	4,458	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
128,500	128,500	128,500	93,626	93,626	0





Parcel Number: 009-280-020-00

Page: 2

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2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
101,600	101,600	101,600	61,714	61,714	0



Notes:

ECF (4085 CROOKED LAKE) 1.460 => TCV: 172,952

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2024 Est. T.C.V. 009-280-021-00					=	257,031
Est. TCV/Total Floor Area = 391.82						
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
114,300	114,300	114,300	105,726	5.00		
2024	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	14,200	0	0	5,286	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
128,500	128,500	128,500	111,012	111,012		0



161,600

161,600

161,600

106,641

106,641

0

009-280-024-00	2024 Est. T.C.V.	MPB CONSULTING LLC
Property Class: 401		9359 W OAK DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. LOTS 24 & 25 CROOKED LAKE SHORE PLAT. & E'LY 1/2 VACATED WALKWAY L201P588

ADD 5 FT TO FRONTAGE FOR VACATED WALKWAY

Land Value Estimates for Land Table 4085.4085 CROOKED LAKE

		* Factors *		LOTS 24 & 25 & 1/2WALKWAY		
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
GROUP A\$1600/FF	105.00	143.00	0.8307	1.0241	1600 100	142,923
105 Actual Front Feet, 0.34 Total Acres					Total Est. Land Value =	142,923

Land Improvement Cost Estimates

Description	Rate	Size % Good	Cash Value
Wood Frame	32.30	80 82	2,119
Residential Local Cost Land Improvements			
Description	Rate	Size % Good	Cash Value
LAND IMPROVE 2500	2,500.00	1 95	2,375
Total Estimated Land Improvements True Cash Value =			4,494

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C 5 Blt 1999

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1064 SF Floor Area = 1064 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,064		
			Total:	168,676	126,513

Other Additions/Adjustments

Recreation Room	709	13,705	6,852
Basement, Outside Entrance, Below Grade	1	2,560	1,920

Plumbing

Average Fixture(s)	1	1,476	1,107
3 Fixture Bath	1	4,646	3,484

Porches

WSEP (1 Story)	240	11,686	8,764
CCP (1 Story)	16	806	604

Deck

Treated Wood	496	7,509	5,632
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Garages

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

Base Cost	864	40,038	30,028
Common Wall: 1.5 Wall	1	-4,028	-3,021
Door Opener	2	1,093	820

Water/Sewer

Public Sewer	1	1,494	1,120
Water Well, 100 Feet	1	5,808	4,356

Built-Ins

Appliance Allow.	1	2,766	2,074
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Local Cost Items

SANITARY SEWER	1	0	0	*86% Good
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Totals: 258,235 190,253

Notes:

Parcel Number: 009-280-024-00

Page: 2

ECF (4085 CROOKED LAKE) 1.460 =&gt; TCV: 277,769

2024 Est. T.C.V. 009-280-024-00	=	425,186
Est. TCV/Total Floor Area = 399.61, Most recent sale 04/20/2022 for 390,000		
2023 Assessed	MBOR	S.E.V.
196,300	196,300	196,300
		Base for Cap
		196,300
		C.P.I.
		5.00
2024	New Eq. Adjustment	Loss
	0	16,300
		0
		Additions
		0
		Tax Adjustment
		9,815
		Losses
		0
2024 Assessed	MBOR	S.E.V.
212,600	212,600	212,600
		Capped
		206,115
		->Taxable<-
		206,115
		PRE/MBT
		0





009-280-028-00	2024 Est. T.C.V.	EVANS DAVID D & KATHLEEN A
Property Class: 402		W OAK DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. LOT 28 CROOKED LAKE SHORE PLAT.

Land Value Estimates for Land Table 4085.4085 CROOKED LAKE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A\$1600/FF	50.00	130.00	1.0000	1.0000	1600	100		80,000
50 Actual Front Feet, 0.15 Total Acres							Total Est. Land Value =	80,000

2024 Est. T.C.V. 009-280-028-00 = 80,000

Est. TCV/Total Floor Area = 75.76

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
30,000	30,000	30,000	16,309	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	10,000	0	0	815	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
40,000	40,000	40,000	17,124	17,124	0	







Parcel Number: 009-280-031-00

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2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
161,000	161,000	161,000	107,002	107,002	107,002



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2024	New	Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0		20,500	0	0	1,982	0
2024 Assessed			MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	91,200		91,200	91,200	41,636	41,636	0

009-280-034-00	2024 Est. T.C.V.	MCGEE GAIL I & WISNIEWSKI
Property Class: 401		9435 W OAK DR
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

. LOTS 34 & 35 CROOKED LAKE SHORE PLAT.

ADD SEWER FOR 05

Land Value Estimates for Land Table 4085.4085 CROOKED LAKE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A\$1600/FF	101.00	153.00	0.8388	1.0416	1600	100		141,186
101 Actual Front Feet, 0.35 Total Acres							Total Est. Land Value =	141,186

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Patio Blocks	15.61	405	50	3,161
D/W/P: 4in Concrete	6.97	1873	50	6,527
D/W/P: Patio Blocks	15.61	240	50	1,873
Total Estimated Land Improvements True Cash Value =				11,561

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

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1011 SF Floor Area = 1011 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	720		
1 Story	Siding	Basement	291		
			Total:	141,530	91,995

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade	1	2,560	1,664
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Plumbing

Average Fixture(s)	1	1,476	959
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Porches

WPP	80	2,692	1,750
WPP	12	636	413

Deck

Treated Wood	250	4,790	3,113
Treated Wood	64	2,026	1,317

Garages

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

Door Opener	2	1,093	710
Base Cost	1216	52,580	34,177

Water/Sewer

Public Sewer	1	1,494	971
Water Well, 50 Feet	1	2,686	1,746

Built-Ins

Appliance Allow.	1	2,766	1,798
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Fireplaces

Exterior 1 Story	1	6,513	4,233
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Local Cost Items

SANITARY SEWER	1	0	0	*94% Good
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Totals:		222,842	144,846
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Notes:



Parcel Number: 009-280-034-00

Page: 2

ECF (4085 CROOKED LAKE) 1.460 =&gt; TCV: 211,475

2024 Est. T.C.V. 009-280-034-00					=	364,222
Est. TCV/Total Floor Area = 360.26, Most recent sale 10/01/2002 for 140,000						
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
158,400	158,400	158,400	119,508	5.00		
2024	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	23,700	0	5,975	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
182,100	182,100	182,100	125,483	125,483	0	



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2024	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	43,400	0	0	5,917	0
2024 Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	182,700	182,700	182,700	124,259	124,259	0



Parcel Number: 009-290-002-00

Page: 2

2024 Est. T.C.V. 009-290-002-00			=	495,729		
Est. TCV/Total Floor Area = 193.64						
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
204,700	204,700	204,700	141,683	5.00		
2024	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	43,200	0	0	7,084	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
247,900	247,900	247,900	148,767	148,767	148,767	



009-290-004-00	2024 Est. T.C.V.	BARR KEITH
Property Class: 402		W WHITE BIRCH AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 2 T22N R8W LOT 4 CROW'S NEST.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE  
\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 67' @ 3400/	60.67	110.00	1.0251	0.9647	3400	100		203,989
61 Actual Front Feet, 0.15 Total Acres							Total Est. Land Value =	203,989

2024 Est. T.C.V. 009-290-004-00 = 203,989

Est. TCV/Total Floor Area = 138.77

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
60,100	60,100	60,100	59,221	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	41,900	0	0	2,961	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
102,000	102,000	102,000	62,182	62,182	0	









Parcel Number: 009-290-007-00

Page: 2

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Est. TCV/Total Floor Area = 270.11, Most recent sale 06/01/1998 for 120,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
264,800	264,800	264,800	190,835	5.00		
2024	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	40,200	0	0	9,541	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
305,000	305,000	305,000	200,376	200,376	200,376	

009-290-008-00	2024 Est. T.C.V.	WILLIAMS TERRY L & LORENE F
Property Class: 401		7759 W WHITE BIRCH AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 2 T22N R8W LOT 8 CROW'S NEST.

2018-00979 JMISC NO SORT TERM RENTALS

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 67' @ 3400/	60.00	132.00	1.0280	1.0097	3400	100		211,740
60 Actual Front Feet, 0.18 Total Acres							Total Est. Land Value =	211,740

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.97	400	0	0
D/W/P: 4in Concrete	6.97	56	0	0
D/W/P: 4in Concrete	6.97	100	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
Total Estimated Land Improvements True Cash Value =				2,375

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

(11) Heating System: Forced Heat & Cool  
 Ground Area = 1752 SF Floor Area = 1752 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,752		
			Total:	225,423	135,254

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,476	886
3 Fixture Bath	1	4,646	2,788

Porches

WCP (1 Story)	91	4,550	2,730
WCP (1 Story)	17	1,283	770

Garages

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

Base Cost	576	29,854	17,912
Common Wall: 1 Wall	1	-2,686	-1,612
Door Opener	1	547	328

Water/Sewer

Public Sewer	1	1,494	896
Water Well, 100 Feet	1	5,808	3,485

Built-Ins

Appliance Allow.	1	2,766	1,660
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Local Cost Items

SANITARY SEWER	1	0	0	*81% Good
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Totals:	275,161	165,097
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Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE ) 1.460 =&gt; TCv: 241,042

2024 Est. T.C.V. 009-290-008-00 = 455,157

Est. TCv/Total Floor Area = 259.79, Most recent sale 06/24/2019 for 330,000

2023 Assessed MBOR S.E.V. Base for Cap C.P.I.

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	179,000	179,000	179,000	156,285	5.00	
2024	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	48,600	0	0	7,814	0
2024	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	227,600	227,600	227,600	164,099	164,099	0









009-290-013-00 2024 Est. T.C.V. ORMSBY H ROBERT II  
 Property Class: 401 7809 W WHITE BIRCH AVE  
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

. SEC 2 T22N R8W LOT 13 CROW'S NEST.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 67' @ 3400/	60.67	135.00	1.0251	1.0154	3400	100		214,705
66 Actual Front Feet, 0.18 Total Acres							Total Est. Land Value =	214,705

Cost Est. for Res. Bldg: 1 Single Family 2S Cls BC Blt 1993

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1280 SF Floor Area = 2560 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Crawl Space	1,280		
			Total:	355,409	266,556

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	2,172	1,629
3 Fixture Bath	1	6,832	5,124

Porches

WCP (1 Story)	35	3,004	2,253
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Deck

Treated Wood	480	7,795	5,846
Treated Wood	128	3,272	2,454

Garages

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

Base Cost	576	32,124	24,093
Common Wall: 1 Wall	1	-3,117	-2,338

Water/Sewer

Public Sewer	1	1,914	1,435
Water Well, 50 Feet	1	2,921	2,191

Built-Ins

Appliance Allow.	1	3,975	2,981
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Fireplaces

Exterior 2 Story	1	10,340	7,755
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Local Cost Items

SANITARY SEWER	1	0	0	*84% Good
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Totals: 426,641 319,979

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE ) 1.460 => TCV: 467,169

2024 Est. T.C.V. 009-290-013-00 = 681,874

Est. TCV/Total Floor Area = 266.36

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
290,500	290,500	290,500	165,204	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	50,400	0	0	8,260	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
340,900	340,900	340,900	173,464	173,464	173,464	

009-290-014-00	2024 Est. T.C.V.	DENNO WILLIAM L ETAL
Property Class: 401		7819 W PINE DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 2 T22N R8W LOT 14 CROW'S NEST.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 67' @ 3400/	65.33	120.00	1.0063	0.9859	3400	100		220,391
73 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	220,391

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Split, 2 Rail	15.53	30	0	0
D/W/P: Asphalt Paving	2.89	160	0	0
Metal Prefab	16.49	90	45	668
Wood Frame	34.59	42	35	509

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				2,127

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

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1060 SF Floor Area = 1060 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	436		
1 Story	Siding	Crawl Space	624		
Total:				134,522	80,714

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1	1,230	738	
Deck					
Treated Wood		453	6,913	4,148	
Water/Sewer					
Public Sewer		1	1,326	796	
Water Well, 50 Feet		1	2,585	1,551	
Built-Ins					
Appliance Allow.		1	1,934	1,160	
Porches					
CPP		12	317	190	
Local Cost Items					
SANITARY SEWER		1	0	0	*81% Good
Totals:				148,827	89,297

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE ) 1.460 => TCV: 130,374

2024 Est. T.C.V. 009-290-014-00				=	352,892
Est. TCV/Total Floor Area = 332.92					
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
133,200	133,200	133,200	98,919	5.00	
2024	New Eq.	Adjustment	Loss	Additions	Tax Adjustment
	0	43,200	0	0	4,945
					Losses
					0

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Parcel Number: 009-290-014-00

Page: 2

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2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
176,400	176,400	176,400	103,864	103,864	103,864

009-290-015-00	2024 Est. T.C.V.	GOODENOW LORI TRUST &
Property Class: 402		W PINE DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 2 T22N R8W LOT 15 CROW'S NEST.

BEG 05-HS OK W/DEARBORN ADDRESS. THERE IN WINTER.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 67' @ 3400/	60.00	108.00	1.0280	0.9603	3400	100		201,380
60 Actual Front Feet, 0.15 Total Acres							Total Est. Land Value =	201,380

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	25.63	100	50	1,281
Total Estimated Land Improvements				1,281
			True Cash Value =	

2024 Est. T.C.V. 009-290-015-00 = 202,661

Est. TCV/Total Floor Area = 191.19

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
59,700	59,700	59,700	38,738	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	41,600	0	0	1,936	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
101,300	101,300	101,300	40,674	40,674	0	





Totals: 301,053 180,632

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE ) 1.460 => TCV: 263,723

2024 Est. T.C.V. 009-290-017-00 = 487,132

Est. TCV/Total Floor Area = 328.48, Most recent sale 11/01/2012 for 225,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
195,200	195,200	195,200	127,944	5.00	
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	48,400	0	0	6,397	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
243,600	243,600	243,600	134,341	134,341	0







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380,300

380,300

380,300

313,927

313,927

313,927



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297,200	297,200	297,200	187,799	187,799	0
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009-290-023-00  
Property Class: 401  
Map #:

2024 Est. T.C.V.  
LAKE TOWNSHIP

CHILES GAYLE M & EARLE W  
7909 W PINE DR  
LAKE CITY, MI 49651

. SEC 2 T22N R8W LOT 23 CROW'S NEST. PCL OF THE SURVEY RECORDED IN BOOK OF SURVEYS S-6 P-165

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 67' @ 3000/FF	63.83	106.00	1.0122	0.9558	3000	100		185,268
68 Actual Front Feet, 0.15 Total Acres								
Total Est. Land Value =								185,268

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.18	716	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	2	95	1,900
Total Estimated Land Improvements True Cash Value =				1,900

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C 10 Blt 1974

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 1608 SF Floor Area = 2560 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	224		
1.5 Story	Siding	Basement	704		
2 Story	Siding	Basement	288		
1 Story	Siding	Basement	392		
1 Story	Siding	Overhang	312		
			Total:	332,843	233,015

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,476	1,033
3 Fixture Bath	2	9,291	6,504

Deck

Treated Wood	374	6,246	4,372
Treated Wood	18	822	575

Garages

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

Base Cost	624	26,220	18,354
Common Wall: 1 Wall	1	-2,686	-1,880
Door Opener	1	547	383

Water/Sewer

Public Sewer	1	1,494	1,046
Water Well, 50 Feet	1	2,686	1,880

Built-Ins

Appliance Allow.	1	2,766	1,936
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Porches

WCP (1 Story)	24	1,811	1,268
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Totals: 383,516 268,486

Notes: 2005 ADDITION STARTED

ECF (4082 LAKE MISSAUKEE NORTH SHORE ) 1.460 => TCV: 391,990

2024 Est. T.C.V. 009-290-023-00 = 579,158  
Est. TCV/Total Floor Area = 226.23, Most recent sale 10/22/2018 for 407,500

Parcel Number: 009-290-023-00

Page: 2

2023	Assessed		MBOR	S.E.V.	Base for Cap	C.P.I.	
			237,300	237,300	188,170	5.00	
2024	New	Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
			0	52,300	0	9,408	0
2024	Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
			289,600	289,600	197,578	197,578	197,578





Parcel Number: 009-290-024-00

Page: 2

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SANITARY SEWER	1	0	0	*88% Good
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Totals:	247,187	148,305	
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Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE ) 1.460 => TCV: 216,525

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2024 Est. T.C.V. 009-290-024-00 = 402,123

Est. TCV/Total Floor Area = 269.52, Most recent sale 09/01/1999 for 149,900

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
152,000	152,000	152,000	98,410	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	49,100	0	0	4,920	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
201,100	201,100	201,100	103,330	103,330	103,330	





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Parcel Number: 009-290-026-00

Page: 2

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2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
215,600	215,600	215,600	112,584	112,584	112,584



Parcel Number: 009-290-027-00

Page: 2

## Local Cost Items

SANITARY SEWER	1	0	0	*94% Good
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Totals:	473,896	368,555		
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## Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE ) 1.460 => TCV: 538,090

2024 Est. T.C.V. 009-290-027-00 = 729,832

Est. TCV/Total Floor Area = 377.76, Most recent sale 03/31/2011 for 390,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
324,600	324,600	324,600	217,511	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	40,300	0	0	10,875	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
364,900	364,900	364,900	228,386	228,386	0	





Parcel Number: 009-290-028-00

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SANITARY SEWER	1	0	0	*91% Good
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Totals:	252,557	187,558	
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Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE ) 1.460 => TCV: 273,835

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2024 Est. T.C.V. 009-290-028-00 = 442,323

Est. TCV/Total Floor Area = 317.76

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
174,600	0	0	0	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
221,200	0	113,457	0	0		
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
221,200	221,200	221,200	113,457	113,457	113,457	





009-290-030-00	2024 Est. T.C.V.	COLLINS LYNN MELISSA
Property Class: 401		292 S CAROLYN AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 2 T22N R8W LOT 30 CROW'S NEST.

REMOVE SIZE ADJ FOR 05..IS COMPARABLE TO ADJACENT LOTS...  
CHG LOC FROM -37 TO -45..SIMILAR TO ADJ LOTS

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
D 67' @ 2800/FF	60.00	160.00	1.0000	1.0594	2800	100		177,987
60 Actual Front Feet, 0.22 Total Acres					Total Est.		Land Value =	177,987

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.18	800	0	0
Wood Frame	29.53	96	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	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 2003

(11) Heating System: Forced Heat & Cool  
Ground Area = 1008 SF Floor Area = 1512 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	1,008		
			Total:	217,575	195,801

Other Additions/Adjustments

Recreation Room	808	15,619	14,057
Basement, Outside Entrance, Below Grade	1	2,560	2,304

Plumbing

Average Fixture(s)	1	1,476	1,328
3 Fixture Bath	1	4,646	4,181
2 Fixture Bath	1	3,108	2,797

Deck

Treated Wood	400	6,520	5,868
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Garages

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

Base Cost	440	20,698	18,628
Common Wall: 1 Wall	1	-2,686	-2,417
Door Opener	1	547	492

Water/Sewer

Public Sewer	1	1,494	1,345
Water Well, 100 Feet	1	5,808	5,227

Built-Ins

Appliance Allow.	1	2,766	2,489
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Fireplaces

Direct-Vented Gas	1	3,021	2,719
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Local Cost Items

SANITARY SEWER	1	0	0	*93% Good
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Totals: 283,152 254,819

## Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE ) 1.460 => TCV: 372,036

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2024 Est. T.C.V. 009-290-030-00					=	552,398
Est. TCV/Total Floor Area = 365.34, Most recent sale 06/07/2023 for 599,000						
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
213,800	213,800	213,800	144,943	5.00		
2024	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	3,000	59,400	0	3,000	128,257	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
276,200	276,200	276,200	155,190	276,200	276,200	



009-290-032-00	2024 Est. T.C.V.	SCHAFRANEK EUGENE J TRUSTEE OF THE
Property Class: 402		S CAROLYN AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 2 T22N R8W LOT 32 CROW'S NEST.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
D 67' @ 2800/FF	60.00	145.00	1.0000	1.0337	2800	100		173,660
60 Actual Front Feet, 0.20 Total Acres							Total Est. Land Value =	173,660

2024 Est. T.C.V. 009-290-032-00 = 173,660

Est. TCV/Total Floor Area = 181.08

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
37,700	37,700	37,700	26,180	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	49,100	0	0	1,309	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
86,800	86,800	86,800	27,489	27,489	0	





Parcel Number: 009-290-033-00

Page: 2

## Built-Ins

Appliance Allow.	1	2,766	1,798
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## Fireplaces

Interior 1 Story	1	5,338	3,470
Prefab 1 Story	1	2,592	1,685
Wood Stove	1	2,551	1,658

Totals:		360,544	231,799
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Notes: +ONSITE ADDITION

ECF (4082 LAKE MISSAUKEE NORTH SHORE ) 1.440 =&gt; TCV: 333,791

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2024 Est. T.C.V. 009-290-033-00	=	550,746
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Est. TCV/Total Floor Area = 267.48, Most recent sale 01/22/2018 for 329,900

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
216,400	216,400	216,400	162,393	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	59,000	0	8,119	0		
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
275,400	275,400	275,400	170,512	170,512	170,512	

009-290-034-50	2024 Est. T.C.V.	RASTELLO KEITH & VICKI L
Property Class: 402		S CAROLYN AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 2 T22N R8W S'LY 1/2 OF LOT 34 CROW'S NEST

SPLIT FROM 290-034-00 IN 92

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

Description	Frontage	Depth	* Factors *		Rate	%Adj.	Reason	Value
			Front	Depth				
D 67' @ 2800/FF	30.00	152.00	1.0000	L0.6090	2800	100		51,156
		0.11	Total Acres		Total Est. Land Value =			51,156

2024 Est. T.C.V. 009-290-034-50 = 51,156

Est. TCV/Total Floor Area = 24.85, Most recent sale 07/28/2023 for 400,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
19,200	19,200	19,200	14,424	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	6,400	0	0	11,176	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
25,600	25,600	25,600	15,145	25,600	25,600	

009-290-035-00	2024 Est. T.C.V.	RASTELLO KEITH & VICKI L
Property Class: 401		352 S CAROLYN AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 2 T22N R8W LOT 35 CROW'S NEST.

## Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
D 67' @ 2800/FF	52.00	148.00	1.0000	1.0390	2800	100		151,278
52 Actual Front Feet, 0.18 Total Acres								Total Est. Land Value = 151,278

## Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.18	460	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	94	2,350
Total Estimated Land Improvements True Cash Value =				2,350

Cost Est. for Res. Bldg: 1 Single Family LOG Cls C 5 Blt 1991

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 960 SF Floor Area = 960 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

## Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Pine Logs	Basement	960		
			Total:	157,843	102,583

## Other Additions/Adjustments

Recreation Room	475	9,182	5,968
Basement, Outside Entrance, Below Grade	1	2,560	1,664

## Plumbing

Average Fixture(s)	1	1,476	959
3 Fixture Bath	1	4,646	3,020
2 Fixture Bath	1	3,108	2,020

## Porches

CCP (1 Story)	266	6,687	4,347
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## Deck

Treated Wood w/Roof (Deck Portion)	320	5,638	3,665
Treated Wood w/Roof (Roof portion)	320	4,931	3,205
Treated Wood w/Roof (Deck Portion)	128	3,089	2,008
Treated Wood w/Roof (Roof portion)	128	2,282	1,483

## Garages

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

Basement Garage: 1 Car	1	2,599	1,689
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## Water/Sewer

Public Sewer	1	1,494	971
Water Well, 100 Feet	1	5,808	3,775

## Built-Ins

Appliance Allow.	1	2,766	1,798
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## Local Cost Items

SANITARY SEWER	1	0	0	*81% Good
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Totals:		214,109	139,155
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Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE ) 1.460 =&gt; TCV: 203,166

Parcel Number: 009-290-035-00

Page: 2

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2024 Est. T.C.V. 009-290-035-00	=	356,794			
Est. TCV/Total Floor Area = 371.66, Most recent sale 07/28/2023 for 400,000					
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
143,500	143,500	143,500	85,084	5.00	
2024	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	34,900	0	93,316	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
178,400	178,400	178,400	89,338	178,400	178,400



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2024	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	78,100	0	0	5,124	0
2024 Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	216,400	216,400	216,400	107,623	107,623	0

009-290-038-00	2024 Est. T.C.V.	THOMPSON DARREL D
Property Class: 402		S CAROLYN AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 2 T22N R8W LOT 38 CROW'S NEST.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE  
\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
D 67' @ 2800/FF	50.00	94.00	1.0000	0.9275	2800	100		129,855
50 Actual Front Feet, 0.11 Total Acres							Total Est. Land Value =	129,855

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	24.60	128	50	1,574
Total Estimated Land Improvements				True Cash Value = 1,574

2024 Est. T.C.V. 009-290-038-00 = 131,429

Est. TCV/Total Floor Area = 101.41, Most recent sale 10/10/2018 for 25,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
27,700	27,700	27,700	14,008	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	38,000	0	0	700	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
65,700	65,700	65,700	14,708	14,708	0	

009-290-039-00	2024 Est. T.C.V.	THOMPSON DARREL
Property Class: 401		400 S CAROLYN AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 2 T22N R8W LOT 39 CROW'S NEST.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE  
\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
D 67' @ 2800/FF	40.00	94.00	1.0000	0.9275	2800	100		103,884
40 Actual Front Feet, 0.09 Total Acres								Total Est. Land Value = 103,884

## Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

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

(11) Heating System: Electric Baseboard  
Ground Area = 730 SF Floor Area = 1191 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

## Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	730		
1 Story	Siding	Overhang	96		
Total:				145,678	94,682

## Other Additions/Adjustments

Recreation Room	747	14,440	9,386
Basement, Outside Entrance, Below Grade	3	7,679	4,991

## Plumbing

Average Fixture(s)	1	1,476	959
2 Fixture Bath	2	6,217	4,041

## Porches

WPP	323	5,443	3,538
WPP	640	10,682	6,943

## Water/Sewer

Public Sewer	1	1,494	971
Water Well, 50 Feet	1	2,686	1,746

## Built-Ins

Appliance Allow.	1	2,766	1,798
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## Fireplaces

Exterior 2 Story	1	8,024	5,216
Wood Stove	1	2,551	1,658

## Local Cost Items

SANITARY SEWER	1	0	0	*84% Good
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Totals:	209,136	135,929
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## Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE ) 1.460 =&gt; TCV: 198,456

2024 Est. T.C.V. 009-290-039-00	=	303,290
Est. TCV/Total Floor Area = 254.65, Most recent sale 10/10/2018 for 150,000		
2023 Assessed	MBOR	S.E.V.
107,500	107,500	107,500
	Base for Cap	C.P.I.
	82,260	5.00
2024	New Eq. Adjustment	Loss
	Additions	Tax Adjustment
		Losses



Parcel Number: 009-290-039-00

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10,200	33,900	0	10,200	4,113	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
151,600	151,600	151,600	96,573	96,573	0







Parcel Number: 009-290-042-00

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SANITARY SEWER	1	0	0	*92% Good
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Totals:	252,594	136,781		
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Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE ) 1.460 => TCV: 199,700

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2024 Est. T.C.V. 009-290-042-00 = 371,675

Est. TCV/Total Floor Area = 219.41, Most recent sale 01/25/2012 for 105,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
134,700	134,700	134,700	69,521	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	51,100	0	0	3,476	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
185,800	185,800	185,800	72,997	72,997	0	





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2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
104,000	104,000	104,000	95,235	5.00		
2024 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,700	0	0	4,761	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
107,700	107,700	107,700	99,996	99,996	0	







Parcel Number: 009-290-048-00

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 ECF (404 MISSAUKEE LAKE AREA BACK LOTS) 0.750 => TCV: 132,233
 

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2024 Est. T.C.V. 009-290-048-00				=		193,644
Est. TCV/Total Floor Area = 168.09, Most recent sale 06/01/2023 for 278,000						
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
83,000	83,000	83,000	41,721	5.00		
2024	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	5,400	8,400	0	5,400	49,679	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
	96,800	96,800	96,800	49,207	96,800	96,800



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92,000	92,000	92,000	37,889	37,889	0
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Parcel Number: 009-290-051-00

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Est. TCV/Total Floor Area = 191.95, Most recent sale 01/27/2021 for 138,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
81,300	81,300	81,300	75,390	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	8,500	0	0	3,769	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
89,800	89,800	89,800	79,159	79,159	0	





Parcel Number: 009-290-053-00

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2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
88,800	88,800	88,800	50,543	50,543	0

009-290-054-00	2024 Est. T.C.V.	JOHNSON JEFFREY S & SALLY JO
Property Class: 402		W DEER TRL
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 2 T22N RSW PCL OF THE SURVEY RECORDED IN BOOK OF SURVEYS S-6 P-179 DESC AS:  
LOT 54 CROWS NEST.

96 HS @ 7-96 BOR

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE  
\* Factors \* 70'X95' IRR

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP J 430/FF	70.00	95.21	0.9954	0.9885	430	100		29,617
70 Actual Front Feet, 0.15 Total Acres							Total Est. Land Value =	29,617

2024 Est. T.C.V. 009-290-054-00 = 29,617

Est. TCv/Total Floor Area = 22.47, Most recent sale 08/31/2012 for 7,500

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.				
9,700	9,700	9,700	4,278	5.00				
2024 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses			
0	5,100	0	0	213	0			
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT			
14,800	14,800	14,800	4,491	4,491	0			





009-290-057-00	2024 Est. T.C.V.	BOONSTRA GERALD D & JOYCE B
Property Class: 402		W DEER TRL
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 2 T22N R8W LOT 57 CROW'S NEST.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE  
 \* Factors \* 60X85IRR

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP J 430/FF	60.00	84.94	1.0000	0.9851	430	100		25,416
60 Actual Front Feet, 0.12 Total Acres							Total Est. Land Value =	25,416

2024 Est. T.C.V. 009-290-057-00 = 25,416

Est. TCV/Total Floor Area = 0.00

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
8,400	8,400	8,400	2,329	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	4,300	0	0	116	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
12,700	12,700	12,700	2,445	2,445	0	



009-290-059-00	2024 Est. T.C.V.	YOUNG DAVID R & MARIAN T
Property Class: 402		W DEER TRL
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 2 T22N R8W LOT 59 CROW'S NEST.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE  
 \* Factors \* 60X140 IRR

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP J 430/FF	60.00	140.12	1.0000	1.0000	430	100		25,801
60 Actual Front Feet, 0.19 Total Acres							Total Est. Land Value =	25,801

2024 Est. T.C.V. 009-290-059-00 = 25,801

Est. TCV/Total Floor Area = 31.62, Most recent sale 03/26/2010 for 7,500

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.				
9,500	9,500	9,500	4,278	5.00				
2024 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses			
0	3,400	0	0	213	0			
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT			
12,900	12,900	12,900	4,491	4,491	0			



009-290-060-00	2024 Est. T.C.V.	DOLL RONALD D & DEANNA M
Property Class: 402		W DEER TRL
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 2 T22N R8W LOT 60 CROW'S NEST.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE  
 \* Factors \* 60X140 IRR

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP J 430/FF	60.00	140.12	1.0000	1.0000	430	100		25,801
60 Actual Front Feet, 0.19 Total Acres							Total Est. Land Value =	25,801

2024 Est. T.C.V. 009-290-060-00 = 25,801

Est. TCV/Total Floor Area = 31.62, Most recent sale 03/26/2010 for 8,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.				
9,500	9,500	9,500	4,278	5.00				
2024 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses			
0	3,400	0	0	213	0			
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT			
12,900	12,900	12,900	4,491	4,491	0			



009-290-062-00	2024 Est. T.C.V.	EISING DALE J & KELLY SUE
Property Class: 401		7760 W DEER TRL
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 2 T22N R8W LOT 62 & 63 CROW'S NEST.  
 12/2017 COMBINE WITH LOT 63  
 FORMERLY . SEC 2 T22N R8W LOT 62 CROW'S NEST.

12/2018 COMBINE WITH LOT 63

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

	* Factors *		60X134			
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
GROUP J 430/FF	120.00	134.31	0.9794	0.9988	430 100	50,475
120 Actual Front Feet,	0.37 Total Acres		Total Est. Land Value =			50,475

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.97	16	50	56
D/W/P: 4in Ren. Conc.	8.18	212	50	867
Wood Frame	23.24	336	94	7,340
Total Estimated Land Improvements True Cash Value =				8,263

Cost Est. for Res. Bldg: 1 Single Family 2S Cls C Blt 2018

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 780 SF Floor Area = 1806 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=94/100/100/100/94

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Basement	600		
1.5 Story	Siding	Basement	180		
1 Story	Siding	Overhang	336		
			Total:	215,174	202,264

Other Additions/Adjustments

Recreation Room	780	15,077	7,538	
Plumbing				
Average Fixture(s)	1	1,476	1,387	
3 Fixture Bath	1	4,646	4,367	
Porches				
CCP (1 Story)	60	1,777	1,670	
Deck				
Treated Wood	128	3,089	2,904	
Garages				
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)				
Base Cost	672	27,660	26,000	
Common Wall: 1 Wall	1	-2,686	-2,525	
Door Opener	2	1,093	1,027	
Water/Sewer				
Public Sewer	1	1,494	1,404	
Water Well, 100 Feet	1	5,808	5,460	
Built-Ins				
Appliance Allow.	1	2,766	2,600	
		Totals:	277,374	254,096

Notes:

ECF (404 MISSAUKEE LAKE AREA BACK LOTS) 1.100 => TCV: 279,506

2024 Est. T.C.V. 009-290-062-00 = 338,244

Parcel Number: 009-290-062-00

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Est. TCV/Total Floor Area = 187.29, Most recent sale 12/16/2016 for 47,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
142,400	142,400	142,400	127,445	5.00		
2024	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	26,700	0	0	6,372	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
169,100	169,100	169,100	133,817	133,817	133,817	

009-290-064-00	2024 Est. T.C.V.	EISING DALE & KELLY
Property Class: 402		W DEER TRL
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 2 T22N R8W LOT 64 CROW'S NEST.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE  
 \* Factors \* 60X126 IRR

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP J 430/FF	60.00	121.97	1.0000	0.9959	430	100		25,694
60 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	25,694

2024 Est. T.C.V. 009-290-064-00 = 25,694

Est. TCV/Total Floor Area = 14.23, Most recent sale 07/24/2023 for 57,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
9,200	9,200	9,200	4,134	5.00			
2024 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses		
0	3,600	0	0	8,666	0		
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
12,800	12,800	12,800	4,340	12,800	12,800		

009-290-065-00	2024 Est. T.C.V.	ROGERS CORY & RACHEL
Property Class: 402		W DEER TRL
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 2 T22N R8W LOT 65 CROW'S NEST.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP J 430/FF	60.00	117.61	1.0000	0.9948	430	100		25,665
60 Actual Front Feet, 0.16 Total Acres							Total Est. Land Value =	25,665

2024 Est. T.C.V. 009-290-065-00 = 25,665

Est. TCV/Total Floor Area = 14.21

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
9,100	9,100	9,100	5,423	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	3,700	0	0	271	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
12,800	12,800	12,800	5,694	5,694	0	



Parcel Number: 009-300-001-00

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2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
160,800	160,800	160,800	87,393	87,393	0







Parcel Number: 009-300-003-00

Page: 2

Water/Sewer				
Public Sewer	1	1,494	971	
Water Well, 100 Feet	1	5,808	3,775	
Built-Ins				
Appliance Allow.	1	2,766	1,798	
Deck				
w/Roof (Roof portion)	156	2,730	1,774	
Local Cost Items				
SANITARY SEWER	1	0	0	*94% Good
	Totals:	267,718	174,016	

Notes:

ECF (4087 SAPPHIRE LAKE) 1.460 =&gt; TCV: 254,063

2024 Est. T.C.V. 009-300-003-00					=	452,107
Est. TCV/Total Floor Area = 285.42, Most recent sale 06/10/2019 for 265,000						
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
200,100	200,100	200,100	133,629	5.00		
2024	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	26,000	0	0	6,681	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
226,100	226,100	226,100	140,310	140,310	140,310	





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2024	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	13,300	0	0	3,614	0
2024 Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	137,800	137,800	137,800	75,898	75,898	0



## Local Cost Items

GENERATOR	1	1	1	*95% Good
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Totals:	336,650	286,146
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## Notes:

ECF (4087 SAPPHIRE LAKE) 1.460 => TCV: 417,773

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2024 Est. T.C.V. 009-300-008-00 = 494,564

Est. TCV/Total Floor Area = 246.79

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
231,500	231,500	231,500	108,080	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	15,800	0	0	5,404	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
247,300	247,300	247,300	113,484	113,484	113,484	



009-300-009-00	2024 Est. T.C.V.	THOMPSON DARRELL & THERESA
Property Class: 402		W OAK LN
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 10 T22N R8W LOT 9 DUCK POINT PLAT.

REMOVED ALL BLDGS FOR 08.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1200/	50.00	169.00	1.0000	1.1402	1200	100		68,411
50 Actual Front Feet, 0.19 Total Acres							Total Est. Land Value =	68,411

2024 Est. T.C.V. 009-300-009-00 = 68,411

Est. TCV/Total Floor Area = 34.14, Most recent sale 11/04/2004 for 125,500

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.				
27,100	27,100	27,100	13,557	5.00				
2024 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses			
0	7,100	0	0	677	0			
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT			
34,200	34,200	34,200	14,234	14,234	14,234			

009-300-010-00	2024 Est. T.C.V.	THOMPSON DARREL
Property Class: 402		W OAK LN
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 10 T22N R8W LOT 10 DUCK POINT PLAT.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1200/	50.00	157.00	1.0000	1.1194	1200	100		67,162
50 Actual Front Feet, 0.18 Total Acres							Total Est. Land Value =	67,162

2024 Est. T.C.V. 009-300-010-00 = 67,162

Est. TCV/Total Floor Area = 33.51, Most recent sale 08/01/2014 for 19,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
26,600	26,600	26,600	13,557	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	7,000	0	677	0		
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
33,600	33,600	33,600	14,234	14,234	14,234	







009-300-016-00	2024 Est. T.C.V.	GRUMM JOEL & NANCY
Property Class: 401		8980 W OAK LN
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 10 T22N R8W LOTS 16 &amp; 17 DUCK POINT PLAT.

## Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1200/	100.00	147.00	0.8409	1.1011	1200	100		111,110
100 Actual Front Feet, 0.34 Total Acres							Total Est. Land Value =	111,110

## Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.97	234	0	0
D/W/P: Asphalt Paving	3.10	891	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 5000	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				5,000

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

(11) Heating System: Forced Heat & Cool  
 Ground Area = 1717 SF Floor Area = 1717 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

## Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Block	Slab	1,063		
1 Story	Siding	Slab	414		
1 Story	Siding	Slab	240		
			Total:	214,304	139,298

## Other Additions/Adjustments

## Plumbing

Average Fixture(s)	1	1,449	942
2 Fixture Bath	1	3,052	1,984

## Porches

CCP (1 Story)	55	1,610	1,046
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## Deck

Treated Wood	316	5,489	3,568
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## Garages

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

Base Cost	952	34,967	22,729
Storage Over Garage	762	10,279	6,681

## Water/Sewer

Public Sewer	1	1,494	971
Water Well, 50 Feet	1	2,686	1,746

## Built-Ins

Appliance Allow.	1	2,766	1,798
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## Fireplaces

Exterior 1 Story	1	6,513	4,233
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## Local Cost Items

SANITARY SEWER	1	0	0	*84% Good
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Totals:		284,609	184,996
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Notes:

ECF (4087 SAPPHIRE LAKE) 1.460 =&gt; TCV: 270,094

Parcel Number: 009-300-016-00

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2024 Est. T.C.V. 009-300-016-00	=	386,204				
Est. TCV/Total Floor Area = 224.93, Most recent sale 04/03/2013 for 130,000						
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
175,400	175,400	175,400	121,287	5.00		
2024	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	17,700	0	0	6,064	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
193,100	193,100	193,100	127,351	127,351	127,351	





Totals: 290,888 232,711

Notes:

ECF (4087 SAPPHIRE LAKE) 1.460 => TCV: 339,758

2024 Est. T.C.V. 009-300-018-00 = 453,250

Est. TCV/Total Floor Area = 236.07

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
217,900	217,900	217,900	108,604	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	8,700	0	0	5,430	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
226,600	226,600	226,600	114,034	114,034	0	





Parcel Number: 009-300-021-00

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Appliance Allow.	1	2,766	1,798	
Fireplaces				
Exterior 1 Story	1	6,513	4,233	
Local Cost Items				
SANITARY SEWER	1	0	0	*94% Good
	Totals:	306,146	198,994	

Notes:

ECF (4087 SAPPHIRE LAKE) 1.460 =&gt; TCV: 290,531

2024 Est. T.C.V. 009-300-021-00				=	408,734
Est. TCV/Total Floor Area = 283.84					
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
186,300	186,300	186,300	103,700	5.00	
2024 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses
0	18,100	0	0	5,185	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
204,400	204,400	204,400	108,885	108,885	108,885



Parcel Number: 009-300-023-00

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0	12,700	0	0	4,734	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
166,500	166,500	166,500	99,426	99,426	0



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2024	New	Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0		8,500	0	0	2,062	0
2024 Assessed			MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	71,700		71,700	71,700	43,309	43,309	0





Parcel Number: 009-300-025-00

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Est. TCV/Total Floor Area = 238.77, Most recent sale 05/20/2019 for 132,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
119,400	119,400	119,400	91,174	5.00		
2024	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	13,400	0	0	4,558	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
132,800	132,800	132,800	95,732	95,732	0	



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2024	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	13,400	0	0	3,033	0
2024 Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	133,000	133,000	133,000	63,693	63,693	0



Parcel Number: 009-300-029-00

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2023 Assessed		MBOR	S.E.V.	Base for Cap	C.P.I.		
86,200		86,200	86,200	55,542	5.00		
2024	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0		9,200	0	0	2,777	0	
2024 Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
95,400		95,400	95,400	58,319	58,319	0	

009-300-030-70	2024 Est. T.C.V.	THOMPSON JAMES R & VICKI L
Property Class: 402		S DUCK POINT RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 10 T22N R8W W'LY 15 FT OF LOT 30. DUCK POINT PLAT.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1200/	15.00	87.00	1.3512	0.9658	1200	100		23,489
15 Actual Front Feet, 0.03 Total Acres							Total Est. Land Value =	23,489

2024 Est. T.C.V. 009-300-030-70 = 23,489

Est. TCV/Total Floor Area = 27.57, Most recent sale 10/27/2017 for 1

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.				
9,300	9,300	9,300	6,182	5.00				
2024 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses			
0	2,400	0	0	309	0			
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT			
11,700	11,700	11,700	6,491	6,491	0			

009-300-031-00 2024 Est. T.C.V. ZEIEN GERALD & CHRISTINE TRUST  
 Property Class: 401 1616 S DUCK POINT RD  
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

. SEC 10 T22N R8W LOT 30 EXC W'LY 15 FT THOF& LOTS 31 & 32 DUCK POINT PLAT.

ADD SEWER FOR 05

05-16-07 Combined 300-030-00 with this pcl for 2008.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1200/	136.00	85.50	0.7787	0.9616	1200	100		122,200
136 Actual Front Feet, 0.27 Total Acres					Total Est.		Land Value =	122,200

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	20.87	160	71	2,371
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				3,321

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

(11) Heating System: Forced Hot Water

Ground Area = 840 SF Floor Area = 840 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	840		
			Total:	94,314	51,873

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,025	564
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Garages

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

Base Cost	728	23,150	12,732
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Water/Sewer

Public Sewer	1	1,175	646
Water Well, 100 Feet	1	5,506	3,028

Built-Ins

Appliance Allow.	1	1,638	901
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Fireplaces

Interior 1 Story	1	4,129	2,271
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Porches

CPP	24	599	329
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Local Cost Items

SANITARY SEWER	1	0	0	*94% Good
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Totals: 131,536 72,344

Notes:

ECF (4087 SAPPHIRE LAKE) 1.460 => TCV: 105,622

2024 Est. T.C.V. 009-300-031-00 = 231,143

Est. TCV/Total Floor Area = 275.17, Most recent sale 09/25/2006 for 150,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
100,400	100,400	100,400	58,466	5.00



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2024	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	15,200	0	0	2,923	0
2024 Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	115,600	115,600	115,600	61,389	61,389	0



## Notes:

ECF (4087 SAPPHIRE LAKE) 1.460 => TCV: 419,636

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2024 Est. T.C.V. 009-300-033-00 = 483,786  
 Est. TCV/Total Floor Area = 294.99, Most recent sale 06/02/2010 for 104,900

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
230,200	230,200	230,200	205,297	5.00		
2024 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	11,700	0	0	10,264	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
241,900	241,900	241,900	215,561	215,561	0	

009-300-033-50	2024 Est. T.C.V.	BERG LAWRENCE D
Property Class: 401		1635 S DUCK POINT RD
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

. SEC 10 T22N R8W BEG AT THE NW COR OF LOT 33 TH SE'LY ALONG W LINE OF SAID LOT, TO WATERS EDGE OF SAPPHIRE LAKE, TH NE'LY ALONG WATERS EDGE 70 FT; TO A PT THE NW'LY TO A PT ON N LINE OF SAID LOT 50 FT; NE'LY FROM TH NW COR OF SAID LOT, TH SW'LY ALONG N LINE TO BEG DUCK POINT PLAT.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1200/	70.00	98.00	0.9193	0.9950	1200	100		76,834
70 Actual Front Feet, 0.16 Total Acres								Total Est. Land Value = 76,834

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				2,500

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

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 896 SF Floor Area = 1344 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	896		
			Total:	173,564	147,529

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade	1	2,560	2,176	
Plumbing				
Average Fixture(s)	1	1,476	1,255	
Porches				
WPP	224	4,780	4,063	
Balcony				
Wood Balcony	32	1,304	1,108	
Water/Sewer				
Public Sewer	1	1,494	1,270	
Water Well, 100 Feet	1	5,808	4,937	
Built-Ins				
Appliance Allow.	1	2,766	2,351	
Fireplaces				
Direct-Vented Gas	1	3,021	2,568	
Local Cost Items				
SANITARY SEWER	1	0	0	*94% Good
		Totals:	196,773	167,257

Notes:

ECF (4087 SAPPHIRE LAKE) 1.460 => TCV: 244,195

2024 Est. T.C.V. 009-300-033-50	=	323,529			
Est. TCV/Total Floor Area = 240.72					
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
148,200	148,200	148,200	83,850	5.00	
2024	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses

Parcel Number: 009-300-033-50

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0	13,600	0	0	4,192	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
161,800	161,800	161,800	88,042	88,042	0



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2024	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	10,700	0	0	4,140	0
2024 Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	116,200	116,200	116,200	86,956	86,956	0

009-300-035-00	2024 Est. T.C.V.	METCALF DOUGLAS & DEBORAH
Property Class: 401		1655 S DUCK POINT RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 10 T22N R8W LOT 35 DUCK POINT PLAT. &2011-02136QD 7' OF ROAD FRONTAGE BEG AT THE NORTHERLY COR BETWEEN LOTS 35 & 36 THENCE S51°35'00"W 7.00' THENCE S37°15'04"(E 56.29') THENCE N30°11'W 56.87' TO POB.

ADD SEWER FOR 05

LOT 36 TRANSFER 7' ROAD FRONTAGE IN TRIANGLE TO 1/2 TO LAKE TO LOT 35

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1200/	67.00	133.00	0.9294	1.0739	1200	100		80,250
67 Actual Front Feet, 0.20 Total Acres					Total Est.	Land Value =		80,250

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.78	350	61	1,234
Wood Frame	22.86	100	75	1,714
Total Estimated Land Improvements True Cash Value =				2,948

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 1949

(11) Heating System: Space Heater

Ground Area = 1092 SF Floor Area = 1092 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,092		
			Total:	110,534	60,794

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,025	564
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Water/Sewer

Public Sewer	1	1,175	646
Water Well, 50 Feet	1	2,498	1,374

Built-Ins

Appliance Allow.	1	1,638	901
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Fireplaces

Wood Stove	1	1,779	978
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Local Cost Items

SANITARY SEWER	1	0	0	*94% Good
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Totals: 118,649 65,257

Notes:

ECF (4087 SAPPHIRE LAKE) 1.460 => TCV: 95,276

2024 Est. T.C.V. 009-300-035-00 = 178,474

Est. TCV/Total Floor Area = 163.44

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
78,600	78,600	78,600	34,839	5.00	
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	10,600	0	0	1,741	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
89,200	89,200	89,200	36,580	36,580	0





Parcel Number: 009-300-036-00

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## Local Cost Items

SANITARY SEWER	1	0	0	*94% Good
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Totals:	214,309	117,869		
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Notes:

ECF (4087 SAPPHIRE LAKE) 1.460 =&gt; TCV: 172,089

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2024 Est. T.C.V. 009-300-036-00	=	281,041
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Est. TCV/Total Floor Area = 196.26, Most recent sale 07/08/2016 for 121,500

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
125,500	125,500	125,500	73,699	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	15,000	0	0	3,684	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
140,500	140,500	140,500	77,383	77,383	0	



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ECF (4087 SAPPHIRE LAKE) 1.460 => TCV: 231,035

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2024 Est. T.C.V. 009-300-038-00					=	298,926
Est. TCV/Total Floor Area = 197.70, Most recent sale 04/01/1999 for 132,500						
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
137,300	137,300	137,300	67,563	5.00		
2024	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	12,200	0	3,378	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
149,500	149,500	149,500	70,941	70,941	70,941	



Parcel Number: 009-300-039-00

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WPP	700	11,662	7,580	
Deck				
Treated Wood	47	1,717	1,116	
Balcony				
Wood Balcony	32	1,304	848	
Garages				
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)				
Base Cost	868	33,123	21,530	
Common Wall: 2 Wall	1	-5,371	-3,491	
Door Opener	2	1,093	710	
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)				
Base Cost	384	16,858	10,958	
Water/Sewer				
Public Sewer	1	1,494	971	
Water Well, 50 Feet	1	2,686	1,746	
Built-Ins				
Appliance Allow.	1	2,766	1,798	
Fireplaces				
Prefab 1 Story	1	2,592	1,685	
Local Cost Items				
SANITARY SEWER	1	0	0	*86% Good
	Totals:	487,419	316,822	

Notes:

ECF (4087 SAPPHIRE LAKE) 1.460 =&gt; TCV: 462,560

2024 Est. T.C.V. 009-300-039-00				=	660,482
Est. TCV/Total Floor Area = 233.55, Most recent sale 02/01/2017 for 240,000					
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
316,300	316,300	316,300	190,619	5.00	
2024	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	13,900	0	0	9,530	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
330,200	330,200	330,200	200,149	200,149	0



009-300-045-00	2024 Est. T.C.V.	LOCKWOOD JOEL M
Property Class: 401		8907 W OAK LN
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 10 T22N R8W LOT 45 &amp; 46 DUCK POINT PLAT.

## Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

Description	Frontage	Depth	* Factors *		LOT 45 & 46		Value	
			Front	Depth	Rate	%Adj.		Reason
BACKLOTS 150/	145.41	50.00	0.6439	0.8409	150	100	11,810	
BACKLOTS 150/	145.41	50.00	0.6439	0.8409	150	100	11,810	
291 Actual Front Feet, 0.33 Total Acres							Total Est. Land Value =	23,621

## Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Solid, 6 ft.	30.88	194	50	2,995
D/W/P: 4in Concrete	6.97	760	50	2,648
D/W/P: Brick on Sand	18.02	501	50	4,514
D/W/P: 3.5 Concrete	6.58	472	50	1,553
Wood Frame	32.30	80	50	1,292
Wood Frame	37.85	48	50	908
Total Estimated Land Improvements True Cash Value =				13,910

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

(11) Heating System: Forced Hot Water  
 Ground Area = 1586 SF Floor Area = 1586 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

## Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,586		
			Total:	200,222	120,133

## Other Additions/Adjustments

Exterior					
Brick Veneer			200	3,438	2,063

Plumbing					
Average Fixture(s)			1	1,476	886

Porches					
CCP (1 Story)			240	6,144	3,686

## Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)					
Base Cost			768	36,710	22,026
Storage Over Garage			180	2,473	1,484
Common Wall: 1/2 Wall			1	-1,343	-806
Door Opener			2	1,093	656

## Water/Sewer

Public Sewer			1	1,494	896
Water Well, 50 Feet			1	2,686	1,612

## Built-Ins

Appliance Allow.			1	2,766	1,660
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## Fireplaces

Interior 1 Story			1	5,338	3,203
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## Carports

Comp.Shingle			240	3,931	2,359
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## Local Cost Items

SANITARY SEWER			1	0	0	*90% Good
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Totals:				266,428	159,858	
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Parcel Number: 009-300-045-00

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Notes: 1958 1ST ADDITION

ECF (412 SAPPHIRE LAKE BACK LOTS) 1.100 =&gt; TCV: 175,844

2024 Est. T.C.V. 009-300-045-00					=	213,375
Est. TCV/Total Floor Area = 134.54						
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
91,600	91,600	91,600	49,379	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	15,100	0	0	2,468	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
106,700	106,700	106,700	51,847	51,847	51,847	



120,500

120,500

120,500

76,236

76,236

76,236







Parcel Number: 009-300-051-00

Page: 2

2024 Est. T.C.V. 009-300-051-00			=	146,107		
Est. TCV/Total Floor Area = 276.72						
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
62,000	0	0	0	5.00		
2024	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
73,100	0	0	42,189	0	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
73,100	73,100	73,100	42,189	42,189	42,189	







009-330-009-00	2024 Est. T.C.V.	JORDAN KIMBERLY ANN
Property Class: 402		W X WORKMAN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 27 T22N R8W LOTS 9 & 10. GRAY'S TROUT CAMP. PART OF PCL F OF THE SURVEY  
 RECORDED IN BOOK OF SURVEYS S-6 P- 152

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

Description	Frontage	Depth	* Factors *		Rate	%Adj.	Reason	Value
			Front	Depth				
I 200' @ 200/	100.00	100.00	1.1892	0.7071	200	100		16,818
100 Actual Front Feet, 0.23 Total Acres							Total Est. Land Value =	16,818

2024 Est. T.C.V. 009-330-009-00 = 16,818

Est. TCV/Total Floor Area = 16.82, Most recent sale 03/10/2023 for 80,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
8,400	8,400	8,400	7,452	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	948	0		
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
8,400	8,400	8,400	7,824	8,400	0	

009-330-011-00	2024 Est. T.C.V.	LANGMESSER JEAN M
Property Class: 402		W X WORKMAN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 27 T22N R8W LOTS 11 & 12 GRAYS TROUT CAMP.

5-97 STATE RECIND LIST LOCAL DENIAL FOR 96..BILL 95

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 200/	100.00	100.00	1.1892	0.7071	200	100		16,818
100 Actual Front Feet, 0.23 Total Acres							Total Est. Land Value =	16,818

2024 Est. T.C.V. 009-330-011-00 = 16,818

Est. TCV/Total Floor Area = 16.82, Most recent sale 12/01/1999 for 76,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.				
8,400	8,400	8,400	5,393	5.00				
2024 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses			
0	0	0	0	269	0			
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT			
8,400	8,400	8,400	5,662	5,662	5,662			

009-330-013-00                                  2024 Est. T.C.V.                                  LANGMESSER JEAN M  
 Property Class: 401                                  8415 W WORKMAN RD  
 Map #:    LAKE TOWNSHIP                                  LAKE CITY, MI 49651

. SEC 27 T22N R8W LOTS 13, 14 & 15 ALSO BEG AT NW COR LOT 13 N 30 FT NE 269 FT TO PT 212 FT N OF NE COR OF LOT 15 S 212 FT W 150 FT TO BEG PT OF SE 1/4 GRAY'S TROUT CAMP.

ON 5-97 STATE DREC LIST BUT WAS RECINDED IN 94

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
I 200' @ 200/	150.00	100.00	1.0746	0.7071	200	100		22,795	
150 Actual Front Feet, 0.34 Total Acres								Total Est. Land Value =	22,795

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1 Single Family 1.5S                                  Cls C 5 Blt 2008

(11) Heating System: Forced Heat & Cool  
 Ground Area = 1252 SF      Floor Area = 1878 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	1,252		
			Total:	250,785	225,724

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade	1	2,560	2,304
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Plumbing

Average Fixture(s)	1	1,476	1,328
3 Fixture Bath	1	4,646	4,181
2 Fixture Bath	1	3,108	2,797

Water/Sewer

1000 Gal Septic	1	4,864	4,378
Water Well, 100 Feet	1	5,808	5,227

Porches

WCP (1 Story)	442	14,440	12,996
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Garages

Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	576	17,073	15,366

Built-Ins

Appliance Allow.	1	2,766	2,489
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Fireplaces

Interior 1 Story	1	5,338	4,804
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Deck

Treated Wood	1106	14,367	12,930
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Totals:                                  327,231                                  294,524

Notes:

ECF (416 RURAL METES & BOUNDS) 0.930 => TCV:                                  273,907

2024 Est. T.C.V. 009-330-013-00    =                                  297,652

Est. TC/Total Floor Area = 158.49

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
144,600	144,600	144,600	92,044	5.00		
2024 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	4,200	0	0	4,602	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
148,800	148,800	148,800	96,646	96,646	96,646	



009-340-002-00	2024 Est. T.C.V.	CLARK TAMMY
Property Class: 401		10284 W KELLY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 17 T22N R8W LOT 2 HOFFMAN'S TIMBER ACRES

NEW HOUSE @45% FOR 03 COMP FOR 04

Land Value Estimates for Land Table Res 8.RES 8 RURAL SUBS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 100' @ 90/	120.00	627.00	0.9554	1.2522	90	100		12,921
120 Actual Front Feet, 1.73 Total Acres							Total Est. Land Value =	12,921

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	25.50	180	50	2,295
Total Estimated Land Improvements True Cash Value =				2,295

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C -5 Blt 2002

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1248 SF Floor Area = 1248 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=82/100/100/100/82

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,248		
			Total:	154,409	126,607

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,476	1,210
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Water/Sewer

1000 Gal Septic	1	4,864	3,988
Water Well, 100 Feet	1	5,808	4,763

Porches

WCP (1 Story)	36	2,542	2,084
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Built-Ins

Appliance Allow.	1	2,766	2,268
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Totals:	171,865	140,920
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Notes:

ECF (409 RURAL PLATTED SUBDIVISIONS) 0.930 =&gt; TCV: 131,056

2024 Est. T.C.V. 009-340-002-00 = 146,272

Est. TCV/Total Floor Area = 117.21, Most recent sale 03/01/2002 for 8,250

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
70,900	70,900	70,900	47,223	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,200	0	0	2,361	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
73,100	73,100	73,100	49,584	49,584	49,584	

009-340-003-00	2024 Est. T.C.V.	HOFFMAN AMY
Property Class: 401		10306 W KELLY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 17 T22N R8W LOT 3 HOFFMAN'S TIMBER ACRES

NE W HOUSE @45% FOR 03 COMP FOR 04

Land Value Estimates for Land Table Res 8.RES 8 RURAL SUBS

		* Factors *					
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
A 100' @ 90/	120.00	627.00	0.9554	1.2522	90	100	12,921
120 Actual Front Feet, 1.73 Total Acres						Total Est. Land Value =	12,921

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	24.99	192	50	2,399
Total Estimated Land Improvements True Cash Value =				2,399

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C -5 Blt 2002

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1248 SF Floor Area = 1248 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=82/100/100/100/82

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,248		
			Total:	154,409	126,607

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1	1,476	1,210	
Water/Sewer					
1000 Gal Septic		1	4,864	3,988	
Water Well, 100 Feet		1	5,808	4,763	
Porches					
WCP (1 Story)		48	3,013	2,471	
Deck					
Treated Wood		192	4,028	3,303	
Built-Ins					
Appliance Allow.		1	2,766	2,268	
				Totals:	176,364 144,610

Notes:

ECF (409 RURAL PLATTED SUBDIVISIONS) 0.930 => TCV: 134,487

2024 Est. T.C.V. 009-340-003-00 = 149,807

Est. TCV/Total Floor Area = 120.04, Most recent sale 02/06/2007 for 78,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
72,600	72,600	72,600	47,223	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,300	0	0	2,361	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
74,900	74,900	74,900	49,584	49,584	49,584	





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2024	New	Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0		10,400	0	0	2,445	0
2024 Assessed			MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	90,300		90,300	90,300	51,355	51,355	51,355



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Parcel Number: 009-340-006-00

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2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
86,400	86,400	86,400	64,573	64,573	64,573



009-340-009-00	2024 Est. T.C.V.	NIELSEN DAVID & CAROL TRUST
Property Class: 402		W KELLY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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SEC 17 T22N R8W LOT 9 HOFFMAN'S TIMBER ACRES

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Land Value Estimates for Land Table Res 8.RES 8 RURAL SUBS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 100' @ 90/	120.00	627.00	0.9554	1.2522	90	100		12,921
120 Actual Front Feet, 1.73 Total Acres							Total Est. Land Value =	12,921

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2024 Est. T.C.V. 009-340-009-00 = 12,921

Est. TCV/Total Floor Area = 8.90, Most recent sale 04/01/2002 for 11,500

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
5,000	5,000	5,000	2,625	5.00			
2024 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses		
0	1,500	0	0	131	0		
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
6,500	6,500	6,500	2,756	2,756	2,756		

009-340-010-00	2024 Est. T.C.V.	NIELSEN DAVID & CAROL TRUST
Property Class: 401		10482 W KELLY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 17 T22N R8W LOTS 10 &amp; 11 HOFFMAN'S TIMBER ACRES

## Land Value Estimates for Land Table Res 8.RES 8 RURAL SUBS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
A 100' @ 90/	120.00	627.00	0.8034	1.2522	90	100		10,866	
A 100' @ 90/	120.00	627.00	0.8034	1.2522	90	100		10,866	
240 Actual Front Feet, 3.46 Total Acres								Total Est. Land Value =	21,731

## Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.18	288	0	0
Wood Frame	28.83	100	50	1,441

## Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	97	970
Total Estimated Land Improvements True Cash Value =				2,411

Cost Est. for Res. Bldg: 1 Single Family 1+S Cls C 10 Blt 1999

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1404 SF Floor Area = 1404 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

## Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1+ Story	Siding	Basement	1,404		
Total:				233,455	198,434

## Other Additions/Adjustments

Recreation Room	1052	20,335	10,167
Basement, Outside Entrance, Below Grade	1	2,560	2,176

## Plumbing

Average Fixture(s)	1	1,476	1,255
3 Fixture Bath	2	9,291	7,897

## Water/Sewer

1000 Gal Septic	1	4,864	4,134
Water Well, 100 Feet	1	5,808	4,937

## Porches

WPP	440	7,388	6,280
WCP (1 Story)	102	4,828	4,104

## Garages

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

Base Cost	624	31,606	26,865
Storage Over Garage	468	6,430	5,465
Door Opener	2	1,093	929

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

Door Opener	3	1,455	1,237
Base Cost	1600	51,232	43,547

## Built-Ins

Appliance Allow.	1	2,766	2,351
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## Breezeways

Frame Wall	240	16,517	14,039
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Totals:		401,104	333,817
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Notes:

Parcel Number: 009-340-010-00

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 ECF (409 RURAL PLATTED SUBDIVISIONS) 0.930 => TCV: 310,450
 

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2024 Est. T.C.V. 009-340-010-00					=	334,592
Est. TCV/Total Floor Area = 238.31, Most recent sale 10/01/1998 for 16,100						
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
163,100	163,100	163,100	106,121	5.00		
2024	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	4,200	0	5,306	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
167,300	167,300	167,300	111,427	111,427	111,427	



009-340-012-00 2024 Est. T.C.V. LINDOW MICHELLE & BEDNARICK MILDRED  
 Property Class: 401 10504 W KELLY RD  
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

SEC 17 T22N R8W LOTS 12,13 & E/2 LOT 14 HOFFMAN'S TIMBER ACRES  
 009-340-014-00 (E/2 LOT 14) Combined with this pcl for 2010.

NEW HOME U/C FOR FOR 98 COMP FOR 99  
 CFP/CVR & WFP/GE FOR 02  
 24X26 GRG FOR 04

98 COMBO W/013-00 FOR 99

Land Value Estimates for Land Table Res 8.RES 8 RURAL SUBS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 100' @ 90/	120.00	627.00	0.7598	1.2522	90	100		10,276
A 100' @ 90/	120.00	627.00	0.7598	1.2522	90	100		10,276
A 100' @ 90/	60.00	624.00	0.7598	1.2507	90	100	1/2 LOT 14	5,132
300 Actual Front Feet, 4.31 Total Acres Total Est. Land Value =								25,684

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.18	1500	50	6,135
D/W/P: 4in Ren. Conc.	8.18	300	50	1,227
D/W/P: Brick on Sand	18.02	100	50	901
Total Estimated Land Improvements True Cash Value =				8,263

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 1997

(11) Heating System: Radiant (in-floor), Air Conditioning  
 Ground Area = 1736 SF Floor Area = 1736 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,736		
Total:				266,539	213,233

Other Additions/Adjustments

Recreation Room	850	16,431	8,215
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Plumbing

Average Fixture(s)	1	1,476	1,181
3 Fixture Bath	2	9,291	7,433

Water/Sewer

1000 Gal Septic	1	4,864	3,891
Water Well, 100 Feet	1	5,808	4,646

Porches

CCP (1 Story)	120	3,324	2,659
WGEP (1 Story)	264	18,319	14,655

Deck

Treated Wood	198	4,109	3,287
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Garages

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

Base Cost	728	29,244	23,395
Common Wall: 1 Wall	1	-2,686	-2,149
Door Opener	1	547	438

Class: C Exterior: Pole (Unfinished)

Door Opener	1	547	438
Base Cost	1200	28,956	23,165

Class: CD Exterior: Pole (Unfinished)

Base Cost	1040	22,464	17,971
No Concrete Floor	1040	-6,354	-5,083

Parcel Number: 009-340-012-00

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## Built-Ins

Appliance Allow.	1	2,766	2,213
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Totals:		405,645	319,588
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## Notes:

ECF (409 RURAL PLATTED SUBDIVISIONS) 0.930 => TCV: 297,217

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2024 Est. T.C.V. 009-340-012-00 = 331,164

Est. TCV/Total Floor Area = 190.76, Most recent sale 09/12/2019 for 277,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
160,800	160,800	160,800	142,978	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	4,800	0	0	7,148	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
165,600	165,600	165,600	150,126	150,126	150,126	



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ECF (409 RURAL PLATTED SUBDIVISIONS) 0.930 => TCV: 260,538

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2024 Est. T.C.V. 009-340-015-00							=	280,477
Est. TCV/Total Floor Area = 166.95								
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.				
136,900	136,900	136,900	93,606	5.00				
2024 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses			
0	3,300	0	0	4,680	0			
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT			
140,200	140,200	140,200	98,286	98,286	98,286			

009-340-016-00	2024 Est. T.C.V.	KRUEGER BEVERLY J
Property Class: 402		W KELLY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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SEC 17 T22N R8W LOT 16 HOFFMAN'S TIMBER ACRES

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Land Value Estimates for Land Table Res 8.RES 8 RURAL SUBS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 100' @ 90/	120.00	627.00	0.9554	1.2522	90	100		12,921
120 Actual Front Feet, 1.73 Total Acres							Total Est. Land Value =	12,921

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2024 Est. T.C.V. 009-340-016-00 = 12,921

Est. TCV/Total Floor Area = 7.69

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
5,000	5,000	5,000	2,625	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	1,500	0	0	131	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
6,500	6,500	6,500	2,756	2,756	2,756	





009-340-019-00 2024 Est. T.C.V. SANDELIUS DAN & KELLY J  
 Property Class: 401 10658 W KELLY RD  
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

SEC 17 T22N R8W (4\*2000) LOT 19, 20, & W 1/2 OF LOT 18. HOFFMAN'S TIMBER ACRES  
 Combination of 340-019 & 340-020 for 07.

NEW HOUSE FOR 03 UIP = 2 12X40 ROOF STRUCTURES ATTACHED TO GARAGE.

00 COMBO W/ 1/2 LOT 18 FOR 01  
 06 Combo w/340-020-00 for 07.

Land Value Estimates for Land Table Res 8.RES 8 RURAL SUBS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 100' @ 90/	120.00	400.00	0.7598	1.1191	90	100		9,184
A 100' @ 90/	120.00	400.00	0.7598	1.1191	90	100		9,184
A 100' @ 90/	60.00	400.00	0.7598	1.1191	90	100	1/2 LOT 18	4,592
300 Actual Front Feet, 2.75 Total Acres Total Est. Land Value =								22,960

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.97	672	50	2,342
D/W/P: Brick on Sand	18.02	142	50	1,279
D/W/P: Asphalt Paving	3.10	1800	50	2,790
Wood Frame	22.57	960	50	10,833
Wood Frame	26.00	168	94	4,106
Total Estimated Land Improvements True Cash Value =				21,350

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C 5 Blt 2002

(11) Heating System: Forced Heat & Cool  
 Ground Area = 2040 SF Floor Area = 2040 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=82/100/100/100/82

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	2,040		
			Total:	302,958	248,457

Other Additions/Adjustments

Recreation Room	979	18,924	15,518
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Plumbing

Average Fixture(s)	1	1,476	1,210
3 Fixture Bath	1	4,646	3,810
2 Fixture Bath	1	3,108	2,549

Water/Sewer

1000 Gal Septic	1	4,864	3,988
Water Well, 100 Feet	1	5,808	4,763

Porches

WCP (1 Story)	135	6,063	4,972
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Deck

Treated Wood	396	6,479	5,313
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Garages

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

Base Cost	672	33,398	27,386
Common Wall: 1 Wall	1	-2,686	-2,203
Door Opener	2	1,093	896

Class: C Exterior: Pole (Unfinished)

Base Cost	1200	28,956	23,744
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Built-Ins

Appliance Allow.	1	2,766	2,268
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Parcel Number: 009-340-019-00

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## Fireplaces

Prefab 1 Story	1	2,592	2,125
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Totals:		420,445	344,796
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## Notes:

ECF (409 RURAL PLATTED SUBDIVISIONS) 0.930 => TCV: 320,660

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2024 Est. T.C.V. 009-340-019-00 = 364,970

Est. TCV/Total Floor Area = 178.91, Most recent sale 04/20/2015 for 240,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
177,400	177,400	177,400	141,515	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	5,100	0	0	7,075	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
182,500	182,500	182,500	148,590	148,590	148,590	





Parcel Number: 009-340-022-00

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2024 Est. T.C.V. 009-340-022-00	=	190,917				
Est. TCV/Total Floor Area = 136.37, Most recent sale 06/29/2018 for 135,000						
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
92,700	92,700	92,700	71,388	5.00		
2024	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	2,800	0	0	3,569	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
95,500	95,500	95,500	74,957	74,957	74,957	





158,100

158,100

158,100

110,560

110,560

110,560





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	115,100	115,100	115,100	106,446	5.00	
2024	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	2,900	0	0	5,322	0
2024	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	118,000	118,000	118,000	111,768	111,768	111,768

009-340-026-00	2024 Est. T.C.V.	SWANSON DAVID L & LISA A
Property Class: 401		10812 W KELLY RD
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

SEC 17 T22N R8W LOT 26 HOFFMAN'S TIMBER ACRES

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 100' @ 90/	120.00	400.00	0.9554	1.1191	90	100		11,548
120 Actual Front Feet, 1.10 Total Acres					Total Est. Land Value =			11,548

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.18	288	0	0
D/W/P: Asphalt Paving	3.10	720	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
Total Estimated Land Improvements True Cash Value =				2,375

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 2006

(11) Heating System: Forced Heat & Cool  
 Ground Area = 2152 SF Floor Area = 2152 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	2,152		
Total:				302,099	256,784

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,476	1,255
3 Fixture Bath	1	4,646	3,949

Water/Sewer

1000 Gal Septic	1	4,864	4,134
Water Well, 100 Feet	1	5,808	4,937

Porches

CCP (1 Story)	40	1,261	1,072
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Deck

Treated Wood	392	6,437	5,471
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Garages

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

Base Cost	840	39,186	33,308
Storage Over Garage	560	7,694	6,540
Common Wall: 1.5 Wall	1	-4,028	-3,424
Door Opener	2	1,093	929

Built-Ins

Appliance Allow.	1	2,766	2,351
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Totals: 373,302 317,306

Notes:

ECF (409 RURAL PLATTED SUBDIVISIONS) 0.930 => TCV: 295,095

2024 Est. T.C.V. 009-340-026-00 = 309,018

Est. TCV/Total Floor Area = 143.60, Most recent sale 07/29/2005 for 14,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
151,600	151,600	151,600	103,007	5.00	0	2,900	0	5,150	0

Parcel Number: 009-340-026-00

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2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
154,500	154,500	154,500	108,157	108,157	108,157

009-340-027-00	2024 Est. T.C.V.	BELANGER CAMEON P
Property Class: 401		10824 W KELLY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 17 T22N R8W LOT 27 HOFFMAN'S TIMBER ACRES

## Land Value Estimates for Land Table Res 8.RES 8 RURAL SUBS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 100' @ 90/	120.00	400.00	0.9554	1.1191	90	100		11,548
120 Actual Front Feet, 1.10 Total Acres Total Est. Land Value =								11,548

## Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.18	2456	0	0
Wood Frame	24.99	192	50	2,399

## Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 5000	5,000.00	1	100	5,000

## Ad-Hoc Unit-In-Place Items

Description	Rate	Size	% Good	Cash Value
/CI16/YARI/ABOP/12L	1,930.00	1	50	965

Total Estimated Land Improvements True Cash Value = 8,364

Cost Est. for Res. Bldg: 1 Single Family 2S Cls C 5 Blt 2015

(11) Heating System: Forced Heat &amp; Cool

Ground Area = 1118 SF Floor Area = 2138 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95

## Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.75 Story	Siding	Basement	1,118		
0.5 Story	Siding	Overhang	364		
			Total:	268,793	255,351

## Other Additions/Adjustments

Recreation Room	952	18,402	17,482
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## Plumbing

Average Fixture(s)	1	1,476	1,402
3 Fixture Bath	2	9,291	8,826
2 Fixture Bath	1	3,108	2,953

## Water/Sewer

2000 Gal Septic	1	9,667	9,184
Water Well, 100 Feet	1	5,808	5,518

## Porches

CCP (1 Story)	143	3,902	3,707
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## Deck

Treated Wood	625	8,738	8,301
Treated Wood	70	2,114	2,008

## Garages

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

Base Cost	831	38,866	36,923
Common Wall: 1 Wall	1	-2,686	-2,552
Door Opener	2	1,093	1,038

## Built-Ins

Appliance Allow.	1	2,766	2,628
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Totals: 371,338 352,769

Notes:

ECF (409 RURAL PLATTED SUBDIVISIONS) 0.930 =&gt; TCV: 328,075

Parcel Number: 009-340-027-00

Page: 2

2024 Est. T.C.V. 009-340-027-00						=	347,987
Est. TCV/Total Floor Area = 162.76, Most recent sale 12/18/2017 for 234,900							
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
170,800	170,800	170,800	133,020	5.00			
2024	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	3,200	0	0	6,651	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
174,000	174,000	174,000	139,671	139,671	139,671		

009-340-028-00 2024 Est. T.C.V. GREEN MICHAEL E & MICHAEL K  
 Property Class: 401 10856 W KELLY RD  
 Map #: LAKE TOWNSHIP Lake City, MI 49651

SEC 17 T22N R8W LOT 28 HOFFMAN'S TIMBER ACRES

Land Value Estimates for Land Table Res 8.RES 8 RURAL SUBS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 100' @ 90/ 120 Actual Front Feet, 1.10 Total Acres	120.00	400.00	0.9554	1.1191	90	100		11,548
Total Est. Land Value =								11,548

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.18	288	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	97	970
Total Estimated Land Improvements True Cash Value =				970

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

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1456 SF Floor Area = 1456 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,456		
Total:				210,202	178,671

Other Additions/Adjustments

Recreation Room	500	9,665	8,215
Plumbing			
Average Fixture(s)	1	1,476	1,255
3 Fixture Bath	1	4,646	3,949
Water/Sewer			
1000 Gal Septic	1	4,864	4,134
Water Well, 100 Feet	1	5,808	4,937
Porches			
CCP (1 Story)	54	1,612	1,370
WCP (1 Story)	72	3,982	3,385
Deck			
Treated Wood	128	3,089	2,626
Garages			
Class: C Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	576	29,854	25,376
Common Wall: 1 Wall	1	-2,686	-2,283
Door Opener	1	547	465
Built-Ins			
Appliance Allow.	1	2,766	2,351
Totals:		275,825	234,451

Notes:

ECF (409 RURAL PLATTED SUBDIVISIONS) 0.930 => TCV: 218,039

2024 Est. T.C.V. 009-340-028-00	=	230,557
Est. TCV/Total Floor Area = 158.35, Most recent sale 10/12/2017 for 172,000		
2023 Assessed	MBOR	S.E.V.
112,800	112,800	112,800
2024	New Eq. Adjustment	Loss
	Additions	Tax Adjustment
		Losses

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	0	2,500	0	0	4,664	0
2024 Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	115,300	115,300	115,300	97,963	97,963	97,963





009-340-030-00	2024 Est. T.C.V.	PEARSON JOHN L
Property Class: 402		W KELLY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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SEC 17 T22N R8W LOT 30 HOFFMAN'S TIMBER ACRES

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Land Value Estimates for Land Table Res 8.RES 8 RURAL SUBS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 100' @ 90/	120.00	400.00	0.9554	1.1191	90	100		11,548
120 Actual Front Feet, 1.10 Total Acres							Total Est. Land Value =	11,548

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2024 Est. T.C.V. 009-340-030-00 = 11,548

Est. TCV/Total Floor Area = 6.35, Most recent sale 03/17/2022 for 11,500

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
4,500	4,500	4,500	4,500	5.00		
2024 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	1,300	0	0	225	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
5,800	5,800	5,800	4,725	4,725	4,725	

009-340-031-00	2024 Est. T.C.V.	SILER BRADLEY S
Property Class: 402		W KELLY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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SEC 17 T22N R8W LOT 31 HOFFMAN'S TIMBER ACRES

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Land Value Estimates for Land Table Res 8.RES 8 RURAL SUBS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 100' @ 90/	120.00	400.00	0.9554	1.1191	90	100		11,548
120 Actual Front Feet, 1.10 Total Acres							Total Est. Land Value =	11,548

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Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	23.41	160	50	1,873
Total Estimated Land Improvements				1,873
True Cash Value =				1,873

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2024 Est. T.C.V. 009-340-031-00 = 13,421

Est. TCV/Total Floor Area = 7.37, Most recent sale 09/06/2016 for 161,500

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
5,400	5,400	5,400	2,867	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	1,300	0	0	143	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
6,700	6,700	6,700	3,010	3,010	3,010	



Parcel Number: 009-340-032-00

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ECF (409 RURAL PLATTED SUBDIVISIONS) 0.930 =&gt; TCV: 218,101

2024 Est. T.C.V. 009-340-032-00					=	230,619
Est. TCV/Total Floor Area = 152.53, Most recent sale 09/06/2016 for 161,500						
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
112,800	112,800	112,800	88,229	5.00		
2024	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	2,500	0	4,411	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
115,300	115,300	115,300	92,640	92,640	92,640	

009-340-033-00	2024 Est. T.C.V.	YARMAK BILL&PEARSON-YARMAK MARILYNN
Property Class: 402		10944 W KELLY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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SEC 17 T22N R8W LOT 33 HOFFMAN'S TIMBER ACRES

12/31/2014 SPLIT FROM 009-340-032-00 FORMERLY ASSESSED WITH LOT 32

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YEARS 2000 - 2014 SEC 17 T22N R8W LOTS 32 & 33 HOFFMAN'S TIMBER ACRES

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Land Value Estimates for Land Table Res 8.RES 8 RURAL SUBS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 100' @ 90/	120.00	400.00	0.9554	1.1191	90	100		11,548
120 Actual Front Feet, 1.10 Total Acres							Total Est. Land Value =	11,548

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2024 Est. T.C.V. 009-340-033-00 = 11,548

Est. TCV/Total Floor Area = 7.64, Most recent sale 02/18/2021 for 9,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.				
4,500	4,500	4,500	2,625	5.00				
2024 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses			
0	1,300	0	0	131	0			
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT			
5,800	5,800	5,800	2,756	2,756	0			

009-340-034-00                                 2024 Est. T.C.V.                                 WADELL THOMAS & ASHLEY  
 Property Class: 401   10281 W ROSTED RD  
 Map #:   LAKE TOWNSHIP   LAKE CITY, MI 49651

SEC 17 T22N R8W LOT 34 HOFFMAN'S TIMBER ACRES

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 90/FF	240.00	540.00	0.9554	1.0779	90	100		22,245
240 Actual Front Feet, 2.98 Total Acres							Total Est. Land Value =	22,245

Cost Est. for Res. Bldg: 1 Single Family HUD   Cls C   Blt 1998

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1736 SF     Floor Area = 1736 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Piers	1,736		
Total:				202,481	161,986

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,476	1,181
3 Fixture Bath	1	4,646	3,717

Water/Sewer

1000 Gal Septic	1	4,864	3,891
Water Well, 100 Feet	1	5,808	4,646

Deck

Treated Wood	240	4,670	3,736
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Built-Ins

Appliance Allow.	1	2,766	2,213
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Totals: 226,711 181,370

Notes:

ECF (4091 SEELEY & ROOSTED RD AREA) 0.750 => TCv: 136,028

2024 Est. T.C.V. 009-340-034-00 = 158,273

Est. TCv/Total Floor Area = 91.17, Most recent sale 02/25/2022 for 165,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
67,600	67,600	67,600	67,600	5.00	
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	11,500	0	3,380	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
79,100	79,100	79,100	70,980	70,980	70,980

009-340-035-00                                 2024 Est. T.C.V.                                 JONES KIMBERLEE  
 Property Class: 401                                 10311 W ROSTED RD  
 Map #:   LAKE TOWNSHIP                                 LAKE CITY, MI 49651

SEC 17 T22N R8W LOT 35 HOFFMAN'S TIMBER ACRES

NEW MHD FOR 03 NEW PC GRG FOR 04

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS  
\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 90/FF	120.00	540.00	1.1362	1.0779	90	100		13,227
120 Actual Front Feet, 1.49 Total Acres							Total Est. Land Value =	13,227

Cost Est. for Res. Bldg: 1 Single Family HUD                                 Cls CD                                 Blt 2002

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1040 SF Floor Area = 1040 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Piers	1,040		
			Total:	112,438	89,951

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,230	984
3 Fixture Bath	1	3,860	3,088

Water/Sewer

1000 Gal Septic	1	4,550	3,640
Water Well, 100 Feet	1	5,640	4,512

Built-Ins

Appliance Allow.	1	1,934	1,547
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Garages

Class: CD Exterior: Pole (Unfinished)			
Base Cost	1200	25,920	20,736

Totals: 155,572 124,458

Notes: PATROIT LPP13002ABIN

ECF (4091 SEELEY & ROOSTED RD AREA) 0.750 => TCV: 93,344

2024 Est. T.C.V. 009-340-035-00 = 106,571

Est. TCV/Total Floor Area = 102.47, Most recent sale 03/19/2012 for 35,900

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
45,600	45,600	45,600	26,067	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	7,700	0	0	1,303	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
53,300	53,300	53,300	27,370	27,370	27,370	

009-340-036-00	2024 Est. T.C.V.	SHIVLIE JAMES R
Property Class: 401		10335 W ROSTED RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 17 T22N R8W LOT 36 HOFFMAN'S TIMBER ACRES

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 90/FF	120.00	540.00	1.1362	1.0779	90	100		13,227
120 Actual Front Feet, 1.49 Total Acres Total Est. Land Value =								13,227

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.18	576	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	94	940
Total Estimated Land Improvements True Cash Value =				940

Cost Est. for Res. Bldg: 1 Single Family HUD Cls C -5 Blt 2000

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 960 SF Floor Area = 960 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Piers	960		
Total:				112,897	90,320

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,476	1,181
3 Fixture Bath	1	4,646	3,717

Water/Sewer

1000 Gal Septic	1	4,864	3,891
Water Well, 100 Feet	1	5,808	4,646

Garages

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

Base Cost	864	33,005	26,404
Door Opener	1	547	438

Built-Ins

Appliance Allow.	1	2,766	2,213
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Deck

Treated Wood	20	913	730
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Totals: 166,922 133,540

Notes: REDMAN MHD

ECF (4091 SEELEY & ROOSTED RD AREA) 0.750 => TCV: 100,155

2024 Est. T.C.V. 009-340-036-00 = 114,322

Est. TCV/Total Floor Area = 119.09, Most recent sale 10/03/2005 for 57,150

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
49,000	49,000	49,000	25,886	5.00	
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	8,200	0	0	1,294	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
57,200	57,200	57,200	27,180	27,180	27,180







009-340-038-00	2024 Est. T.C.V.	SILVERBURG ROBERT A
Property Class: 402		W ROSTED RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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SEC 17 T22N R8W LOT 38 HOFFMAN'S TIMBER ACRES

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Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 90/FF	120.00	540.00	1.1362	1.0779	90	100		13,227
120 Actual Front Feet, 1.49 Total Acres							Total Est. Land Value =	13,227

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2024 Est. T.C.V. 009-340-038-00 = 13,227

Est. TCV/Total Floor Area = 8.18, Most recent sale 06/01/1999 for 16,400

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.				
5,100	5,100	5,100	2,602	5.00				
2024 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses			
0	1,500	0	0	130	0			
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT			
6,600	6,600	6,600	2,732	2,732	0			

009-340-039-00	2024 Est. T.C.V.	SILVERBURG ROBERT A
Property Class: 401		W ROSTED RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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SEC 17 T22N R8W LOT 39 HOFFMAN'S TIMBER ACRES

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Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS  
\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 90/FF	120.00	540.00	1.1362	1.0779	90	100		13,227
120 Actual Front Feet, 1.49 Total Acres							Total Est. Land Value =	13,227

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Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Average Blt 1991

(11) Heating System: Forced Warm Air  
Ground Area = 980 SF Floor Area = 980 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=44/100/100/100/44

#### Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Siding	Comp.Shingle	980		
			Total:	60,727	26,720

#### Other Additions/Adjustments

Skirting, Metal or Vinyl, Vertical	168	1,908	840
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#### Plumbing

Average Fixture(s)	1	964	424
3 Fixture Bath	1	3,054	1,344

#### Water/Sewer

1000 Gal Septic	1	4,864	2,140
Water Well, 100 Feet	1	5,808	2,556

#### Deck

Treated Wood	216	4,359	1,918
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#### Built-Ins

Appliance Allow.	1	2,766	1,217
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Totals: 84,450 37,159

Notes: 1991 SKYLINE MH

ECF (4091 SEELEY & ROOSTED RD AREA) 0.800 => TCV: 29,727

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2024 Est. T.C.V. 009-340-039-00 = 42,954

Est. TCV/Total Floor Area = 43.83

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
21,400	21,400	21,400	10,421	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	100	0	0	521	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
21,500	21,500	21,500	10,942	10,942	0	

009-340-040-00	2024 Est. T.C.V.	FOUST DARIC
Property Class: 401		10423 W ROSTED RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 17 T22N R8W LOT 40 HOFFMAN'S TIMBER ACRES

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS  
\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 90/FF	120.00	540.00	1.1362	1.0779	90	100		13,227
120 Actual Front Feet, 1.49 Total Acres							Total Est. Land Value =	13,227

## Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.18	540	0	0
D/W/P: 3.5 Concrete	6.58	384	0	0
Wood Frame	27.00	144	50	1,944
Wood Frame	23.99	264	50	3,166

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				7,610

Cost Est. for Res. Bldg: 1 Single Family HUD Cls C Blt 1999

(11) Heating System: Forced Heat & Cool  
Ground Area = 1584 SF Floor Area = 1584 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

## Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,584		
			Total:	206,361	154,768

## Other Additions/Adjustments

## Plumbing

Average Fixture(s)	1	1,476	1,107
3 Fixture Bath	1	4,646	3,484

## Water/Sewer

1000 Gal Septic	1	4,864	3,648
Water Well, 100 Feet	1	5,808	4,356

## Porches

WCP (1 Story)	252	9,150	6,862
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## Garages

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

Base Cost	896	33,967	25,475
Door Opener	3	1,640	1,230

## Built-Ins

Appliance Allow.	1	2,766	2,074
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Totals: 270,678 203,004

## Notes:

ECF (4091 SEELEY & ROOSTED RD AREA) 0.750 => TCV: 152,253

2024 Est. T.C.V. 009-340-040-00 = 173,090

Est. TCV/Total Floor Area = 109.27, Most recent sale 01/30/2023 for 180,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
83,900	83,900	83,900	41,980	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	2,600	0	44,520	0		
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
86,500	86,500	86,500	44,079	86,500	86,500	

009-340-041-00	2024 Est. T.C.V.	LEWIS MARGO
Property Class: 401		10449 W ROSTED RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 17 T22N R8W LOT 41 HOFFMAN'S TIMBER ACRES

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS  
\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 90/FF	120.00	540.00	1.1362	1.0779	90	100		13,227
120 Actual Front Feet, 1.49 Total Acres Total Est. Land Value =								13,227

## Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	21.53	140	95	2,863
Total Estimated Land Improvements True Cash Value =				2,863

Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE Cls D Blt 1990

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 1064 SF Floor Area = 1064 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

## Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Piers	1,064		
Total:				106,685	85,348

## Other Additions/Adjustments

## Plumbing

Average Fixture(s)	1	1,025	820
3 Fixture Bath	1	3,245	2,596

## Water/Sewer

1000 Gal Septic	1	4,263	3,410
Water Well, 100 Feet	1	5,506	4,405

## Deck

Treated Wood w/Roof (Deck Portion)	96	2,384	1,907
Treated Wood w/Roof (Roof portion)	96	1,467	1,174

## Built-Ins

Appliance Allow.	1	1,638	1,310
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Totals:	126,213	100,970
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## Notes:

ECF (4091 SEELEY &amp; ROSTED RD AREA) 0.930 =&gt; TCV: 93,902

2024 Est. T.C.V. 009-340-041-00 = 109,992

Est. TCV/Total Floor Area = 103.38, Most recent sale 08/16/2013 for 38,500

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
48,700	48,700	48,700	21,042	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	6,300	0	0	1,052	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
55,000	55,000	55,000	22,094	22,094	22,094	







Parcel Number: 009-340-044-00

Page: 2

2024 Est. T.C.V. 009-340-044-00	=	259,297				
Est. TCV/Total Floor Area = 146.66, Most recent sale 09/23/2010 for 85,000						
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
115,300	115,300	115,300	54,143	5.00		
2024	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	14,300	0	0	2,707	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
129,600	129,600	129,600	56,850	56,850	56,850	





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	78,600	78,600	78,600	41,234	5.00		
2024	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	9,800	0	0	2,061	0	
2024	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
	88,400	88,400	88,400	43,295	43,295	43,295	







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0	9,600	0	0	2,565	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
67,000	67,000	67,000	53,868	53,868	53,868



009-350-001-00	2024 Est. T.C.V.	EDOF GURI L ETAL
Property Class: 401		9449 W OAK DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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LOT 1 INDIAN HILL PLAT

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ADD SEWER FOR 05

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Land Value Estimates for Land Table 4085.4085 CROOKED LAKE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A\$1600/FF	90.00	164.00	0.8633	1.0598	1600	100		131,756
90 Actual Front Feet, 0.34 Total Acres							Total Est. Land Value =	131,756

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Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	769	50	2,530
D/W/P: 4in Concrete	6.97	96	50	334
D/W/P: Brick on Sand	18.02	465	25	2,095
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				5,909

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Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 1960

(11) Heating System: Forced Heat & Cool  
 Ground Area = 1637 SF Floor Area = 1637 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,637		
			Total:	205,720	123,431

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,476	886
3 Fixture Bath	1	4,646	2,788

Porches

CGEP (1 Story)	440	23,945	14,367
CGEP (1 Story)	119	8,698	5,219
CGEP (1 Story)	210	12,871	7,723

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)  
 Base Cost 576 24,808 14,885

Water/Sewer

Public Sewer	1	1,494	896
Water Well, 50 Feet	1	2,686	1,612

Built-Ins

Appliance Allow.	1	2,766	1,660
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Fireplaces

Exterior 1 Story	1	6,513	3,908
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Local Cost Items

SANITARY SEWER	1	0	0	*94% Good
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Totals: 295,623 177,375

Notes:

ECF (4085 CROOKED LAKE) 1.460 => TCV: 258,968

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2024 Est. T.C.V. 009-350-001-00 = 396,633

Est. TCV/Total Floor Area = 242.29

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
174,600	174,600	174,600	89,933	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	23,700	0	0	4,496	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
198,300	198,300	198,300	94,429	94,429	0	

009-350-002-00	2024 Est. T.C.V.	TAYLOR BARBARA JO
Property Class: 401		9461 W OAK DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. LOT 2 INDIAN HILL PLAT.

ADD 16X42 1S , GRG ETC FOR 02  
ADD SEWER FOR 05

Land Value Estimates for Land Table 4085.4085 CROOKED LAKE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A\$1600/FF	90.00	215.00	0.8633	1.1340	1600	100		140,983
90 Actual Front Feet, 0.44 Total Acres					Total Est. Land Value =			140,983

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.18	1200	0	0
Wood Frame	27.00	144	50	1,944
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
Total Estimated Land Improvements True Cash Value =				4,319

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

(11) Heating System: Forced Heat & Cool  
Ground Area = 1536 SF Floor Area = 1536 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	864		
1 Story	Siding	Slab	672		
Total:				198,117	128,776

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,476	959
3 Fixture Bath	1	4,646	3,020

Deck

Treated Wood	216	4,359	2,833
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Garages

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

Base Cost	720	29,023	18,865
Door Opener	2	1,093	710

Water/Sewer

Public Sewer	1	1,494	971
Water Well, 50 Feet	1	2,686	1,746

Built-Ins

Appliance Allow.	1	2,766	1,798
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Fireplaces

Exterior 1 Story	1	6,513	4,233
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Local Cost Items

SANITARY SEWER	1	0	0	*94% Good
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Totals:		252,173	163,911
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Notes:

ECF (4085 CROOKED LAKE) 1.460 =&gt; TCV: 239,310

2024 Est. T.C.V. 009-350-002-00	=	384,612
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Est. TC/Total Floor Area = 250.40

Year	Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
2023	166,600	166,600	166,600	100,070	5.00		
2024	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	25,700	0	0	5,003	0	
2024	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
	192,300	192,300	192,300	105,073	105,073	105,073	



Parcel Number: 009-350-003-00

Page: 2

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 Totals: 382,404 313,571
 

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Notes:

ECF (4085 CROOKED LAKE) 1.460 =&gt; TCV: 457,814

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 2024 Est. T.C.V. 009-350-003-00 = 619,642
 

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Est. TCV/Total Floor Area = 341.21

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
276,200	276,200	276,200	197,193	5.00		
2024 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	33,600	0	0	9,859	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
309,800	309,800	309,800	207,052	207,052	207,052	

009-350-004-00	2024 Est. T.C.V.	SZUBA CLARA
Property Class: 401		9483 W OAK DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. E'LY PORTION OF LOT 4 BEING 150 FT WIDE ON FRONT OR LAKE SIDE & 75 FT WIDE ON BACK INDIAN HILL PLAT.

5/1/2015 PARCEL 009-004-006-00 BOUNDRY LINE SEPARATES THIS LOT FROM THE LAKE. WITH LAKE LEVEL FLUXUATION WATER MAY (AT TIMES) BE TO LOW TO PROVIDE NAVIGATABLE ACCESS TO THE LAKE. SITE INSPECTION AND AERIAL IMAGRY SHOW GRASS OF MAINTAINED YARD EXTENDS TO THE WATERS EDGE, IS NOT COVERED WITH SHORLINE BUSHES, CATTAILS, & OTHER VEGITATION ON THE ADJACENT INDIAN LAKE OWNED PROPERTY. -TIM

THERE IS AN EASEMENT ACROSS E 40" OF LOT  
ADD SEWER FOR 05

Land Value Estimates for Land Table 4085.4085 CROOKED LAKE  
\* Factors \* LAKE ADJACENT 150X254

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> BACK LOT					25000	100		25,000
150 Actual Front Feet, 0.88 Total Acres							Total Est. Land Value =	25,000

#### Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	176	0	0
D/W/P: Asphalt Paving	2.89	500	0	0
Wood Frame	28.72	80	50	1,149
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				2,099

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

(11) Heating System: Forced Hot Water  
Ground Area = 1394 SF Floor Area = 1394 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

#### Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,394		
			Total:	162,045	97,227

#### Other Additions/Adjustments

##### Plumbing

Average Fixture(s)	1	1,230	738
2 Fixture Bath	1	2,596	1,558

##### Porches

CGEP (1 Story)	112	7,370	4,422
CGEP (1 Story)	80	5,799	3,479

##### Garages

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

Base Cost	652	21,633	12,980
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##### Water/Sewer

Public Sewer	1	1,326	796
Water Well, 50 Feet	1	2,585	1,551

##### Built-Ins

Appliance Allow.	1	1,934	1,160
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##### Local Cost Items

SANITARY SEWER	1	0	0	*94% Good
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Totals: 206,518 123,911

Notes:

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ECF (4085 CROOKED LAKE) 1.460 => TCV: 180,910

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2024 Est. T.C.V. 009-350-004-00 = 208,009

Est. TCV/Total Floor Area = 149.22, Most recent sale 03/26/1979 for 0

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
99,900	99,900	99,900	58,260	5.00		
2024 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	4,100	0	0	2,913	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
104,000	104,000	104,000	61,173	61,173	61,173	



009-350-004-30 2024 Est. T.C.V. MICHIGAN REEF DEVELOPMENT CORPORATI  
Property Class: 401 9493 W OAK DR  
Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

. W'LY PORTION OF LOT 4 BEING 150 FT WIDE ON FRONT OR LAKE SIDE & 75 FT WIDE ON  
BACK INDIAN HILL PLAT.

ROAD-5..LOC-85 DUE TO NO LAKE ACCESS  
ADD PC GRG FOR 02

Land Value Estimates for Land Table 4085.4085 CROOKED LAKE

\* Factors \* 150X288: BACK LOT

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> BACK LOT					25000	100		25,000
150 Actual Front Feet, 0.99 Total Acres Total Est. Land Value =								25,000

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

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 1040 SF Floor Area = 1040 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,040		
			Total:	122,017	67,110

Other Additions/Adjustments

Porches

WPP	80	2,410	1,325
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Garages

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

Door Opener	1	485	267
Base Cost	1200	38,424	21,133

Water/Sewer

Public Sewer	1	1,326	729
Water Well, 50 Feet	1	2,585	1,422

Fireplaces

Wood Stove	1	2,149	1,182
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Local Cost Items

SANITARY SEWER	1	0	0	*94% Good
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Totals: 169,396 93,168

Notes:

ECF (409 RURAL PLATTED SUBDIVISIONS) 0.930 => TCV: 86,646

2024 Est. T.C.V. 009-350-004-30 = 111,646

Est. TCV/Total Floor Area = 107.35, Most recent sale 07/21/2015 for 70,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
55,400	55,400	55,400	41,887	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	400	0	0	2,094	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
55,800	55,800	55,800	43,981	43,981	0	

009-350-004-60	2024 Est. T.C.V.	INDIAN LAKES L C
Property Class: 402		W OAK DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. BEG ON S LINE OF LOT 4 150 FT W OF SE COR OF LOT TH TO A PT ON N LINE OF LOT  
75 FT W OF NE COR OF LOT TH NW'LY ALONG LOT LINE 33 FT TH TO A PT ON S LINE OF  
LOT 78 FT W OF POB TH E TO POB PART OF LOT 4 INDIAN HILL PLAT.

RETAINED FOR EASEMENT TO MOUNTAIN

Land Value Estimates for Land Table 4085.4085 CROOKED LAKE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value J> BACKLOT 40K					40000	100		40,000
78 Actual Front Feet, 0.45 Total Acres							Total Est. Land Value =	40,000

2024 Est. T.C.V. 009-350-004-60 = 40,000

Est. TCV/Total Floor Area = 38.46

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
20,000	20,000	20,000	16,785	5.00		
2024 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	839	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
20,000	20,000	20,000	17,624	17,624	0	

009-354-001-00	2024 Est. T.C.V.	BAILS FAMILY TRUST
Property Class: 401		1175 S ARROWHEAD TRL
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SECTIONS 3 & 10 T22N R8W UNIT 1. INDIAN LAKES WEST.

99 SPLIT FROM 010-018-00 FOR 00

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C 100' @1300/FF	125.00	476.00	0.9823	1.3877	1300	100		221,512
125 Actual Front Feet, 1.37 Total Acres							Total Est. Land Value =	221,512

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.18	360	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 5000	5,000.00	1	95	4,750
Total Estimated Land Improvements			True Cash Value =	4,750

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C 10 Blt 2002

(11) Heating System: Forced Heat & Cool  
 Ground Area = 2040 SF Floor Area = 2328 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	2,040		
1 Story	Siding	Overhang	288		
			Total:	342,433	273,949

Other Additions/Adjustments

Recreation Room	1500	28,995	14,497
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Exterior

Stone Veneer	464	17,613	14,090
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Basement, Outside Entrance, Below Grade	1	2,560	2,048
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Plumbing

Average Fixture(s)	1	1,476	1,181
3 Fixture Bath	2	9,291	7,433

Porches

WSEP (1 Story)	132	7,441	5,953
WCP (1 Story)	165	7,047	5,638

Deck

Treated Wood	380	6,312	5,050
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Garages

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

Base Cost	912	41,833	33,466
Common Wall: 1.5 Wall	1	-4,028	-3,222
Door Opener	3	1,640	1,312

Water/Sewer

Public Sewer	1	1,494	1,195
Water Well, 100 Feet	1	5,808	4,646

Built-Ins

Appliance Allow.	1	2,766	2,213
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Fireplaces

Prefab 2 Story	1	3,169	2,535
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Parcel Number: 009-354-001-00

Page: 2

## Local Cost Items

SANITARY SEWER	1	0	0	*92% Good
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Totals:	475,850	371,984		
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## Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.460 => TCV: 543,097

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2024 Est. T.C.V. 009-354-001-00 = 769,359

Est. TCV/Total Floor Area = 330.48, Most recent sale 05/01/2000 for 150,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
346,400	346,400	346,400	230,854	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	38,300	0	0	11,542	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
384,700	384,700	384,700	242,396	242,396	242,396	

009-354-002-00	2024 Est. T.C.V.	BAILS FAMILY TRUST
Property Class: 402		S ARROWHEAD TRL
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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SECTIONS 3 & 10 T22N R8W UNIT 2. INDIAN LAKES WEST.

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99 SPLIT FROM 010-018-00 FOR 00

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Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C 100' @1300/FF	127.00	377.00	0.9811	1.3214	1300	100		214,030
127 Actual Front Feet, 1.10 Total Acres							Total Est. Land Value =	214,030

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2024 Est. T.C.V. 009-354-002-00 = 214,030

Est. TCV/Total Floor Area = 91.94, Most recent sale 06/18/2020 for 125,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.				
77,900	77,900	77,900	66,360	5.00				
2024	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses			
	0	29,100	0	3,318	0			
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT			
107,000	107,000	107,000	69,678	69,678	0			

009-354-003-00	2024 Est. T.C.V.	ROMIG GERALD III
Property Class: 402		S ARROWHEAD TRL
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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SECTIONS 3 & 10 T22N R8W UNIT 3. INDIAN LAKES WEST.

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99 SPLIT FROM 010-018-00 FOR 00

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Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C 100' @1300/FF	101.00	286.00	0.9992	1.2469	1300	100		163,590
101 Actual Front Feet, 0.66 Total Acres							Total Est. Land Value =	163,590

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2024 Est. T.C.V. 009-354-003-00 = 163,590

Est. TCV/Total Floor Area = 70.27, Most recent sale 03/30/2018 for 250,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
61,600	61,600	61,600	55,335	5.00			
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses			
0	20,200	0	2,766	0			
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
81,800	81,800	81,800	58,101	58,101	0		

009-354-004-00	2024 Est. T.C.V.	ROMIG GERALD III
Property Class: 402		S ARROWHEAD TRL
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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SECTIONS 3 & 10 T22N R8W UNIT 4. INDIAN LAKES WEST.

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99 SPLIT FROM 010-018-00 FOR 00

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Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C 100' @1300/FF	102.00	230.00	0.9984	1.1911	1300	100		157,695
102 Actual Front Feet, 0.54 Total Acres							Total Est. Land Value =	157,695

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2024 Est. T.C.V. 009-354-004-00 = 157,695

Est. TCv/Total Floor Area = 67.74, Most recent sale 03/30/2018 for 250,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.				
60,900	60,900	60,900	55,755	5.00				
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses				
0	17,900	0	2,787	0				
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT			
78,800	78,800	78,800	58,542	58,542	0			

009-354-005-00	2024 Est. T.C.V.	ZIEGLER JOE & ROCKWELL MATT &
Property Class: 402		S ARROWHEAD TRL
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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SECTIONS 3 & 10 T22N R8W UNIT 5. INDIAN LAKES WEST.

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99 SPLIT FROM 010-108-00 FOR 00

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99 SPLIT FROM 010-018-00 FOR 00

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Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C 100' @1300/FF	102.00	208.00	0.9984	1.1663	1300	100		154,401
102 Actual Front Feet, 0.49 Total Acres							Total Est. Land Value =	154,401

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2024 Est. T.C.V. 009-354-005-00 = 154,401

Est. TCV/Total Floor Area = 66.32, Most recent sale 03/09/2023 for 150,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
60,200	60,200	60,200	55,755	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	17,000	0	0	21,445	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
77,200	77,200	77,200	58,542	77,200	0	



009-354-006-00	2024 Est. T.C.V.	HOITENGA ALAN R & CARRIE D
Property Class: 402		S ARROWHEAD TRL
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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SECTIONS 3 & 10 T22N R8W UNIT 6. INDIAN LAKES WEST.

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99 SPLIT FROM 010-018-00 FOR 00

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Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C 100' @1300/FF	100.00	208.00	1.0000	1.1663	1300	100		151,613
100 Actual Front Feet, 0.48 Total Acres							Total Est. Land Value =	151,613

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2024 Est. T.C.V. 009-354-006-00 = 151,613

Est. TCV/Total Floor Area = 65.13, Most recent sale 02/07/2020 for 125,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
59,200	59,200	59,200	54,810	5.00			
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses			
0	16,600	0	2,740	0			
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
75,800	75,800	75,800	57,550	57,550	0		



009-354-007-50	2024 Est. T.C.V.	HOITENGA ALAN R & CARRIE D
Property Class: 402		S ARROWHEAD TRL
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SECTIONS 3 & 10 T22N R8W S'LY 1/2 UNIT 7. INDIAN LAKES WEST. DESCRIBED AS UNIT"7B"

THE SOUTHERLY HALF OF UNIT 7, "INDIAN LAKES WEST" SITE CONDOMINIUM, PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4, SECTION 10, T22N-R8W DESCRIBED AS COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 10, THENCE S88°39'18"E 219.32 FEET ALONG THE NORTH LINE OF SAID SECTION 10 TO A POINT ON A TRAVERSE LINE ALONG THE SHORE OF LAKE MISSAUKEE; THENCE S2°47'55"E 271.90 FEET ALONG SAID TRAVERSE LINE; THENCE CONTINUING ALONG SAID TRAVERSE LINE S33°39'10"E 70.39 FEET TO THE NORTHEASTERLY CORNER OF UNIT 7; THENCE CONTINUING ALONG SAID TRAVERSE LINE S33°39'10"E 50.08 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID TRAVERSE LINE S33°39'10"E 50.08 FEET TO THE SOUTHEASTERLY CORNER OF SAID UNIT 7; THENCE S61°16'29"W 213.11 FEET ALONG THE SOUTHERLY LINE OF SAID UNIT 7 TO A POINT ON THE WESTERLY LINE OF UNIT 7 AND A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF ARROWHEAD TRAIL WEST; THENCE NORTHWESTERLY 60.00 FEET ALONG THE ARC OF A 1200.00 FOOT RADIUS CURVE TO THE RIGHT (LONG CHORD BEARING N27°17'35"W 60.00 FEET); THENCE N64°03'28"E 207.55 FEET TO THE POINT OF BEGINNING. CONTAINING 0.27 ACRES MORE OR LESS. SUBJECT TO EASEMENTS, RESERVATIONS AND RESTRICTIONS OF RECORD. UNIT LINES EXTEND TO THE WATERS EDGE.  
SPLIT ON 03/31/2020 FROM 009-354-007-00;

Split/Comb. on 03/31/2020 completed 03/31/2020 TIM ;  
Parent Parcel(s): 009-354-007-00;  
Child Parcel(s): 009-354-007-50;

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C 100' @1300/FF	50.08	207.55	1.0000	1.1657	1300	100		75,893
50 Actual Front Feet, 0.24 Total Acres					Total Est.		Land Value =	75,893

2024 Est. T.C.V. 009-354-007-50 = 75,893

Est. TCV/Total Floor Area = 32.60, Most recent sale 02/07/2020 for 62,500

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.				
29,600	29,600	29,600	29,600	5.00				
2024 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses			
0	8,300	0	0	1,480	0			
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT			
37,900	37,900	37,900	31,080	31,080	0			

009-354-008-00	2024 Est. T.C.V.	INDIAN LAKES DEVELOPMENT LLC
Property Class: 401		1067 S ARROWHEAD TRL
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SECTIONS 3 & 10 T22N R8W UNIT 8. INDIAN LAKES WEST.

NEW HOUSE @ 40% FOR 02 COMP FOR 03

99 SPLIT FROM 010-018-00 FOR 00

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

		* Factors *		LAKE MISSAUKEE			
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
C 100' @1300/FF	103.00	193.00	0.9976	1.1481	1300	100	153,363
103 Actual Front Feet, 0.46 Total Acres						Total Est. Land Value =	153,363

Land Improvement Cost Estimates

Description	Rate	Size % Good	Cash Value
Residential Local Cost Land Improvements			
Description	Rate	Size % Good	Cash Value
LAND IMPROVE 1000	1,000.00	1 95	950
Total Estimated Land Improvements True Cash Value =			950

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls BC Blt 2001

(11) Heating System: Forced Heat & Cool  
 Ground Area = 1953 SF Floor Area = 2930 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=77/100/100/100/77

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	1,953		
			Total:	440,191	338,947

Other Additions/Adjustments

Recreation Room	1953	53,375	26,687
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Exterior

Stone Veneer	1152	53,729	41,371
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Basement, Outside Entrance, Below Grade	2	7,187	5,534
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Plumbing

Average Fixture(s)	1	2,172	1,672
3 Fixture Bath	1	6,832	5,261
2 Fixture Bath	1	4,577	3,524

Porches

CCP (2 Story)	48	2,249	1,732
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Deck

Treated Wood	504	8,044	6,194
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Garages

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

Base Cost	864	50,760	39,085
Door Opener	3	2,049	1,578

Water/Sewer

Public Sewer	1	1,914	1,474
Water Well, 100 Feet	1	6,244	4,808

Built-Ins

Appliance Allow.	1	3,975	3,061
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Fireplaces

Interior 2 Story	1	8,494	6,540
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Parcel Number: 009-354-008-00

Page: 2

Breezeways				
Frame Wall	73	6,774	5,216	
Local Cost Items				
SANITARY SEWER	1	0	0	*91% Good
Solar Room	72	14,140	10,888	
	Totals:	672,706	503,572	

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.460 =&gt; TCV: 735,215

2024 Est. T.C.V. 009-354-008-00			=	889,528	
Est. TCV/Total Floor Area = 303.59					
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
425,200	425,200	425,200	269,657	5.00	
2024 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	19,600	0	0	13,482	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
444,800	444,800	444,800	283,139	283,139	0

009-354-009-00	2024 Est. T.C.V.	INDIAN LAKES DEVELOPMENT LLC
Property Class: 402		S ARROWHEAD TRL
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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SECTIONS 3 & 10 T22N R8W UNIT 9. INDIAN LAKES WEST.

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99 SPLIT FROM 010-018-00 FOR 00

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Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C 100' @1300/FF	101.00	189.00	0.9992	1.1430	1300	100		149,960
101 Actual Front Feet, 0.44 Total Acres							Total Est. Land Value =	149,960

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2024 Est. T.C.V. 009-354-009-00 = 149,960

Est. TCV/Total Floor Area = 51.18

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
59,100	59,100	59,100	12,785	5.00			
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses			
0	15,900	0	639	0			
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
75,000	75,000	75,000	13,424	13,424	0		

009-354-010-00	2024 Est. T.C.V.	INDIAN LAKES DEVELOPMENT LLC
Property Class: 402		S ARROWHEAD TRL
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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SECTIONS 3 & 10 T22N R8W UNIT 10. INDIAN LAKES WEST.

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99 SPLIT FROM 010-018-00 FOR 00

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Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C 100' @1300/FF	102.00	186.00	0.9984	1.1392	1300	100		150,818
102 Actual Front Feet, 0.44 Total Acres							Total Est. Land Value =	150,818

---

2024 Est. T.C.V. 009-354-010-00 = 150,818

Est. TCW/Total Floor Area = 51.47

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
59,600	59,600	59,600	12,926	5.00			
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses			
0	15,800	0	646	0			
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
75,400	75,400	75,400	13,572	13,572	0		

009-354-011-00	2024 Est. T.C.V.	INDIAN LAKES DEVELOPMENT LLC
Property Class: 402		S ARROWHEAD TRL
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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SECTIONS 3 & 10 T22N R8W UNIT 11. INDIAN LAKES WEST.

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99 SPLIT FROM 003-001-00 FOR 00

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Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C 100' @1300/FF	104.00	166.00	0.9969	1.1123	1300	100		149,912
104 Actual Front Feet, 0.40 Total Acres							Total Est. Land Value =	149,912

---

2024 Est. T.C.V. 009-354-011-00 = 149,912

Est. TCV/Total Floor Area = 51.16

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
59,900	59,900	59,900	11,639	5.00			
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses			
0	15,100	0	581	0			
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
75,000	75,000	75,000	12,220	12,220	0		



009-354-012-00	2024 Est. T.C.V.	INDIAN LAKES DEVELOPMENT LLC
Property Class: 402		S ARROWHEAD TRL
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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SECTIONS 3 & 10 T22N R8W UNIT 12. INDIAN LAKES WEST.

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99 SPLIT FROM 003-001-00 FOR 00

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Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C 100' @1300/FF	102.00	149.00	0.9984	1.0873	1300	100		143,954
102 Actual Front Feet, 0.35 Total Acres							Total Est. Land Value =	143,954

---

2024 Est. T.C.V. 009-354-012-00 = 143,954

Est. TCV/Total Floor Area = 49.13

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
58,300	58,300	58,300	11,419	5.00			
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses			
0	13,700	0	570	0			
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
72,000	72,000	72,000	11,989	11,989	0		

009-354-013-00	2024 Est. T.C.V.	INDIAN LAKES DEVELOPMENT LLC
Property Class: 402		S ARROWHEAD TRL
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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SECTIONS 3 & 10 T22N R8W UNIT 13. INDIAN LAKES WEST.

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99 SPLIT FROM 003-001-00 FOR 00

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Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C 100' @1300/FF	103.00	136.00	0.9976	1.0667	1300	100		142,494
103 Actual Front Feet, 0.32 Total Acres							Total Est. Land Value =	142,494

---

2024 Est. T.C.V. 009-354-013-00 = 142,494

Est. TCV/Total Floor Area = 48.63

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
58,200	58,200	58,200	11,564	5.00			
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses			
0	13,000	0	578	0			
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
71,200	71,200	71,200	12,142	12,142	0		

009-354-014-00	2024 Est. T.C.V.	INDIAN LAKES DEVELOPMENT LLC
Property Class: 402		S ARROWHEAD TRL
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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SECTIONS 3 & 10 T22N R8W UNIT 14. INDIAN LAKES WEST.

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99 SPLIT FROM 003-001-00 FOR 00

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Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BACK 50' @1200/	104.00	172.00	0.8327	1.0942	1200	100		113,707
104 Actual Front Feet, 0.41 Total Acres							Total Est. Land Value =	113,707

---

2024 Est. T.C.V. 009-354-014-00 = 113,707

Est. TCV/Total Floor Area = 38.81

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
60,200	60,200	60,200	11,639	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-3,300	0	0	581	0	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
56,900	56,900	56,900	12,220	12,220	0	0

009-354-015-00	2024 Est. T.C.V.	INDIAN LAKES DEVELOPMENT LLC
Property Class: 402		S ARROWHEAD TRL
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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SECTIONS 3 & 10 T22N R8W UNIT 15. INDIAN LAKES WEST.

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99 SPLIT FROM 003-001-00 FOR 00

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Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value F> GROUP F 40K					40000	100		40,000
135 Actual Front Feet, 0.65 Total Acres							Total Est. Land Value =	40,000

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2024 Est. T.C.V. 009-354-015-00 = 40,000

Est. TCW/Total Floor Area = 13.65

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
20,000	20,000	20,000	203	5.00		
2024 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	10	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
20,000	20,000	20,000	213	213	0	

009-354-016-00	2024 Est. T.C.V.	INDIAN LAKES DEVELOPMENT LLC
Property Class: 402		S ARROWHEAD TRL
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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SECTIONS 3 & 10 T22N R8W UNIT 16. INDIAN LAKES WEST.

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99 SPLIT FROM 003-001-00 FOR 00

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Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value F> GROUP F 40K					40000	100		40,000
118 Actual Front Feet, 0.52 Total Acres							Total Est. Land Value =	40,000

---

2024 Est. T.C.V. 009-354-016-00 = 40,000

Est. TCV/Total Floor Area = 13.65

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
20,000	20,000	20,000	203	5.00			
2024 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	10	0		
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
20,000	20,000	20,000	213	213	0		

009-354-017-00	2024 Est. T.C.V.	INDIAN LAKES DEVELOPMENT LLC
Property Class: 402		S ARROWHEAD TRL
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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SECTIONS 3 & 10 T22N R8W UNIT 17. INDIAN LAKES WEST.

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99 SPLIT FROM 003-001-00 FOR 00

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Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value F> GROUP F 40K					40000	100		40,000
100 Actual Front Feet, 0.46 Total Acres							Total Est. Land Value =	40,000

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2024 Est. T.C.V. 009-354-017-00 = 40,000

Est. TCW/Total Floor Area = 13.65

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
20,000	20,000	20,000	203	5.00			
2024 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	10	0		
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
20,000	20,000	20,000	213	213	0		

009-354-018-00	2024 Est. T.C.V.	INDIAN LAKES DEVELOPMENT LLC
Property Class: 402		S ARROWHEAD TRL
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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SECTIONS 3 & 10 T22N R8W UNIT 18. INDIAN LAKES WEST.

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99 SPLIT FROM 003-001-00 FOR 00

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Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value F> GROUP F 40K					40000	100		40,000
111 Actual Front Feet, 0.51 Total Acres							Total Est. Land Value =	40,000

---

2024 Est. T.C.V. 009-354-018-00 = 40,000

Est. TCV/Total Floor Area = 13.65

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.				
20,000	20,000	20,000	203	5.00				
2024 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses			
0	0	0	0	10	0			
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT			
20,000	20,000	20,000	213	213	0			

009-354-019-00	2024 Est. T.C.V.	INDIAN LAKES DEVELOPMENT LLC
Property Class: 402		S ARROWHEAD TRL
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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SECTIONS 3 & 10 T22N R8W UNIT 19. INDIAN LAKES WEST.

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99 SPLIT FROM 003-001-00 FOR 00

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Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value F> GROUP F 40K					40000	100		40,000
111 Actual Front Feet, 0.51 Total Acres							Total Est. Land Value =	40,000

---

2024 Est. T.C.V. 009-354-019-00 = 40,000

Est. TCW/Total Floor Area = 13.65

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
20,000	20,000	20,000	203	5.00			
2024	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
	0	0	0	10	0		
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
20,000	20,000	20,000	213	213	0		



009-354-020-00	2024 Est. T.C.V.	INDIAN LAKES DEVELOPMENT LLC
Property Class: 402		S ARROWHEAD TRL
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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SECTIONS 3 & 10 T22N R8W UNIT 20. INDIAN LAKES WEST.

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99 SPLIT FROM 010-022-00 FOR 00

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Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value F> GROUP F 40K					40000	100		40,000
111 Actual Front Feet, 0.51 Total Acres							Total Est. Land Value =	40,000

---

2024 Est. T.C.V. 009-354-020-00 = 40,000

Est. TCW/Total Floor Area = 13.65

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
20,000	20,000	20,000	174	5.00		
2024 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	8	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
20,000	20,000	20,000	182	182	0	

009-354-021-00	2024 Est. T.C.V.	INDIAN LAKES DEVELOPMENT LLC
Property Class: 402		S ARROWHEAD TRL
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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SECTIONS 3 & 10 T22N R8W UNIT 21. INDIAN LAKES WEST.

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99 SPLIT FROM 010-022-00 FOR 00

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Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value F> GROUP F 40K					40000	100		40,000
111 Actual Front Feet, 0.51 Total Acres							Total Est. Land Value =	40,000

---

2024 Est. T.C.V. 009-354-021-00 = 40,000

Est. TCV/Total Floor Area = 13.65

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
20,000	20,000	20,000	174	5.00			
2024 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	8	0		
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
20,000	20,000	20,000	182	182	0		

009-354-022-00	2024 Est. T.C.V.	INDIAN LAKES DEVELOPMENT LLC
Property Class: 402		S ARROWHEAD TRL
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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SECTIONS 3 & 10 T22N R8W UNIT 22. INDIAN LAKES WEST.

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99 SPLIT FROM 010-022-00 FOR 00

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Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value F> GROUP F 40K					40000	100		40,000
111 Actual Front Feet, 0.51 Total Acres							Total Est. Land Value =	40,000

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2024 Est. T.C.V. 009-354-022-00 = 40,000

Est. TCV/Total Floor Area = 13.65

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
20,000	20,000	20,000	174	5.00			
2024 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	8	0		
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
20,000	20,000	20,000	182	182	0		

009-354-023-00	2024 Est. T.C.V.	INDIAN LAKES DEVELOPMENT LLC
Property Class: 402		S ARROWHEAD TRL
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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SECTIONS 3 & 10 T22N R8W UNIT 23. INDIAN LAKES WEST.

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99 SPLIT FROM 010-022-00 FOR 00

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Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value F> GROUP F 40K					40000	100		40,000
111 Actual Front Feet, 0.51 Total Acres							Total Est. Land Value =	40,000

---

2024 Est. T.C.V. 009-354-023-00 = 40,000

Est. TCV/Total Floor Area = 13.65

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
20,000	20,000	20,000	174	5.00			
2024 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	8	0		
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
20,000	20,000	20,000	182	182	0		

009-354-024-00	2024 Est. T.C.V.	INDIAN LAKES DEVELOPMENT LLC
Property Class: 402		S ARROWHEAD TRL
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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SECTIONS 3 & 10 T22N R8W UNIT 24. INDIAN LAKES WEST.

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99 SPLIT FROM 010-018-00 FOR 00

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Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value F> GROUP F 40K					40000	100		40,000
111 Actual Front Feet, 0.51 Total Acres							Total Est. Land Value =	40,000

---

2024 Est. T.C.V. 009-354-024-00 = 40,000

Est. TCW/Total Floor Area = 13.65

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
20,000	20,000	20,000	2,020	5.00			
2024 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	101	0		
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
20,000	20,000	20,000	2,121	2,121	0		

009-354-025-00	2024 Est. T.C.V.	INDIAN LAKES DEVELOPMENT LLC
Property Class: 402		S ARROWHEAD TRL
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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SECTIONS 3 & 10 T22N R8W UNIT 25. INDIAN LAKES WEST.

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99 SPLIT FROM 010-018-00 FOR 00

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Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value F> GROUP F 40K					40000	100		40,000
111 Actual Front Feet, 0.51 Total Acres							Total Est. Land Value =	40,000

---

2024 Est. T.C.V. 009-354-025-00 = 40,000

Est. TCV/Total Floor Area = 13.65

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
20,000	20,000	20,000	2,020	5.00			
2024 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	101	0		
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
20,000	20,000	20,000	2,121	2,121	0		

009-354-026-00	2024 Est. T.C.V.	INDIAN LAKES DEVELOPMENT LLC
Property Class: 402		S ARROWHEAD TRL
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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SECTIONS 3 & 10 T22N R8W UNIT 26. INDIAN LAKES WEST.

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99 SPLIT FROM 010-018-00 FOR 00

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Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value F> GROUP F 40K					40000	100		40,000
109 Actual Front Feet, 0.69 Total Acres							Total Est. Land Value =	40,000

---

2024 Est. T.C.V. 009-354-026-00 = 40,000

Est. TCV/Total Floor Area = 13.65

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
20,000	20,000	20,000	2,020	5.00			
2024 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	101	0		
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
20,000	20,000	20,000	2,121	2,121	0		

009-354-027-00	2024 Est. T.C.V.	INDIAN LAKES DEVELOPMENT LLC
Property Class: 402		S ARROWHEAD TRL
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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SECTIONS 3 & 10 T22N R8W UNIT 27. INDIAN LAKES WEST.

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99 SPLIT FROM 010-018-00 FOR 00

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Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value F> GROUP F 40K					40000	100		40,000
111 Actual Front Feet, 0.46 Total Acres							Total Est. Land Value =	40,000

---

2024 Est. T.C.V. 009-354-027-00 = 40,000

Est. TCV/Total Floor Area = 13.65

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
20,000	20,000	20,000	2,020	5.00			
2024 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	101	0		
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
20,000	20,000	20,000	2,121	2,121	0		



009-354-028-00	2024 Est. T.C.V.	INDIAN LAKES DEVELOPMENT LLC
Property Class: 402		S ARROWHEAD TRL
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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SECTIONS 3 & 10 T22N R8W UNIT 28. INDIAN LAKES WEST.

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99 SPLIT FROM 010-018-00 FOR 00

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Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value F> GROUP F 40K					40000	100		40,000
90 Actual Front Feet, 0.41 Total Acres							Total Est. Land Value =	40,000

---

2024 Est. T.C.V. 009-354-028-00 = 40,000

Est. TCV/Total Floor Area = 13.65

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
20,000	20,000	20,000	2,020	5.00			
2024 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	101	0		
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
20,000	20,000	20,000	2,121	2,121	0		

009-354-029-00	2024 Est. T.C.V.	INDIAN LAKES DEVELOPMENT LLC
Property Class: 402		S ARROWHEAD TRL
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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SECTIONS 3 & 10 T22N R8W UNIT 29. INDIAN LAKES WEST.

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99 SPLIT FROM 010-018-00 FOR 00

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Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value F> GROUP F 40K					40000	100		40,000
101 Actual Front Feet, 0.48 Total Acres							Total Est. Land Value =	40,000

---

2024 Est. T.C.V. 009-354-029-00 = 40,000

Est. TCV/Total Floor Area = 13.65

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
20,000	20,000	20,000	2,020	5.00			
2024 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	101	0		
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
20,000	20,000	20,000	2,121	2,121	0		

009-354-030-00	2024 Est. T.C.V.	INDIAN LAKES DEVELOPMENT LLC
Property Class: 402		S ARROWHEAD TRL
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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SECTIONS 3 & 10 T22N R8W UNIT 30. INDIAN LAKES WEST.

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99 SPLIT FROM 010-018-00 FOR 00

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Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value F> GROUP F 40K					40000	100		40,000
130 Actual Front Feet, 0.61 Total Acres							Total Est. Land Value =	40,000

---

2024 Est. T.C.V. 009-354-030-00 = 40,000

Est. TCV/Total Floor Area = 13.65

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
20,000	20,000	20,000	2,020	5.00			
2024 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	101	0		
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
20,000	20,000	20,000	2,121	2,121	0		

009-354-031-00	2024 Est. T.C.V.	INDIAN LAKES DEVELOPMENT LLC
Property Class: 402		S ARROWHEAD TRL
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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SECTIONS 3 & 10 T22N R8W UNIT 31. INDIAN LAKES WEST.

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99 SPLIT FROM 010-018-00 FOR 00

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Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value F> GROUP F 40K					40000	100		40,000
130 Actual Front Feet, 0.60 Total Acres							Total Est. Land Value =	40,000

---

2024 Est. T.C.V. 009-354-031-00 = 40,000

Est. TCV/Total Floor Area = 13.65

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
20,000	20,000	20,000	2,020	5.00			
2024 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	101	0		
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
20,000	20,000	20,000	2,121	2,121	0		

009-361-002-00	2024 Est. T.C.V.	VALENTE JOHN
Property Class: 402		S BLAIR ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 4 T22N R8W LOTS 1, 2, 3, 4 & 5 BLK A MITCHELL BROS PLAT VILLAGE OF JENNINGS.  
 12/31/2019 COMBINE WITH 361-001-00  
 FORMERLY . SEC 4 T22N R8W LOTS 2, 3, 4 & 5 BLK A MITCHELL BROS PLAT VILLAGE OF JENNINGS.

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Land Value Estimates for Land Table JEN .JENNINGS

		* Factors *				5 LOTS		
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP F 30/FF	330.00	158.00	0.7248	1.0000	30	100		7,175
330 Actual Front Feet,	1.20	Total Acres			Total Est.	Land Value =		7,175

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2024 Est. T.C.V. 009-361-002-00 = 7,175

Est. TCV/Total Floor Area = 2.45, Most recent sale 10/10/2019 for 5,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
3,600	3,600	3,600	2,520	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	126	0		
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
3,600	3,600	3,600	2,646	2,646	2,646	

009-361-006-00	2024 Est. T.C.V.	BAIRD BONNIE
Property Class: 402		S BLAIR ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 4 T22N R8W LOT 6 BLK A MITCHELL BROS PLAT VILLAGE OF JENNINGS.

Land Value Estimates for Land Table JEN .JENNINGS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP F 30/FF	66.00	158.00	1.0000	1.0000	30	100		1,980
66 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	1,980

2024 Est. T.C.V. 009-361-006-00 = 1,980

Est. TCV/Total Floor Area = 0.68, Most recent sale 08/26/2016 for 1

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
1,000	1,000	1,000	525	5.00			
2024 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	26	0		
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
1,000	1,000	1,000	551	551	0		



Parcel Number: 009-361-007-00

Page: 2

ECF (409 RURAL PLATTED SUBDIVISIONS) 0.930 =&gt; TCV: 70,094

2024 Est. T.C.V. 009-361-007-00	=	76,444			
Est. TCV/Total Floor Area = 110.47, Most recent sale 06/26/2015 for 28,000					
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
22,400	22,400	22,400	15,375	5.00	
2024	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	15,800	0	768	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
38,200	38,200	38,200	16,143	16,143	16,143









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	0	8,800	0	0	831	0
2024 Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	42,800	42,800	42,800	17,467	17,467	17,467

009-362-002-00	2024 Est. T.C.V.	ESSINGTON POLLY A
Property Class: 402		S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 4 T22N R8W LOT 2 BLK B MITCHELL BROS PLAT VILLAGE OF JENNINGS.

Land Value Estimates for Land Table JEN .JENNINGS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP G 150/FF	66.00	158.00	1.0000	1.0000	140	100		9,240
66 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	9,240

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Metal Prefab/Conc.	21.71	100	50	1,085
Total Estimated Land Improvements				True Cash Value = 1,085

2024 Est. T.C.V. 009-362-002-00 = 10,325

Est. TCV/Total Floor Area = 8.40

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
5,100	5,100	5,100	1,258	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	100	0	0	62	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
5,200	5,200	5,200	1,320	1,320	1,320	

009-362-003-00	2024 Est. T.C.V.	PARKER PATRICK D & CAROL
Property Class: 401		S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 4 T22N R8W LOT 3 BLK B MITCHELL BROS PLAT VILLAGE OF JENNINGS.

TO STATE FOR 97 @ 12-97 BOR  
RETURN TO ROLL FOR 03

Land Value Estimates for Land Table JEN .JENNINGS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP G 150/FF	66.00	158.00	1.0000	1.0000	140	100		9,240
66 Actual Front Feet, 0.24 Total Acres					Total Est.	Land Value =		9,240

2024 Est. T.C.V. 009-362-003-00 = 9,240

Est. TCV/Total Floor Area = 7.52

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
4,600	4,600	4,600	3,465	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	173	0	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
4,600	4,600	4,600	3,638	3,638	0	0

009-362-004-00	2024 Est. T.C.V.	PEASLEY LEO M
Property Class: 402		W POPLAR ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 4 T22N R8W LOT 4 BLK B EXC S 65 FT THOF MITCHELL BROS PLAT VILLAGE OF JENNINGS.

Land Value Estimates for Land Table JEN .JENNINGS

		* Factors *		N PRT LOT 4			
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
<Site Value A>	GROUP A	1.8K			1800 100	EXC SOUTH	1,800
66 Actual Front Feet, 0.17 Total Acres						Total Est. Land Value =	1,800

2024 Est. T.C.V. 009-362-004-00 = 1,800

Est. TCV/Total Floor Area = 1.46

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
900	900	900	525	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	26	0	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
900	900	900	551	551	0	0





009-362-005-00	2024 Est. T.C.V.	CHAPKO THOMAS & NANCY J
Property Class: 402		W POPLAR ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 4 T22N R8W LOT 5 BLK B EXC S 65 FT THOF. MITCHELL BROS PLAT VILLAGE OF JENNINGS.

ALSO OWNS 362-006

Land Value Estimates for Land Table JEN .JENNINGS

		* Factors *		NORTH PRT LOT 5				
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A>	GROUP A	1.8K			1800	100	EXC SOUTH	1,800
66 Actual Front Feet,		0.17 Total Acres		Total Est. Land Value =				1,800

2024 Est. T.C.V. 009-362-005-00 = 1,800

Est. TCv/Total Floor Area = 2.32

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
900	900	900	525	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	26	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
900	900	900	551	551		0





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9,600	7,200	0	9,600	1,979	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
73,800	73,800	73,800	51,177	51,177	51,177





2024 Est. T.C.V. 009-362-009-00						=	111,241
Est. TCV/Total Floor Area = 110.36							
2023 Assessed		MBOR	S.E.V.	Base for Cap	C.P.I.		
46,800		46,800	46,800	27,540	5.00		
2024	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	8,800	0	0	1,377	0	
2024 Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
55,600		55,600	55,600	28,917	28,917	28,917	





009-363-001-00	2024 Est. T.C.V.	MUNSON PAULA J
Property Class: 402		S BLAIR ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 4 T22N R8W LOT 1 BLK C MITCHELL BROS PLAT VILLAGE OF JENNINGS.

Land Value Estimates for Land Table JEN .JENNINGS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP G 150/FF	66.00	165.00	1.0000	1.0087	140	100		9,320
66 Actual Front Feet, 0.25 Total Acres					Total Est.		Land Value =	9,320

2024 Est. T.C.V. 009-363-001-00 = 9,320

Est. TCV/Total Floor Area = 6.89

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
4,700	4,700	4,700	940	5.00			
2024 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	47	0		
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
4,700	4,700	4,700	987	987	0		







009-363-006-00	2024 Est. T.C.V.	HILL PAMELA J
Property Class: 401		9867 W POPLAR ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 4 T22N R8W LOT 6 BLK C MITCHELL BROS PLAT VILLAGE OF JENNINGS.

REMOVE OLD MH ADD MHD FOR 04

Land Value Estimates for Land Table 4085.4085 CROOKED LAKE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP E 600/FF	180.00	152.00	1.0410	0.6861	600	100		77,130
180 Actual Front Feet, 0.63 Total Acres								Total Est. Land Value = 77,130

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	31.19	64	50	998
Total Estimated Land Improvements True Cash Value =				998

Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE Cls CD Blt 2003

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 2280 SF Floor Area = 2280 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	2,280		
Total:				239,274	191,419

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,230	984
3 Fixture Bath	1	3,860	3,088
2 Fixture Bath	1	2,596	2,077

Water/Sewer

1000 Gal Septic	1	4,550	3,640
Water Well, 100 Feet	1	5,640	4,512

Deck

Treated Wood	384	6,209	4,967
Treated Wood	16	715	572
w/Roof (Roof portion)	44	822	658

Built-Ins

Appliance Allow.	1	1,934	1,547
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Garages

Class: CD Exterior: Pole (Unfinished)			
Base Cost	1152	24,883	19,906

Totals: 291,713 233,370

Notes:

ECF (409 RURAL PLATTED SUBDIVISIONS) 0.930 => TCV: 217,034

2024 Est. T.C.V. 009-363-006-00 = 295,162

Est. TCV/Total Floor Area = 129.46, Most recent sale 03/12/2010 for 84,900

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
116,100	116,100	116,100	74,092	5.00	
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	31,500	0	0	3,704	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
147,600	147,600	147,600	77,796	77,796	77,796

009-363-007-00	2024 Est. T.C.V.	ROMIG GERALD V III
Property Class: 402		447 S BLAIR ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 4 T22N R8W LOT 7 BLK C MITCHELL BROS PLAT VILLAGE OF JENNINGS.

LOW VERY LITTLE GOOD FRONTAGE

Land Value Estimates for Land Table 4085.4085 CROOKED LAKE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP E 600/FF	205.00	220.00	1.0142	0.7387	600	100		92,156
205 Actual Front Feet, 1.03 Total Acres							Total Est. Land Value =	92,156

2024 Est. T.C.V. 009-363-007-00 = 92,156

Est. TCV/Total Floor Area = 40.42, Most recent sale 12/20/2007 for 0

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.				
45,900	45,900	45,900	28,141	5.00				
2024	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses			
	0	200	0	1,407	0			
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT			
46,100	46,100	46,100	29,548	29,548	29,548			

009-364-001-00    2024 Est. T.C.V.    SUNDELL LEON F  
 Property Class: 401       9902 W WALNUT ST  
 Map #:    LAKE TOWNSHIP    LAKE CITY, MI 49651

. SEC 4 T22N R8W LOT 1 BLK D MITCHELL BROS PLAT VILLAGE OF JENNINGS.

PB ALL USED MATERIALS  
REMOVE OLD MH..ADD NEW MH FOR 00

Land Value Estimates for Land Table JEN .JENNINGS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A	1.8K				1800	100		1,800
66 Actual Front Feet, 0.25 Total Acres          Total Est. Land Value =								1,800

Cost Est. for Res. Bldg: 1	Mobile Home	HUD		Cls Good	Blt 1992
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(11) Heating System: Forced Warm Air  
 Ground Area = 1280 SF      Floor Area = 1280 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=44/100/100/100/44

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Siding	Comp.Shingle	1280		
Total:				92,127	40,537

Other Additions/Adjustments

Skirting, Metal or Vinyl, Vertical	192	2,292	1,008
Plumbing			
3 Fixture Bath	1	3,921	1,725
Water/Sewer			
1000 Gal Septic	1	5,636	2,480
Water Well, 50 Feet	1	2,921	1,285

Garages

Class: BC Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	768	36,035	15,855
Class: BC Exterior: Pole (Unfinished)			
Base Cost	960	32,102	14,125
Totals:		175,034	77,015

Notes:

ECF (424 JENNINGS) 0.670 => TCV:          51,600

2024 Est. T.C.V. 009-364-001-00				=	53,400
Est. TCV/Total Floor Area = 41.72, Most recent sale 02/19/2016 for 0					
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
25,500	25,500	25,500	16,863	5.00	
2024	New Eq.	Adjustment	Loss	Additions	Tax Adjustment      Losses
0	1,200		0	0	843      0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
26,700	26,700	26,700	17,706	17,706	17,706

009-364-005-00	2024 Est. T.C.V.	BAIRD BONNIE
Property Class: 402		8901 W ELM ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 4 T22N R8W LOT 5 BLK D MITCHELL BROS PLAT VILLAGE OF JENNINGS.

TO STATE FOR 97 @ 12-97 BOR  
ADD TO ROLL FOR 99

Land Value Estimates for Land Table JEN .JENNINGS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
JENNINGS 50	66.00	165.00	1.0000	1.0087	50	100		3,329
66 Actual Front Feet, 0.25 Total Acres							Total Est. Land Value =	3,329

2024 Est. T.C.V. 009-364-005-00 = 3,329

Est. TCV/Total Floor Area = 2.60, Most recent sale 01/16/2015 for 1,500

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.				
1,000	1,000	1,000	525	5.00				
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses				
0	700	0	26	0				
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT			
1,700	1,700	1,700	551	551	0			



009-364-006-00                      2024 Est. T.C.V.                      LAKE TOWNSHIP  
 Property Class: 402                                           9852 W WALNUT ST  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

LOTS 2-4, BLOCK D, MITCHELL BROTHER'S PLAT OF JENNINGS, PART OF SECTION 5 , T22N-R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN. AND LOT 6, BLOCK D, MITCHELL BROTHER'S PLAT OF JENNINGS, PART OF SECTION 5, T22N-R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN, EXCEPT THE SOUTH 109.00 FEET OF THE WEST 175.00 FEET. AND THAT PORTION OF VACATED WALNUT STREET LYING SOUTH OF LOT 6, BLOCK D, MITCHELL BROTHER'S PLAT OF JENNINGS, PART OF SECTION 5, T22N-R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN. SUBJECT TO AN EASEMENT FOR LAKE ACCESS DESCRIBED BELOW. EASEMENT DESCRIPTION THAT PORTION OF VACATED WALNUT STREET LYING SOUTH OF LOT 6, BLOCK D, MITCHELL BROTHER'S PLAT OF JENNINGS, PART OF SECTION 5, T22N-R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN, DESCRIBED AS COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 6; THENCE N89°45'50"E, 351.19 FEET; THENCE S00° 12'36"E, 3.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S00° 12'36"E, 30.00 FEET; THENCE N89°47' 17"E, 105.69 FEET TO A MEANDER LINE FOR CROOKED LAKE; THENCE N26°17'19"W, ALONG SAID MEANDER LINE, 33.37 FEET; THENCE 589°48' 15"W, 91.02 FEET TO THE POINT OF BEGINNING. TOGETHER WITH ALL THE LAND LYING BETWEEN THE MEANDER LINE AND THE WATER'S EDGE OF CROOKED LAKE  
 SPLIT ON 5/10/2023 PART TO 009-364-006-80 AND COMBINE 006-364-002-00

Split/Comb. on 05/10/2023 completed 05/10/2023 TIM ;  
 Parent Parcel(s): 009-364-006-00;  
 Child Parcel(s): 009-364-006-80;  
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Land Value Estimates for Land Table 4085.4085 CROOKED LAKE  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP E 600/FF	363.00	397.00	0.9047	0.8313	600	100		163,802
363 Actual Front Feet, 3.31 Total Acres						Total Est. Land Value =		163,802

2024 Est. T.C.V.	009-364-006-00	=	0		
Est. TCV/Total Floor Area =	0.00, Most recent sale 08/25/2022 for 455,000				
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
0	0	0	0	5.00	
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
0	0	0	0	0	0



Parcel Number: 009-364-006-80

Page: 2

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2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
116,500	116,500	116,500	18,800	116,500	116,500

009-365-001-00	2024 Est. T.C.V.	MARTIN DARRIN
Property Class: 402		W POPLAR ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 4 T22N R8W LOT 1 BLK E MITCHELL BROS PLAT VILLAGE OF JENNINGS.

Land Value Estimates for Land Table JEN .JENNINGS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP F 30/FF	66.00	165.00	1.0000	1.0087	30	100		1,997
66 Actual Front Feet, 0.25 Total Acres Total Est. Land Value =								1,997

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

2024 Est. T.C.V. 009-365-001-00 = 2,947

Est. TCV/Total Floor Area = 0.98, Most recent sale 02/01/2003 for 1,850

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
1,500	1,500	1,500	801	5.00	
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	40	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
1,500	1,500	1,500	841	841	0

009-365-002-00	2024 Est. T.C.V.	INDIAN LAKES L C
Property Class: 402		W POPLAR ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 4 T22N R8W LOTS 2, 3, 4 & 5 BLK E MITCHELL BROS PLAT VILLAGE OF JENNINGS.

Land Value Estimates for Land Table JEN .JENNINGS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP F 30/FF	264.00	165.00	0.7579	1.0087	30	100		6,055
264 Actual Front Feet, 1.00 Total Acres					Total Est.		Land Value =	6,055

2024 Est. T.C.V. 009-365-002-00 = 6,055

Est. TCV/Total Floor Area = 2.02

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
3,000	3,000	3,000	2,100	5.00			
2024 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	105	0		
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
3,000	3,000	3,000	2,205	2,205	0		

009-365-006-00	2024 Est. T.C.V.	FROST LEOTA H TRUST
Property Class: 402		W POPLAR ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 4 T22N R8W LOT 6 BLK E MITCHELL BROS PLAT VILLAGE OF JENNINGS.

Land Value Estimates for Land Table JEN .JENNINGS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP F 30/FF	66.00	165.00	1.0000	1.0087	30	100		1,997
66 Actual Front Feet, 0.25 Total Acres					Total Est.		Land Value =	1,997

2024 Est. T.C.V. 009-365-006-00 = 1,997

Est. TCV/Total Floor Area = 0.67

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
1,000	1,000	1,000	525	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	26	0	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
1,000	1,000	1,000	551	551	0	0



009-366-001-00	2024 Est. T.C.V.	HILL THERESA L & ELLIS SUNSHINE R
Property Class: 401		10022 W WALNUT ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 4 T22N R8W LOT 1 & S 15 FT OF W 40 FT OF LOT 2 BLK F MITCHELL BROS PLAT  
VILLAGE OF JENNINGS.

Land Value Estimates for Land Table JEN .JENNINGS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A	1.8K				1800	100		1,800
66 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	1,800

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.78	210	45	546
Total Estimated Land Improvements				True Cash Value = 546

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls D Blt 1952

(11) Heating System: Forced Air w/ Ducts

Ground Area = 960 SF Floor Area = 1200 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Slab	960		
			Total:	117,433	70,460

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,025	615
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Water/Sewer

1000 Gal Septic	1	4,263	2,558
Water Well, 50 Feet	1	2,498	1,499

Built-Ins

Appliance Allow.	1	1,638	983
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Totals: 126,857 76,115

Notes:

ECF (424 JENNINGS) 0.670 => TCv: 50,997

2024 Est. T.C.V. 009-366-001-00 = 53,343

Est. TCv/Total Floor Area = 44.45

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
20,600	20,600	20,600	9,605	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	6,100	0	0	480	0	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
26,700	26,700	26,700	10,085	10,085	10,085	









009-366-006-00	2024 Est. T.C.V.	GROESSER GREG L & PATRICIA A
Property Class: 402		S CRAPO ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 4 T22N R8W W 1/2 OF LOT 6 BLK F MITCHELL BROS PLAT VILLAGE OF JENNINGS.

TO TE A 7/99 BOR FROM TE FOR 01

Land Value Estimates for Land Table JEN .JENNINGS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 1.8K					1800	50	1/2 OF LOT	900
66 Actual Front Feet, 0.12 Total Acres							Total Est. Land Value =	900

2024 Est. T.C.V. 009-366-006-00 = 900

Est. TCV/Total Floor Area = 0.62

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
500	500	500	315	5.00		
2024 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	15	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
500	500	500	330	330	330	

009-366-006-50	2024 Est. T.C.V.	GROSSER GREG L & PATRICIA A
Property Class: 402		S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 4 T22N R8W E 1/2 OF LOT 6 BLK F MITCHELL BROS PLAT VILLAGE OF JENNINGS.

FROM TE FOR 97

Land Value Estimates for Land Table JEN .JENNINGS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A	1.8K				1800	50	1/2 OF LOT 6	900
79 Actual Front Feet,			0.12	Total Acres			Total Est. Land Value =	900

2024 Est. T.C.V. 009-366-006-50 = 900

Est. TCW/Total Floor Area = 0.62

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
500	500	500	315	5.00		
2024 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	15	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
500	500	500	330	330	330	



009-366-008-00	2024 Est. T.C.V.	GROESSER GREG L & PATRICIA A
Property Class: 402		S CRAPO ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 4 T22N R8W LOT 8 BLK F MITCHELL BROS PLAT VILLAGE OF JENNINGS.

Land Value Estimates for Land Table JEN .JENNINGS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A	1.8K				1800	100		1,800
66 Actual Front Feet, 0.00 Total Acres					Total Est.		Land Value =	1,800

2024 Est. T.C.V. 009-366-008-00 = 1,800

Est. TCV/Total Floor Area = 1.83

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
900	900	900	525	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	26	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
900	900	900	551	551	551	

009-366-009-00                                2024 Est. T.C.V.                                HILL THERESA L & ELLIS SUNSHINE J/T  
Property Class: 401                                                               S CRAPO ST  
Map #:                                LAKE TOWNSHIP                                LAKE CITY, MI 49651

. SEC 4 T22N R8W LOT 9 BLK F MITCHELL BROS PLAT VILLAGE OF JENNINGS.

Land Value Estimates for Land Table JEN .JENNINGS  
\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A>	GROUP A	1.8K			1800	100		1,800
66 Actual Front Feet, 0.24 Total Acres                                Total Est. Land Value =								1,800

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	21.40	144	45	1,387
Total Estimated Land Improvements True Cash Value =				1,387

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

(11) Heating System: No Heating/Cooling  
Ground Area = 0 SF    Floor Area = 0 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=61/100/100/100/61

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					

Garages

Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost		612	17,883	9,120	*51% Good
Totals:			17,883	9,120	

Notes:

ECF (424 JENNINGS) 0.670 => TCV:                                6,110

2024 Est. T.C.V. 009-366-009-00                                =                                9,297

Est. TCV/Total Floor Area = 0.00

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
3,900	3,900	3,900	2,867	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	700	0	0	143	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
4,600	4,600	4,600	3,010	3,010	3,010	









009-367-005-00	2024 Est. T.C.V.	LAKE TOWNSHIP
Property Class: 402		S CRAPO ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 4 T22N R8W LOT 5 BLK G MITCHELL BROS PLAT VILLAGE OF JENNINGS.

Land Value Estimates for Land Table JEN .JENNINGS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A	1.8K				1800	100		1,800
66 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	1,800

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	6.61	2400	94	14,912
Fencing: Wire Mesh, #9	3.67	2640	94	9,108
Wood Frame	20.21	180	94	3,420

Ad-Hoc Unit-In-Place Items

Description	Rate	Size	% Good	Cash Value
/CI16/YARI/PLAE/BASBWHA	6,100.00	2	100	12,200
Total Estimated Land Improvements True Cash Value =				39,640

2024 Est. T.C.V. 009-367-005-00	=	0
Est. TCV/Total Floor Area = 0.00		
2023 Assessed	MBOR	S.E.V.
0	0	0
2024 New Eq. Adjustment	Loss	Additions
0	0	0
2024 Assessed	MBOR	S.E.V.
0	0	0
	Capped	->Taxable<-
	0	0
		PRE/MBT
		0

009-367-006-00	2024 Est. T.C.V.	HILL PAMELA J LIVING TRUST
Property Class: 402		S BALDWIN ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 4 T22N R8W W 1/2 OF LOT 6 BLK G MITCHELL BROS PLAT VILLAGE OF JENNINGS.

Land Value Estimates for Land Table JEN .JENNINGS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A	1.8K				1800	50	WEST 1/2 OF LOT	900
66 Actual Front Feet, 0.12 Total Acres							Total Est. Land Value =	900

2024 Est. T.C.V. 009-367-006-00 = 900

Est. TCV/Total Floor Area = 0.86

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
500	500	500	315	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	15	0		
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
500	500	500	330	330	0	



009-367-008-00	2024 Est. T.C.V.	HILL PAMELA J LIVING TRUST
Property Class: 401		S BALDWIN ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 4 T22N R8W LOT 8 BLK G MITCHELL BROS PLAT VILLAGE OF JENNINGS.

Land Value Estimates for Land Table JEN .JENNINGS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A	1.8K				1800	100		1,800
66 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	1,800

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	0.00	0	95	950
Total Estimated Land Improvements True Cash Value =				950

2024 Est. T.C.V. 009-367-008-00 = 2,750

Est. TCV/Total Floor Area = 2.65

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
1,400	1,400	1,400	685	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	34	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
1,400	1,400	1,400	719	719	0	

009-367-009-00	2024 Est. T.C.V.	MANNING MICHELE ETAL
Property Class: 402		S BALDWIN ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 4 T22N R8W LOTS 9 & 10 BLK G MITCHELL BROS PLAT VILLAGE OF JENNINGS.

Land Value Estimates for Land Table JEN .JENNINGS

		* Factors *		LOTS #9&10			
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
<Site Value A>	GROUP A	1.8K			1800	100	1,800
<Site Value A>	GROUP A	1.8K			1800	100	1,800
132 Actual Front Feet, 0.48 Total Acres						Total Est. Land Value =	3,600

2024 Est. T.C.V. 009-367-009-00 = 3,600

Est. TCV/Total Floor Area = 3.47

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
1,800	1,800	1,800	1,050	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	52	0		
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
1,800	1,800	1,800	1,102	1,102	0	



009-368-001-00	2024 Est. T.C.V.	WARD KATHLYNN RAE
Property Class: 402		N CRAPO ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 4 T22N R8W LOT 1 BLK H MITCHELL BROS PLAT VILLAGE OF JENNINGS.

Land Value Estimates for Land Table JEN .JENNINGS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A	1.8K				1800	100		1,800
66 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	1,800

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	26.25	96	50	1,260
Total Estimated Land Improvements				1,260
			True Cash Value =	

2024 Est. T.C.V. 009-368-001-00 = 3,060

Est. TCV/Total Floor Area = 2.95

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
1,500	1,500	1,500	572	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	28	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
1,500	1,500	1,500	600	600	600	



009-368-003-00	2024 Est. T.C.V.	HOOKER RAYMOND D & MARY L
Property Class: 402		N CRAPO ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 4 T22N R8W LOT 3 BLK H MITCHELL BROS PLAT VILLAGE OF JENNINGS.

Land Value Estimates for Land Table JEN .JENNINGS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A	1.8K				1800	100		1,800
66 Actual Front Feet, 0.24 Total Acres					Total Est.		Land Value =	1,800

2024 Est. T.C.V. 009-368-003-00 = 1,800

Est. TCV/Total Floor Area = 1.39

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
900	900	900	525	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	26	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
900	900	900	551	551	551	

009-368-004-00                                  2024 Est. T.C.V.                                  HOOKER RAYMOND D & MARY L  
Property Class: 401                                                                   412 S CRAPO ST  
Map #:    LAKE TOWNSHIP                                  LAKE CITY, MI 49651

. SEC 4 T22N R8W LOT 4 BLK H MITCHELL BROS PLAT VILLAGE OF JENNINGS.

ADD 16X70 1995 MH FOR 95

Land Value Estimates for Land Table JEN .JENNINGS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A	1.8K				1800	100		1,800
66 Actual Front Feet, 0.24 Total Acres                  Total Est. Land Value =								1,800

Cost Est. for Res. Bldg: 1 Mobile Home HUD                                  Cls Average                  Blt 1994

(11) Heating System: Forced Warm Air  
Ground Area = 1120 SF      Floor Area = 1120 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=47/100/100/100/47

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Siding	Comp.Shingle	1120		
Total:				64,546	30,337

Other Additions/Adjustments

Skirting, Metal or Vinyl, Vertical		172	1,954	918	
Plumbing					
2 Fixture Bath		1	2,036	957	
Water/Sewer					
1000 Gal Septic		1	4,864	2,286	
Water Well, 50 Feet		1	2,686	1,262	
Totals:				76,086	35,760

Notes:

ECF (424 JENNINGS) 0.670 => TCV:                  23,959

2024 Est. T.C.V. 009-368-004-00                                  =                  25,759

Est. TCV/Total Floor Area = 23.00

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
10,000	10,000	10,000	8,179	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,900	0	0	408	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
12,900	12,900	12,900	8,587	8,587	8,587	



009-368-006-00	2024 Est. T.C.V.	THOMAS SCOTT RICHRD & JEAN M ET AL
Property Class: 401		10101 W POPLAR ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 4 T22N R8W LOT 6 BLK H MITCHELL BROS PLAT VILLAGE OF JENNINGS.

Land Value Estimates for Land Table JEN .JENNINGS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A	1.8K				1800	100		1,800
66 Actual Front Feet, 0.24 Total Acres Total Est. Land Value =								1,800

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Good Blt 1996

(11) Heating System: Wall Furnace  
Ground Area = 1140 SF Floor Area = 1140 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Siding	Comp.Shingle	1140		
			Total:	82,070	45,139

Other Additions/Adjustments

Skirting, Metal or Vinyl, Vertical		182	2,173	1,195	
Plumbing					
3 Fixture Bath		1	3,921	2,157	
Water/Sewer					
1000 Gal Septic		1	5,636	3,100	
Water Well, 100 Feet		1	6,244	3,434	
Deck					
Treated Wood		32	1,485	817	
Built-Ins					
Appliance Allow.		1	3,975	2,186	
			Totals:	105,504	58,028

Notes: 1996 DUTCH

ECF (424 JENNINGS) 0.670 => TCY: 38,879

2024 Est. T.C.V. 009-368-006-00 = 40,679

Est. TCY/Total Floor Area = 35.68, Most recent sale 02/26/2002 for 5,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
15,700	15,700	15,700	9,152	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	4,600	0	457	0		
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
20,300	20,300	20,300	9,609	9,609	9,609	









009-368-009-00	2024 Est. T.C.V.	SPANGENBERG BRIAN D
Property Class: 402		S BALDWIN ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 4 T22N R8W LOT 9 BLK H MITCHELL BROS PLAT VILLAGE OF JENNINGS.

Land Value Estimates for Land Table JEN .JENNINGS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A	1.8K				1800	100		1,800
66 Actual Front Feet, 0.24 Total Acres					Total Est.		Land Value =	1,800

2024 Est. T.C.V. 009-368-009-00 = 1,800

Est. TCV/Total Floor Area = 2.11

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
900	900	900	525	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	26	0	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
900	900	900	551	551	0	0



009-368-011-00	2024 Est. T.C.V.	MILLER THOMAS R
Property Class: 401		447 S BALDWIN ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 4 T22N R8W LOT 11 BLK H MITCHELL BROS PLAT VILLAGE OF JENNINGS.

Land Value Estimates for Land Table JEN .JENNINGS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A	1.8K				1800	100		1,800
66 Actual Front Feet, 0.24 Total Acres Total Est. Land Value =								1,800

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.78	132	0	0
Metal Prefab	11.99	160	50	959
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				1,909

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 1875

(11) Heating System: Wall/Floor Furnace  
 Ground Area = 711 SF Floor Area = 711 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	711		
Total:				80,621	44,340

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,025	564
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Water/Sewer

1000 Gal Septic	1	4,263	2,345
Water Well, 50 Feet	1	2,498	1,374

Porches

CGEP (1 Story)	100	6,029	3,316
CSEP (1 Story)	135	4,995	2,747
WSEP (1 Story)	290	10,658	5,862

Built-Ins

Appliance Allow.	1	1,638	901
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Deck

w/Roof (Roof portion)	100	1,517	834
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Totals: 113,244 62,283

Notes:

ECF (424 JENNINGS) 0.670 => TCv: 41,730

2024 Est. T.C.V. 009-368-011-00	=	45,439			
Est. TCv/Total Floor Area = 63.91, Most recent sale 03/24/2021 for 20,000					
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
17,700	17,700	17,700	14,805	5.00	
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	5,000	0	740	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
22,700	22,700	22,700	15,545	15,545	0

009-368-012-00	2024 Est. T.C.V.	MILLER THOMAS R
Property Class: 402		S BALDWIN ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

LA 950 SEC 4 T22N R8W LOT 12 BLK H MITCHELL BROS PLAT VILLAGE OF JENNINGS.

Land Value Estimates for Land Table JEN .JENNINGS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A	1.8K				1800	100		1,800
66 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	1,800

2024 Est. T.C.V. 009-368-012-00 = 1,800

Est. TCV/Total Floor Area = 2.53, Most recent sale 03/24/2021 for 20,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
900	900	900	525	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	26	0		
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
900	900	900	551	551	0	



















Parcel Number: 009-369-011-00

Page: 2

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0	10,200	0	0	902	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
46,200	46,200	46,200	18,943	18,943	0









Parcel Number: 009-374-004-00

Page: 2

Notes: MONARCH 0445A

ECF (424 JENNINGS) 0.670 =&gt; TCV: 14,372

2024 Est. T.C.V. 009-374-004-00				=		38,805
Est. TCV/Total Floor Area = 19.80, Most recent sale 04/23/2012 for 25,000						
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
15,600	15,600	15,600	8,720	5.00		
2024	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	3,800	0	436	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
19,400	19,400	19,400	9,156	9,156	0	

009-375-001-00  
 Property Class: 401  
 Map #:

2024 Est. T.C.V.  
 LAKE TOWNSHIP

PERKINS BONNIE & CRACKEL KEITH B  
 460 S BALDWIN ST  
 LAKE CITY, MI 49651

. SEC 4 T22N R8W LOT 1 BLK 0 MITCHELL BROS PLAT VILLAGE OF JENNINGS. SURVEY  
 RECORDED IN BOOK OF SURVEYS S-6 P-96

Land Value Estimates for Land Table JEN .JENNINGS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A	1.8K				1800	100		1,800
66 Actual Front Feet, 0.24 Total Acres					Total Est. Land Value =			1,800

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.78	280	94	1,521
Wood Frame	21.40	144	50	1,541
Wood Frame	18.89	280	50	2,644
Total Estimated Land Improvements True Cash Value =				5,706

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Low Blt 1975

(11) Heating System: Wall Furnace  
 Ground Area = 505 SF Floor Area = 505 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Metal	385		
Addition	Siding	Slab	120		
Total:				31,081	10,878

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	748	262
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Water/Sewer

1000 Gal Septic	1	4,263	1,492
Water Well, 50 Feet	1	2,498	874

Built-Ins

Appliance Allow.	1	1,638	573
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Deck

w/Roof (Roof portion)	400	4,996	1,749
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Totals:		45,224	15,828
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Notes:

ECF (424 JENNINGS) 0.670 => TCv: 10,605

2024 Est. T.C.V. 009-375-001-00	=	18,111
Est. TCv/Total Floor Area = 35.86, Most recent sale 03/01/2017 for 0		
2023 Assessed	MBOR	S.E.V.
7,600	7,600	7,600
		Base for Cap
		4,702
		C.P.I.
		5.00
2024 New Eq. Adjustment	Loss	Additions
0	1,500	0
		Tax Adjustment
		235
2024 Assessed	MBOR	S.E.V.
9,100	9,100	9,100
		Capped
		4,937
		->Taxable<-
		4,937
		PRE/MBT
		0

009-375-002-00                      2024 Est. T.C.V.                      ATKINS SHAWN M  
 Property Class: 401                                           448 S BALDWIN ST  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

. SEC 4 T22N R8W LOT 2 BLK O MITCHELL BROS PLAT VILLAGE OF JENNINGS. SURVEY  
 RECORDED IN BOOK OF SURVEYS S-6 P-96

Land Value Estimates for Land Table JEN .JENNINGS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A	1.8K				1800	100		1,800
66 Actual Front Feet, 0.24 Total Acres                      Total Est. Land Value =								1,800

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	37.85	48	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	25	250
Total Estimated Land Improvements True Cash Value =				250

Cost Est. for Res. Bldg: 1 Mobile Home HUD                      Cls Low                      Blt 1968

(11) Heating System: Wall Furnace  
 Ground Area = 720 SF                      Floor Area = 720 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Comp.Shingle	720		
Expando			36		
Expando			60		
Total:				41,176	14,412

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	748	262
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Water/Sewer

1000 Gal Septic	1	4,263	1,492
Water Well, 50 Feet	1	2,498	874

Deck

Treated Wood w/Roof (Deck Portion)	64	1,939	679
Treated Wood w/Roof (Roof portion)	64	1,033	362
Treated Wood	96	2,384	834

Built-Ins

Appliance Allow.	1	1,638	573
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Totals:		55,679	19,488
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Notes: 1968 LIBERTY: 436

ECF (424 JENNINGS) 0.670 => TCv:                      13,057

Cost Est. for Res. Bldg: 2 Mobile Home HUD                      Cls Average                      Blt 1980

(11) Heating System: Wall Furnace  
 Ground Area = 792 SF                      Floor Area = 792 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=47/100/100/100/47

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Metal	792		
Total:				50,466	23,718

Other Additions/Adjustments

Parcel Number: 009-375-002-00

Page: 2

## Deck

Treated Wood	80	2,264	1,064
Treated Wood	80	2,264	1,064

Totals:	54,994	25,846
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Notes: NO PERMIT, 1ST APPEARS ON 5/2020 GOOGLE EARTH AERIAL

ECF (424 JENNINGS) 0.670 =&gt; TCV: 17,317

2024 Est. T.C.V. 009-375-002-00 = 32,424

Est. TCV/Total Floor Area = 21.44, Most recent sale 06/21/2018 for 23,050

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
12,600	12,600	12,600	10,666	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,600	0	0	533	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
16,200	16,200	16,200	11,199	11,199	0	



Totals: 19,663 15,730

Notes:

ECF (424 JENNINGS) 0.670 => TCV: 10,539

2024 Est. T.C.V. 009-375-003-00 = 76,363

Est. TCV/Total Floor Area = 77.29, Most recent sale 06/21/2018 for 23,050

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
29,700	29,700	29,700	25,581	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	8,500	0	0	1,279	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
38,200	38,200	38,200	26,860	26,860	0	





009-375-007-00	2024 Est. T.C.V.	THRUSH JOHN & KRISTEN
Property Class: 402		S BAGLEY ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 4 T22N R8W LOT 7 BLK O MITCHELL BROS PLAT VILLAGE OF JENNINGS.

Land Value Estimates for Land Table JEN .JENNINGS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A	1.8K				1800	100		1,800
66 Actual Front Feet, 0.24 Total Acres					Total Est.		Land Value =	1,800

2024 Est. T.C.V. 009-375-007-00 = 1,800

Est. TCV/Total Floor Area = 1.65, Most recent sale 07/02/2019 for 10,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
900	900	900	525	5.00		
2024 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	26	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
900	900	900	551	551	551	

009-375-008-00	2024 Est. T.C.V.	ATWOOD JAMES E & DAWN M
Property Class: 401		S BAGLEY ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 4 T22N R8W LOT 8 BLK O MITCHELL BROS PLAT VILLAGE OF JENNINGS.

Land Value Estimates for Land Table JEN .JENNINGS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A	1.8K				1800	100		1,800
66 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	1,800

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Metal Prefab	16.30	60	50	489
Total Estimated Land Improvements				489
True Cash Value =				489

2024 Est. T.C.V. 009-375-008-00 = 2,289

Est. TCV/Total Floor Area = 2.10

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
1,100	1,100	1,100	572	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	28	0	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
1,100	1,100	1,100	600	600	0	0



009-375-010-00	2024 Est. T.C.V.	ATWOOD JAMES
Property Class: 402		S BAGLEY ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 4 T22N R8W LOTS 10, 11 & 12 BLK O MITCHELL BROS PLAT VILLAGE OF JENNINGS.

Land Value Estimates for Land Table JEN .JENNINGS

Description	Frontage	Depth	* Factors *		Rate	%Adj.	Reason	Value
			Front	Depth				
<Site Value A> GROUP A 1.8K		1.8K			1800	100		1,800
<Site Value A> GROUP A 1.8K		1.8K			1800	100		1,800
<Site Value A> GROUP A 1.8K		1.8K			1800	100		1,800
198 Actual Front Feet, 0.72 Total Acres								Total Est. Land Value = 5,400

2024 Est. T.C.V. 009-375-010-00							=	5,400
Est. TCV/Total Floor Area =	4.89, Most recent sale 08/21/2020 for						7,500	
2023 Assessed	MBOR	S.E.V.	Base for Cap		C.P.I.			
2,700	2,700	2,700	1,575		5.00			
2024	New Eq. Adjustment	Loss	Additions		Tax Adjustment		Losses	
	0	0	0		78		0	
2024 Assessed	MBOR	S.E.V.	Capped		->Taxable<-		PRE/MBT	
2,700	2,700	2,700	1,653		1,653		1,653	



009-376-003-00	2024 Est. T.C.V.	SKIDMORE EINO
Property Class: 401		512 S BALDWIN ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 4 T22N R8W LOT 3 & S 1/2 OF LOT 4 BLK P. MITCHELL BROS PLAT VILLAGE OF JENNINGS.

SPLIT N/2 OF LOT 4 TO 004-00 FOR 97

Land Value Estimates for Land Table JEN .JENNINGS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
<Site Value A> GROUP A	1.8K				1800	100		1,800	
<Site Value A> GROUP A	1.8K				1800	50	S1/2 OF LOT	900	
99 Actual Front Feet, 0.36 Total Acres								Total Est. Land Value =	2,700

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.78	56	56	181
Total Estimated Land Improvements True Cash Value =				181

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 1903

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 821 SF Floor Area = 821 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	821		
Total:				89,884	49,436

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,025	564
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Water/Sewer

1000 Gal Septic	1	4,263	2,345
Water Well, 50 Feet	1	2,498	1,374

Garages

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

Base Cost	625	18,169	9,993
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Built-Ins

Appliance Allow.	1	1,638	901
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Totals: 117,477 64,613

Notes:

ECF (424 JENNINGS) 0.670 => TCV: 43,291

2024 Est. T.C.V. 009-376-003-00 = 46,172

Est. TCV/Total Floor Area = 56.24

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
17,900	17,900	17,900	8,901	5.00	0	0	0	445	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT				
23,100	23,100	23,100	9,346	9,346	9,346				







009-376-008-00	2024 Est. T.C.V.	INDIAN LAKES L C
Property Class: 402		S BAGLEY ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 4 T22N R8W LOTS 8, 9 & 10 BLK P MITCHELL BROS PLAT VILLAGE OF JENNINGS.

Land Value Estimates for Land Table JEN .JENNINGS

		* Factors *		LOTS 8, 9, & 10			
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
<Site Value A>	GROUP A	1.8K			1800	100	1,800
<Site Value A>	GROUP A	1.8K			1800	100	1,800
<Site Value A>	GROUP A	1.8K			1800	100	1,800
198 Actual Front Feet, 0.72 Total Acres						Total Est. Land Value =	5,400

2024 Est. T.C.V. 009-376-008-00 = 5,400

Est. TCV/Total Floor Area = 11.25

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
2,700	2,700	2,700	1,575	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	78	0	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
2,700	2,700	2,700	1,653	1,653	0	0

009-377-001-00	2024 Est. T.C.V.	INDIAN LAKES L C
Property Class: 402		S BAGLEY ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 4 T22N R8W LOTS 1, 2 & 3 BLK Q MITCHELL BROS PLAT VILLAGE OF JENNINGS.

Land Value Estimates for Land Table JEN .JENNINGS

Description	Frontage	Depth	* Factors *		Rate	%Adj.	Reason	Value	
			Front	Depth					
<Site Value A> GROUP A 1.8K					1800	100		1,800	
<Site Value A> GROUP A 1.8K					1800	100		1,800	
<Site Value A> GROUP A 1.8K					1800	100		1,800	
198 Actual Front Feet, 0.72 Total Acres								Total Est. Land Value =	5,400

2024 Est. T.C.V. 009-377-001-00 = 5,400

Est. TCV/Total Floor Area = 11.25

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
2,700	2,700	2,700	1,575	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	78	0	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
2,700	2,700	2,700	1,653	1,653	0	0

009-377-004-00                                 2024 Est. T.C.V.                                 HILL PAMELA J LIVING TRUST  
 Property Class: 401                                 LAKE TOWNSHIP                                 10241 S ELM ST  
 Map #:   LAKE CITY, MI 49651

. SEC 4 T22N R8W LOTS 4 & 5 BLK Q MITCHELL BROS PLAT VILLAGE OF JENNINGS.

Land Value Estimates for Land Table JEN .JENNINGS  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A>	GROUP A	1.8K			1800	100		1,800
<Site Value A>	GROUP A	1.8K			1800	100		1,800
132 Actual Front Feet, 0.48 Total Acres                 Total Est. Land Value =								3,600

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	39.24	5	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	94	2,350
Total Estimated Land Improvements True Cash Value =				2,350

Cost Est. for Res. Bldg: 1 Single Family GRG                                 Cls C                 Blt 2000

(11) Heating System: Forced Air w/o Ducts  
 Ground Area = 0 SF     Floor Area = 0 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Plumbing					
	3 Fixture Bath		1	-4,646	-4,181
Garages					
Class: C Exterior: Pole (Unfinished)					
	Base Cost		3328	80,305	72,274
	Totals:			75,659	68,093

Notes:

ECF (424 JENNINGS) 0.670 => TCv:                                 45,622

2024 Est. T.C.V. 009-377-004-00                                 =                                 51,572

Est. TCv/Total Floor Area = 0.00

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
20,400	20,400	20,400	12,647	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	5,400	0	0	632	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
25,800	25,800	25,800	13,279	13,279	0	

009-378-001-00	2024 Est. T.C.V.	INDIAN LAKES L C
Property Class: 402		S BAGLEY ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 4 T22N R8W ENTIRE BLK R MITCHELL BROS PLAT VILLAGE OF JENNINGS.

Land Value Estimates for Land Table JEN .JENNINGS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP F 30/FF	330.00	158.00	0.7248	1.0000	30	100		7,175
330 Actual Front Feet, 1.20 Total Acres							Total Est. Land Value =	7,175

2024 Est. T.C.V. 009-378-001-00 = 7,175

Est. TCV/Total Floor Area = 0.00

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
3,600	3,600	3,600	2,520	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	126	0		
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
3,600	3,600	3,600	2,646	2,646	0	

009-379-001-00	2024 Est. T.C.V.	FOWLER ERIC A
Property Class: 401		606 S BALDWIN ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 4 T22N R8W LOTS 1 & 2 BLK S MITCHELL BROS PLAT VILLAGE OF JENNINGS.

Land Value Estimates for Land Table JEN .JENNINGS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A	1.8K				1800	100		1,800
<Site Value A> GROUP A	1.8K				1800	100		1,800
132 Actual Front Feet, 0.48 Total Acres Total Est. Land Value =								3,600

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Metal Prefab	15.10	120	35	634
Total Estimated Land Improvements True Cash Value =				634

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Fair Blt 1964

(11) Heating System: Forced Warm Air  
 Ground Area = 720 SF Floor Area = 720 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Siding	Comp.Shingle	720		
Total:				44,264	15,493

Other Additions/Adjustments

Skirting, Metal or Vinyl, Vertical	144	1,594	558
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Water/Sewer

1000 Gal Septic	1	4,550	1,592
Water Well, 50 Feet	1	2,585	905

Garages

Class: CD Exterior: Pole (Unfinished)

Base Cost	576	14,849	5,197
No Concrete Floor	576	-3,519	-1,232

Class: D Exterior: Pole (Unfinished)

Base Cost	1200	22,908	8,018
No Concrete Floor	1200	-6,684	-2,339

Totals: 80,547 28,192

Notes: 1964 Palace Ser # 22161

ECF (424 JENNINGS) 0.670 => TCV: 18,889

2024 Est. T.C.V. 009-379-001-00 = 23,123

Est. TCV/Total Floor Area = 32.12, Most recent sale 01/19/2007 for 14,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
9,300	9,300	9,300	6,195	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	2,300	0	0	309	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
11,600	11,600	11,600	6,504	6,504	0	



009-379-004-00	2024 Est. T.C.V.	INDIAN LAKES L C
Property Class: 402		S BAGLEY ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 4 T22N R8W LOTS 4 TO 10 INCL BLK S MITCHELL BROS PLAT VILLAGE OF JENNINGS.

Land Value Estimates for Land Table JEN .JENNINGS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A>	GROUP A	1.8K			1800	100	LOT 4	1,800
<Site Value A>	GROUP A	1.8K			1800	100	LOT 5	1,800
GROUP F 30/FF	330.00	158.00	0.6776	1.0000	30	100	LOTS 6-10BASLEY	6,708
462 Actual Front Feet, 1.68 Total Acres Total Est. Land Value =								10,308

2024 Est. T.C.V. 009-379-004-00 = 10,308

Est. TCV/Total Floor Area = 27.41

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
5,200	5,200	5,200	3,360	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	168	0	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
5,200	5,200	5,200	3,528	3,528	0	0

009-380-001-00	2024 Est. T.C.V.	THIEBAUT PETER J & LORI A
Property Class: 401		606 S CRAPO ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 4 T22N R8W LOTS 1 & 2 BLK T MITCHELL BROS PLAT VILLAGE OF JENNINGS.

Land Value Estimates for Land Table JEN .JENNINGS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 1.8K					1800	100		1,800
<Site Value A> GROUP A 1.8K					1800	100		1,800
132 Actual Front Feet, 0.48 Total Acres Total Est. Land Value =								3,600

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	720	50	2,217
Total Estimated Land Improvements True Cash Value =				2,217

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1960

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1272 SF Floor Area = 1272 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	832		
1 Story	Siding	Crawl Space	440		
Total:				160,553	104,360

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,230	799
3 Fixture Bath	1	3,860	2,509

Water/Sewer

1000 Gal Septic	1	4,550	2,957
Water Well, 50 Feet	1	2,585	1,680

Porches

WCP (1 Story)	320	9,357	6,082
CCP (1 Story)	200	4,800	3,120

Deck

Treated Wood	219	4,299	2,794
w/Roof (Roof portion)	220	3,302	2,146

Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	440	16,408	10,665

Built-Ins

Appliance Allow.	1	1,934	1,257
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Totals: 212,878 138,369

Notes:

ECF (424 JENNINGS) 0.670 => TCV: 92,707

2024 Est. T.C.V. 009-380-001-00 = 98,524

Est. TCv/Total Floor Area = 77.46, Most recent sale 06/16/2023 for 130,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
37,500	37,500	37,500	26,259	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	11,800	0	23,041	0		
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
49,300	49,300	49,300	27,571	49,300	49,300	





Parcel Number: 009-380-003-00

Page: 2

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2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
44,200	44,200	44,200	12,915	12,915	12,915



009-380-007-00	2024 Est. T.C.V.	FOWLER ERIC A
Property Class: 401		593 S BALDWIN ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 4 T22N R8W LOTS 7,8,9 & 10 BLOCK T MITCHELL BROS PLAT VILLAGE OF JENNINGS.

BASEMENT FLOODS

Land Value Estimates for Land Table JEN .JENNINGS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A	1.8K				1800	100		1,800
<Site Value A> GROUP A	1.8K				1800	100		1,800
GROUP F 30/FF	132.00	158.00	0.7579	1.0000	30	100	2 LOTS	3,001
264 Actual Front Feet, 0.96 Total Acres Total Est. Land Value =								6,601

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Solid, 6 ft.	28.81	194	50	2,794
Wood Frame	20.60	344	50	3,543
Wood Frame	22.22	192	50	2,133
Total Estimated Land Improvements True Cash Value =				8,470

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

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1248 SF Floor Area = 1248 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	864		
1 Story	Siding	Slab	384		
Total:				157,125	109,987

Other Additions/Adjustments

Plumbing

Average Fixture(s) 1 1,230 861

Water/Sewer

1000 Gal Septic 1 4,550 3,185  
 Water Well, 50 Feet 1 2,585 1,809

Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)  
 Base Cost 768 24,361 17,053  
 Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)  
 Base Cost 576 19,791 13,854  
 No Concrete Floor 576 -3,519 -2,463

Built-Ins

Appliance Allow. 1 1,934 1,354

Deck

Treated Wood 1234 15,647 10,953

Totals: 223,704 156,593

Notes:

ECF (424 JENNINGS) 0.670 => TCV: 104,917

2024 Est. T.C.V. 009-380-007-00 = 119,988

Est. TCV/Total Floor Area = 96.14, Most recent sale 05/01/1996 for 27,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
41,200	41,200	41,200	27,705	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	18,800	0	0	1,385	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	

60,000

60,000

60,000

29,090

29,090

29,090

009-381-001-00	2024 Est. T.C.V.	LOCKARD JAMES & KENDRA
Property Class: 402		S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 4 T22N R8W LOT 1 BLK U MITCHELL BROS PLAT VILLAGE OF JENNINGS.

Land Value Estimates for Land Table JEN .JENNINGS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A	1.8K				1800	100		1,800
66 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	1,800

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	31.81	60	50	954
Total Estimated Land Improvements				954
True Cash Value =				954

2024 Est. T.C.V. 009-381-001-00 = 2,754

Est. TCV/Total Floor Area = 2.21

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
900	900	900	525	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	500	0	0	875	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
1,400	1,400	1,400	551	1,400	0	

009-381-002-00	2024 Est. T.C.V.	LOCKARD JAMES & KENDRA
Property Class: 401		600 S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 4 T22N R8W LOT 2 BLK U MITCHELL BROS PLAT VILLAGE OF JENNINGS.

Land Value Estimates for Land Table JEN .JENNINGS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A>	GROUP A	1.8K			1800	100		1,800
66 Actual Front Feet, 0.24 Total Acres								Total Est. Land Value = 1,800

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	23.41	96	50	1,123
Total Estimated Land Improvements True Cash Value =				1,123

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Low Blt 1970

(11) Heating System: Wall Furnace  
 Ground Area = 672 SF Floor Area = 672 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Metal	672		
Total:				35,148	12,302

Other Additions/Adjustments

Water/Sewer

1000 Gal Septic	1	4,263	1,492
Water Well, 50 Feet	1	2,498	874

Porches

WGEP (1 Story)	48	4,080	1,428
Foundation: Shallow	48	-605	-212

Deck

Treated Wood	160	3,422	1,198
w/Roof (Roof portion)	192	2,686	940

Totals: 51,492 18,022

Notes:

ECF (424 JENNINGS) 0.670 => TCV: 12,075

2024 Est. T.C.V. 009-381-002-00 = 14,998

Est. TCV/Total Floor Area = 22.32

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
6,300	6,300	6,300	4,244	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,200	0	0	3,256	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
7,500	7,500	7,500	4,456	7,500	0	

009-381-003-00	2024 Est. T.C.V.	HILL THERESA L & ELLIS SUNSHINE J/T
Property Class: 402		S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 4 T22N R8W LOT 3 BLK U MITCHELL BROS PLAT VILLAGE OF JENNINGS.

Land Value Estimates for Land Table JEN .JENNINGS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A	1.8K				1800	100		1,800
66 Actual Front Feet, 0.24 Total Acres					Total Est.		Land Value =	1,800

2024 Est. T.C.V. 009-381-003-00 = 1,800

Est. TCV/Total Floor Area = 2.68

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
900	900	900	525	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	26	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
900	900	900	551	551	551	



009-381-004-00	2024 Est. T.C.V.	HILL THERESA L & ELLIS SUNSHINE J/T
Property Class: 402		S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 4 T22N R8W LOT 4 BLK U MITCHELL BROS PLAT VILLAGE OF JENNINGS.

Land Value Estimates for Land Table JEN .JENNINGS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A	1.8K				1800	100		1,800
66 Actual Front Feet, 0.24 Total Acres					Total Est.		Land Value =	1,800

2024 Est. T.C.V. 009-381-004-00 = 1,800

Est. TCV/Total Floor Area = 2.68

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
900	900	900	525	5.00		
2024 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	26	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
900	900	900	551	551	551	

009-381-005-00	2024 Est. T.C.V.	HILL THERESA L & ELLIS SUNSHINE J/T
Property Class: 402		S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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SEC 4 T22N R8W LOT 5 BLK U MITCHELL BROS PLAT VILLAGE OF JENNINGS.

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Land Value Estimates for Land Table JEN .JENNINGS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A	1.8K				1800	100		1,800
66 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	1,800

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2024 Est. T.C.V. 009-381-005-00 = 1,800

Est. TCV/Total Floor Area = 2.68

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
900	900	900	525	5.00		
2024 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	26	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
900	900	900	551	551	551	

009-381-006-00	2024 Est. T.C.V.	HILL THERESA L & ELLIS SUNSHINE J/T
Property Class: 402		S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 4 T22N R8W LOT 6 BLK U MITCHELL BROS PLAT VILLAGE OF JENNINGS.

Land Value Estimates for Land Table JEN .JENNINGS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A	1.8K				1800	100		1,800
66 Actual Front Feet, 0.24 Total Acres					Total Est.		Land Value =	1,800

2024 Est. T.C.V. 009-381-006-00 = 1,800

Est. TCV/Total Floor Area = 2.68

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
900	900	900	525	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	26	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
900	900	900	551	551	551	





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2024	New	Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0		9,200	0	0	1,181	0
2024	Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	41,900		41,900	41,900	24,819	24,819	24,819

009-382-001-00	2024 Est. T.C.V.	EMENHISER CASEY RENEE
Property Class: 401		S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 4 T22N R8W LOT 1 BLK V MITCHELL BROS PLAT VILLAGE OF JENNINGS.

Land Value Estimates for Land Table JEN .JENNINGS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A	1.8K				1800	100		1,800
66 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	1,800

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
TRAVEL TRAILER	1.00	500	85	425
Total Estimated Land Improvements True Cash Value =				425

2024 Est. T.C.V. 009-382-001-00 = 2,225

Est. TC/Total Floor Area = 2.02, Most recent sale 08/01/2002 for 1,400

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
1,100	1,100	1,100	735	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	36	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
1,100	1,100	1,100	771	771	0	





009-382-004-00	2024 Est. T.C.V.	AMERICAN TOWERS LLC
Property Class: 201		10023 W CEDAR ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 4 T22N R8W (\*2004)  
 LOTS 4 & 5 BLK V MITCHELL BROS PLAT VILLAGE OF JENNINGS.

12X60 MH FIRE LOSS FOR 97

04 SPLIT LOT 7 TO 382-007-00 FOR 05

Land Value Estimates for Land Table JEN .JENNINGS

		* Factors *		LOTS 4 & 5			
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
<Site Value A>	GROUP A	1.8K			1800	100	1,800
<Site Value A>	GROUP A	1.8K			1800	100	1,800
132 Actual Front Feet, 0.48 Total Acres						Total Est. Land Value =	3,600

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.29	100	50	414
Total Estimated Land Improvements True Cash Value =				414

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 0

Unit in Place Items	Rate	Quantity	Arch	%Good	Depr.Cost
COM TOWER STEEL 195'	265571.43	1	1.00	100	265,571
/CI16/YARI/CHALF/06'/29	22.41	302	1.00	100	6,768
/CI16/YARI/CHALF/06'/GATW15	1205.29	1	1.00	100	1,205
/CI16/YARI/CHALF/06'/GATW3	442.61	1	1.00	100	443
/CI16/YARI/CHALF/06'/3	3.82	320	1.00	100	1,222

ECF (201A GENERAL COMMERCIAL ) 1.386 => TCV of Bldg: 1 = 381,440

Total Estimated True Cash Value of Commercial/Industrial Buildings = 381,440

2024 Est. T.C.V. 009-382-004-00 = 385,454

Est. TCV/Total Floor Area = 0.00, Most recent sale 12/22/2021 for 930,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
131,600	131,600	131,600	108,570	5.00	
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	61,100	0	0	5,428	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
192,700	192,700	192,700	113,998	113,998	0

009-382-006-00	2024 Est. T.C.V.	FOWLER ERIC ALAN
Property Class: 402		S CRAPO ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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SEC 4 T22N R8W LOT 6 BLK V MITCHELL BROS PLAT VILLAGE OF JENNINGS.

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Land Value Estimates for Land Table JEN .JENNINGS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A	1.8K				1800	100		1,800
66 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	1,800

---

2024 Est. T.C.V. 009-382-006-00 = 1,800

Est. TCV/Total Floor Area = 0.00, Most recent sale 03/23/2021 for 3,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
900	900	900	525	5.00			
2024 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	26	0		
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
900	900	900	551	551	0		



009-382-008-00	2024 Est. T.C.V.	INDIAN LAKES L C
Property Class: 402		S CRAPO ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 4 T22N R8W LOTS 8 & 10 BLK V MITCHELL BROS PLAT VILLAGE OF JENNINGS.

NOT CONTIGIOUS LOTS

Land Value Estimates for Land Table JEN .JENNINGS

Description	Frontage	Depth	* Factors *		Rate	%Adj.	Reason	Value
			Front	Depth				
<Site Value A> GROUP A 1.8K					1800	100		1,800
<Site Value A> GROUP A 1.8K					1800	100		1,800
132 Actual Front Feet, 0.48 Total Acres      Total Est. Land Value =								3,600

2024 Est. T.C.V. 009-382-008-00 = 3,600

Est. TCV/Total Floor Area = 0.00

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
1,800	1,800	1,800	1,050	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	52	0		
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
1,800	1,800	1,800	1,102	1,102		0



009-383-001-00	2024 Est. T.C.V.	INDIAN LAKES L C
Property Class: 402		S CRAPO ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 4 T22N R8W LOTS 1, 2 & 3 BLK W MITCHELL BROS PLAT VILLAGE OF JENNINGS.

Land Value Estimates for Land Table JEN .JENNINGS

		* Factors *		LOTS 1, 2, &3			
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
<Site Value A>	GROUP A	1.8K			1800	100	1,800
<Site Value A>	GROUP A	1.8K			1800	100	1,800
<Site Value A>	GROUP A	1.8K			1800	100	1,800
198 Actual Front Feet, 0.72 Total Acres						Total Est. Land Value =	5,400

2024 Est. T.C.V. 009-383-001-00 = 5,400

Est. TCV/Total Floor Area = 5.67

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
2,700	2,700	2,700	1,575	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	78		0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
2,700	2,700	2,700	1,653	1,653		0







009-383-006-00	2024 Est. T.C.V.	INDIAN LAKES L C
Property Class: 402		S BALDWIN ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 4 T22N R8W LOTS 6, 7, 8, 9 & 10 BLK W MITCHELL BROS PLAT VILLAGE OF JENNINGS.

Land Value Estimates for Land Table JEN .JENNINGS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP F 30/FF	330.00	158.00	0.7248	1.0000	30	100		7,175
JENNINGS 50	0.00	158.00	0.7248	1.0000	50	100		0
330 Actual Front Feet, 1.20 Total Acres Total Est. Land Value =								7,175

2024 Est. T.C.V. 009-383-006-00 = 7,175

Est. TC/Total Floor Area = 3.35

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
3,600	3,600	3,600	2,520	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	126	0	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
3,600	3,600	3,600	2,646	2,646	0	0



009-385-001-00	2024 Est. T.C.V.	INDIAN LAKES L C
Property Class: 402		S BAGLEY ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 4 T22N R8W ENTIRE BLK Y MITCHELL BROS PLAT VILLAGE OF JENNINGS.

Land Value Estimates for Land Table JEN .JENNINGS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP F 30/FF	330.00	158.00	0.7248	1.0000	30	100		7,175
330 Actual Front Feet, 1.20 Total Acres					Total Est.		Land Value =	7,175

2024 Est. T.C.V. 009-385-001-00 = 7,175

Est. TCV/Total Floor Area = 3.35

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
3,600	3,600	3,600	2,520	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	126	0	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
3,600	3,600	3,600	2,646	2,646	0	0

009-386-006-00	2024 Est. T.C.V.	INDIAN LAKES L C
Property Class: 402		S CRAPO ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 4 T22N R8W LOTS 6 & 7 BLK Z MITCHELL BROS PLAT VILLAGE OF JENNINGS.  
 SPLIT ON 10/30/2019 TO 009-386-008-00  
 FORMERLY . SEC 4 T22N R8W LOTS 6, 7 & 8 BLK Z MITCHELL BROS PLAT VILLAGE OF  
 JENNINGS.

Split/Comb. on 11/08/2019 completed 11/08/2019 TIM ;

Parent Parcel(s): 009-386-006-00;

Child Parcel(s): 009-386-008-00;

Land Value Estimates for Land Table JEN .JENNINGS

		* Factors *		2LOTS				
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A>	GROUP A	1.8K			1800	100		1,800
<Site Value A>	GROUP A	1.8K			1800	100		1,800
132 Actual Front Feet, 0.48 Total Acres						Total Est. Land Value =		3,600
-----								
2024 Est. T.C.V.	009-386-006-00						=	3,600
Est. TCV/Total Floor Area = 1.68								
2023 Assessed		MBOR	S.E.V.		Base for Cap	C.P.I.		
1,800	1,800	1,800			1,050	5.00		
2024	New Eq.	Adjustment	Loss		Additions	Tax Adjustment	Losses	
0	0	0	0		0	52	0	
2024 Assessed		MBOR	S.E.V.		Capped	->Taxable<-	PRE/MBT	
1,800	1,800	1,800			1,102	1,102	0	

009-386-008-00	2024 Est. T.C.V.	CARPENTER DOUGLAS & CHRISTA
Property Class: 402		S CRAPO ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

.SEC 4 T22N R8W LOT 8 BLK Z MITCHELL BROS PLAT VILLAGE OF JENNINGS.  
SPLIT ON 11/08/2019 FROM 009-386-006-00;

Split/Comb. on 11/08/2019 completed 11/08/2019 TIM ;  
Parent Parcel(s): 009-386-006-00;  
Child Parcel(s): 009-386-008-00;

Land Value Estimates for Land Table JEN .JENNINGS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A	1.8K				1800	100		1,800
66 Actual Front Feet, 0.24 Total Acres					Total Est.		Land Value =	1,800

2024 Est. T.C.V. 009-386-008-00 = 1,800

Est. TCV/Total Floor Area = 0.84, Most recent sale 10/30/2019 for 4,300

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.				
900	900	900		525	5.00			
2024	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses			
	0	0		0	26			0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT			
900	900	900	551	551	0			

009-386-009-00 2024 Est. T.C.V. CARPENTER DOUGLAS II & CHRISTA  
 Property Class: 401 355 S CRAPO ST  
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

. SEC 4 T22N R8W LOTS 9 & 10 BLK Z MITCHELL BROS PLAT VILLAGE OF JENNINGS.

Land Value Estimates for Land Table JEN .JENNINGS

\* Factors \* 2 LOTS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A	1.8K				1800	100		1,800
<Site Value A> GROUP A	1.8K				1800	100		1,800
132 Actual Front Feet, 0.48 Total Acres Total Est. Land Value =								3,600

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	22.57	448	100	10,111
Wood Frame	24.99	192	50	2,399
Total Estimated Land Improvements True Cash Value =				12,510

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Average Blt 1998

(11) Heating System: Wall Furnace  
 Ground Area = 952 SF Floor Area = 952 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=76/100/100/100/76

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Siding	Comp.Shingle	952		
Total:				56,759	43,136

Other Additions/Adjustments

Skirting, Metal or Vinyl, Vertical			164	1,863	1,416
Plumbing					
Average Fixture(s)			1	964	733
3 Fixture Bath			1	3,054	2,321
Water/Sewer					
1000 Gal Septic			1	4,864	3,697
Water Well, 100 Feet			1	5,808	4,414
Built-Ins					
Appliance Allow.			1	2,766	2,102
Totals:				76,078	57,819

Notes: 1998 HOLLYPARK MH

ECF (424 JENNINGS) 0.670 => TCV: 38,739

2024 Est. T.C.V. 009-386-009-00				=	54,849
Est. TCV/Total Floor Area = 57.61, Most recent sale 10/18/2007 for 30,000					
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
22,400	22,400	22,400	19,005	5.00	
2024 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses
0	5,000	0	0	950	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
27,400	27,400	27,400	19,955	19,955	19,955



Parcel Number: 009-391-001-00

Page: 2

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2024	New	Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0		12,900	0	0	2,039	0
2024 Assessed			MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	62,700		62,700	62,700	42,821	42,821	42,821





009-391-006-00	2024 Est. T.C.V.	WEAVER JENIFER M & STRETTEN K W
Property Class: 402		N BALDWIN ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. LOT 6 BLK 1 MITCHELL BROS REVISED PLAT OF JENNINGS.

Land Value Estimates for Land Table JEN .JENNINGS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A	1.8K				1800	100		1,800
99 Actual Front Feet, 0.36 Total Acres					Total Est.		Land Value =	1,800

2024 Est. T.C.V. 009-391-006-00 = 1,800

Est. TCV/Total Floor Area = 1.89

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
900	900	900	525	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	26	0	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
900	900	900	551	551	0	0

009-391-007-00	2024 Est. T.C.V.	INDIAN LAKES L C
Property Class: 402		N BALDWIN ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. LOT 7 BLK 1 MITCHELL BROS REVISED PLAT OF JENNINGS.

Land Value Estimates for Land Table JEN .JENNINGS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A	1.8K				1800	100		1,800
66 Actual Front Feet,	0.00	Total Acres			Total Est.		Land Value =	1,800

2024 Est. T.C.V. 009-391-007-00 = 1,800

Est. TCV/Total Floor Area = 1.89

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
900	900	900	525	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	26	0	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
900	900	900	551	551	0	0

009-391-008-00	2024 Est. T.C.V.	INDIAN LAKES L C
Property Class: 402		N BALDWIN ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. LOT 8 BLK 1 MITCHELL BROS REVISED PLAT OF JENNINGS.

Land Value Estimates for Land Table JEN .JENNINGS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A	1.8K				1800	100		1,800
66 Actual Front Feet,	0.00	Total Acres			Total Est.		Land Value =	1,800

2024 Est. T.C.V. 009-391-008-00 = 1,800

Est. TCV/Total Floor Area = 1.89

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
900	900	900	525	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	26	0	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
900	900	900	551	551	0	0

009-391-009-00	2024 Est. T.C.V.	HELSEL JAMES
Property Class: 401		293 S BALDWIN ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. LOTS 9 & 10 BLK 1 MITCHELL BROS REVISED PLAT OF JENNINGS.

Land Value Estimates for Land Table JEN .JENNINGS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
JENNINGS 50	132.00	158.00	0.8706	1.0000	50	100		5,746
132 Actual Front Feet, 0.48 Total Acres Total Est. Land Value =								5,746

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	24.89	120	50	1,493
Wood Frame	28.72	80	50	1,149
Total Estimated Land Improvements True Cash Value =				2,642

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 2009

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1203 SF Floor Area = 1203 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,120		
1 Story	Siding	Slab	83		
Total:				156,406	140,765

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade	1	2,160	1,944
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Plumbing

Average Fixture(s)	1	1,230	1,107
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Water/Sewer

1000 Gal Septic	1	4,550	4,095
Water Well, 100 Feet	1	5,640	5,076

Porches

WCP (1 Story)	320	9,357	8,421
WCP (1 Story)	480	13,978	12,580

Built-Ins

Appliance Allow.	1	1,934	1,741
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Totals:		195,255	175,729
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Notes:

ECF (424 JENNINGS) 0.670 => TCV: 117,738

2024 Est. T.C.V. 009-391-009-00 = 126,126

Est. TCV/Total Floor Area = 104.84, Most recent sale 06/30/2007 for 8,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
49,000	49,000	49,000	36,313	5.00	
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	14,100	0	1,815	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
63,100	63,100	63,100	38,128	38,128	0

009-391-011-00	2024 Est. T.C.V.	ASBURY ARNOLD
Property Class: 402		N BALDWIN ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. LOT 11 BLK 1 MITCHELL BROS REVISED PLAT OF JENNINGS.

Land Value Estimates for Land Table JEN .JENNINGS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
JENNINGS 50	66.00	158.00	1.0000	1.0000	50	100		3,300
66 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	3,300

2024 Est. T.C.V. 009-391-011-00 = 3,300

Est. TCV/Total Floor Area = 2.74

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
1,700	1,700	1,700	940	5.00		
2024 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	47	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
1,700	1,700	1,700	987	987	0	



009-392-002-00	2024 Est. T.C.V.	COLE SUZETTE M
Property Class: 401		292 S BALDWIN ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. LOTS 1 & 2 BLK 2 MITCHELL BROS REVISED PLAT OF JENNINGS.

Land Value Estimates for Land Table JEN .JENNINGS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A>	GROUP A	1.8K			1800	100		1,800
<Site Value A>	GROUP A	1.8K			1800	100		1,800
132 Actual Front Feet, 0.48 Total Acres Total Est. Land Value =								3,600

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

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1440 SF Floor Area = 1440 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,440		
			Total:	161,560	88,859

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,230	676
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Water/Sewer

1000 Gal Septic	1	4,550	2,502
Water Well, 50 Feet	1	2,585	1,422

Porches

CGEP (1 Story)	30	3,135	1,724
Foundation: Shallow	30	-482	-265
CPP	70	1,446	795
Foundation: Shallow	70	-751	-413

Garages

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

Base Cost	672	22,129	12,171
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Built-Ins

Appliance Allow.	1	1,934	1,064
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Deck

w/Roof (Roof portion)	108	1,784	981
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Totals: 199,120 109,516

Notes:

ECF (424 JENNINGS) 0.670 => TCv: 73,376

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2024 Est. T.C.V. 009-392-002-00	=	76,976			
Est. TCv/Total Floor Area = 53.46, Most recent sale 07/16/2021 for 59,900					
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
29,800	29,800	29,800	24,675	5.00	
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	8,700	0	0	1,233	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
38,500	38,500	38,500	25,908	25,908	25,908



009-392-003-00	2024 Est. T.C.V.	HELSEL JOSHUA D
Property Class: 401		268 S BALDWIN ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. LOTS 3 & 4 BLK 2 MITCHELL BROS REVISED PLAT OF JENNINGS.

Land Value Estimates for Land Table JEN .JENNINGS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A>	GROUP A	1.8K			1800	100		1,800
<Site Value A>	GROUP A	1.8K			1800	100		1,800
132 Actual Front Feet, 0.48 Total Acres								Total Est. Land Value = 3,600

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Metal Prefab	13.13	100	45	591
Total Estimated Land Improvements True Cash Value =				591

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls D Blt 1900

(11) Heating System: Forced Air w/ Ducts

Ground Area = 504 SF Floor Area = 630 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Basement	504		
Total:				79,490	43,720

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,025	564
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Water/Sewer

1000 Gal Septic	1	4,263	2,345
Water Well, 50 Feet	1	2,498	1,374

Built-Ins

Appliance Allow.	1	1,638	901
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Totals: 88,914 48,904

Notes:

ECF (424 JENNINGS) 0.670 => TCv: 32,766

2024 Est. T.C.V. 009-392-003-00 = 36,957

Est. TCv/Total Floor Area = 58.66, Most recent sale 03/07/2011 for 14,500

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
14,600	14,600	14,600	7,731	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,900	0	0	386	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
18,500	18,500	18,500	8,117	8,117	0	



009-392-006-00	2024 Est. T.C.V.	INDIAN LAKES L C
Property Class: 402		S BAGLEY ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. LOTS 6, 7, 8, 9, 10, 11 BLK 2 MITCHELL BROS REVISED PLAT OF JENNINGS.

Land Value Estimates for Land Table JEN .JENNINGS

		* Factors *		6 LOTS			
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
GROUP F 30/FF	396.00	158.00	0.6988	1.0000	30	100	8,302
396 Actual Front Feet, 1.44 Total Acres						Total Est. Land Value =	8,302

2024 Est. T.C.V. 009-392-006-00 = 8,302

Est. TCV/Total Floor Area = 14.41

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
4,200	4,200	4,200	2,940	5.00	
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	147	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
4,200	4,200	4,200	3,087	3,087	0



009-393-001-00	2024 Est. T.C.V.	GUNNERSON GAY H
Property Class: 401		286 S BAGLEY ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

LOTS 1 & 2 BLK 3 MITCHELL BROS REVISED PLAT OF JENNINGS.

99 SPLIT TO 005-00 FOR 00 (HOUSE. WW. SS1)  
 00 SPLIT TO 003-00 FOR 01 (1 MH)

Land Value Estimates for Land Table JEN .JENNINGS  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A	1.8K				1800	100		1,800
<Site Value A> GROUP A	1.8K				1800	100		1,800
132 Actual Front Feet, 0.48 Total Acres Total Est. Land Value =								3,600

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	25	250
Total Estimated Land Improvements True Cash Value =				250

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Low Blt 1976

(11) Heating System: Wall Furnace  
 Ground Area = 882 SF Floor Area = 882 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Metal	882		
Expando			192		
Expando			216		
			Total:	57,924	20,273

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	748	262
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Water/Sewer

1000 Gal Septic	1	4,263	1,492
Water Well, 100 Feet	1	5,506	1,927

Built-Ins

Appliance Allow.	1	1,638	573
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Garages

Class: D Exterior: Pole (Unfinished)			
Base Cost	1200	22,908	8,018
Totals:		92,987	32,545

Notes:

ECF (424 JENNINGS) 0.670 => TCV: 21,805

2024 Est. T.C.V. 009-393-001-00 = 25,655

Est. TCV/Total Floor Area = 29.09

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
10,200	10,200	10,200	6,883	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,600	0	0	344	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
12,800	12,800	12,800	7,227	7,227	7,227	





009-394-001-00	2024 Est. T.C.V.	WARREN CATHLEEN
Property Class: 402		S BAGLEY ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. LOT 1 BLK 4 MITCHELL BROS REVISED PLAT OF JENNINGS.

Land Value Estimates for Land Table JEN .JENNINGS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A	1.8K				1800	100		1,800
66 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	1,800

2024 Est. T.C.V. 009-394-001-00 = 1,800

Est. TCV/Total Floor Area = 2.34, Most recent sale 08/08/2008 for 2,300

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
900	900	900	525	5.00		
2024 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	26	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
900	900	900	551	551	0	



009-394-002-00	2024 Est. T.C.V.	INDIAN LAKES L C
Property Class: 402		S BAGLEY ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. BLOCK 4 EXC LOT 1 MITCHELL BROS REVISED PLAT OF JENNINGS.

Land Value Estimates for Land Table JEN .JENNINGS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP F 30/FF	264.00	158.00	0.7579	1.0000	30	100		6,002
264 Actual Front Feet, 0.96 Total Acres					Total Est.		Land Value =	6,002

2024 Est. T.C.V. 009-394-002-00 = 6,002

Est. TCV/Total Floor Area = 7.82

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
3,000	3,000	3,000	2,100	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	105	0	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
3,000	3,000	3,000	2,205	2,205	0	0

009-395-001-00    2024 Est. T.C.V.    CALE KENNETH P & BONNIE L  
 Property Class: 401       250 S BALDWIN ST  
 Map #:    LAKE TOWNSHIP    LAKE CITY, MI 49651

. LOT 1 BLK 5 MITCHELL BROS REVISED PLAT OF JENNINGS.

MH FIRE LOSS DEC 92

Land Value Estimates for Land Table JEN .JENNINGS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A	1.8K				1800	100		1,800
66 Actual Front Feet, 0.24 Total Acres    Total Est. Land Value =								1,800

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	6.61	240	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1 Single Family GRG    Cls CD    Blt 1973

(11) Heating System: No Heating/Cooling

Ground Area = 0 SF    Floor Area = 0 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Water/Sewer					
	1000 Gal Septic		1	4,550	2,730
	Water Well, 50 Feet		1	2,585	1,551
Garages					
Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)					
	Base Cost		672	24,810	14,886
			Totals:	31,945	19,167

Notes:

ECF (424 JENNINGS) 0.670 => TCV:    12,842

2024 Est. T.C.V. 009-395-001-00					=	15,592
Est. TCV/Total Floor Area = 0.00, Most recent sale 03/01/1996 for 1,500						
2023 Assessed		MBOR	S.E.V.	Base for Cap	C.P.I.	
6,300	6,300	6,300		3,747	5.00	
2024	New Eq. Adjustment	Loss		Additions	Tax Adjustment	Losses
0	1,500	0		0	187	0
2024 Assessed		MBOR	S.E.V.	Capped	->Taxable<- PRE/MBT	
7,800	7,800	7,800		3,934	3,934	3,934

009-395-002-00	2024 Est. T.C.V.	CALE PAUL A
Property Class: 402		S BALDWIN ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. LOT 2 BLK 5 MITCHELL BROS REVISED PLAT OF JENNINGS.

Land Value Estimates for Land Table JEN .JENNINGS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A	1.8K				1800	100		1,800
66 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	1,800

2024 Est. T.C.V. 009-395-002-00 = 1,800

Est. TCV/Total Floor Area = 0.00, Most recent sale 09/29/2021 for 3,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
900	900	900	525	5.00			
2024 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	26	0		
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
900	900	900	551	551	0		

009-395-003-00	2024 Est. T.C.V.	MCMASTER NANCY IRENE & MICHAEL A
Property Class: 402		S BALDWIN ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. LOT 3 BLK 5 MITCHELL BROS REVISED PLAT OF JENNINGS.

Land Value Estimates for Land Table JEN .JENNINGS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A	1.8K				1800	100		1,800
66 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	1,800

2024 Est. T.C.V. 009-395-003-00 = 1,800

Est. TCV/Total Floor Area = 0.00, Most recent sale 09/15/2016 for 700

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
900	900	900	525	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	26	0		
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
900	900	900	551	551	0	

009-395-004-00	2024 Est. T.C.V.	NYBERG EMIL A
Property Class: 402		S BALDWIN ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. LOT 4 BLK 5 MITCHELL BROS REVISED PLAT OF JENNINGS.

Land Value Estimates for Land Table JEN .JENNINGS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A	1.8K				1800	100		1,800
66 Actual Front Feet, 0.24 Total Acres					Total Est.		Land Value =	1,800

2024 Est. T.C.V. 009-395-004-00 = 1,800

Est. TCV/Total Floor Area = 0.00

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
900	900	900	525	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	26	0	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
900	900	900	551	551	0	0

009-395-005-00	2024 Est. T.C.V.	MCMASTER MICHAEL & NANCY
Property Class: 401		174 S BALDWIN ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

LOT 5 BLK 5 MITCHELL BROS REVISED PLAT OF JENNINGS.

Land Value Estimates for Land Table JEN .JENNINGS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A	1.8K				1800	100		1,800
66 Actual Front Feet, 0.24 Total Acres					Total Est.		Land Value =	1,800

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	21.56	240	94	4,864
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				5,814

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1986

(11) Heating System: Forced Heat & Cool  
 Ground Area = 896 SF Floor Area = 896 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	896		
				Total:	126,213 88,349

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade	1	2,160	1,512
Plumbing			
Average Fixture(s)	1	1,230	861
3 Fixture Bath	1	3,860	2,702
Water/Sewer			
1000 Gal Septic	1	4,550	3,185
Water Well, 50 Feet	1	2,585	1,809
Deck			
Treated Wood	360	5,951	4,166
Garages			
Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)			
Basement Garage: 1 Car	1	2,492	1,744
Built-Ins			
Appliance Allow.	1	1,934	1,354
		Totals:	150,975 105,682

Notes:

ECF (424 JENNINGS) 0.670 =&gt; TCV: 70,807

2024 Est. T.C.V. 009-395-005-00	=	78,421				
Est. TCV/Total Floor Area = 87.52, Most recent sale 05/04/2005 for 40,000						
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
30,600	30,600	30,600	19,392	5.00		
2024	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	8,600	0	0	0	969	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
39,200	39,200	39,200	20,361	20,361	0	

009-395-006-00	2024 Est. T.C.V.	INDIAN LAKES L C
Property Class: 402		S BAGLEY ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. LOTS 6, 7, 8, 9 & 10 BLK 5 MITCHELL BROS REVISED PLAT OF JENNINGS.

Land Value Estimates for Land Table JEN .JENNINGS

			* Factors *			5 LOTS 66' X158' EACH		
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP F 30/FF	330.00	158.00	0.7248	1.0000	30	100		7,175
330 Actual Front Feet, 1.20 Total Acres					Total Est.	Land Value =		7,175

2024 Est. T.C.V. 009-395-006-00 = 7,175

Est. TCV/Total Floor Area = 8.01

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
3,600	3,600	3,600	2,520	5.00		
2024 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	126	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
3,600	3,600	3,600	2,646	2,646	0	







009-396-005-00	2024 Est. T.C.V.	SMITH DEBRA JO
Property Class: 401		S CRAPO ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. LOT 5 BLK 6 MITCHELL BROS REVISED PLAT OF JENNINGS.

Land Value Estimates for Land Table JEN .JENNINGS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A	1.8K				1800	100		1,800
66 Actual Front Feet, 0.24 Total Acres Total Est. Land Value =								1,800

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	30.00	48	50	720
Total Estimated Land Improvements True Cash Value =				720

2024 Est. T.C.V. 009-396-005-00 = 2,520

Est. TCV/Total Floor Area = 3.50, Most recent sale 12/18/2015 for 8,500

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
1,200	1,200	1,200	572	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	100	0	0	28	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
1,300	1,300	1,300	600	600	600	

009-396-006-00	2024 Est. T.C.V.	INDIAN LAKES L C
Property Class: 402		BALDWIN ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. LOT 6 BLK 6 MITCHELL BROS REVISED PLAT OF JENNINGS.

Land Value Estimates for Land Table JEN .JENNINGS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A	1.8K				1800	100		1,800
66 Actual Front Feet, 0.24 Total Acres					Total Est.		Land Value =	1,800

2024 Est. T.C.V. 009-396-006-00 = 1,800

Est. TCV/Total Floor Area = 2.50

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
900	900	900	525	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	26	0	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
900	900	900	551	551	0	0

009-396-007-00	2024 Est. T.C.V.	PITT BRUCE W & BETHANY S
Property Class: 402		N BALDWIN ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. LOT 7 BLK 6 MITCHELL BROS REVISED PLAT OF JENNINGS.

Land Value Estimates for Land Table JEN .JENNINGS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A	1.8K				1800	100		1,800
66 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	1,800

2024 Est. T.C.V. 009-396-007-00 = 1,800

Est. TCV/Total Floor Area = 2.50, Most recent sale 09/01/2022 for 1,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
900	900	900	900	5.00			
2024 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	0	0		
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
900	900	900	945	900	900		

009-396-008-00    2024 Est. T.C.V.    PITT BRUCE W & BETHANY S  
 Property Class: 401       221 S BALDWIN ST  
 Map #:    LAKE TOWNSHIP    LAKE CITY, MI 49651

. LOTS 8, 9 & 10 BLK 6 MITCHELL BROS REVISED PLAT OF JENNINGS.

ADD 33' FOR VACATED ASPEN ST

Land Value Estimates for Land Table JEN .JENNINGS

Description	Frontage	Depth	* Factors *		Rate	%Adj.	Reason	Value
			Front	Depth				
JENNINGS 50	77.00	158.00	0.7784	1.0000	50	100		2,997
JENNINGS 50	77.00	158.00	0.7784	1.0000	50	100		2,997
JENNINGS 50	77.00	158.00	0.7784	1.0000	50	100		2,997
231 Actual Front Feet, 0.84 Total Acres                      Total Est. Land Value =								8,990

Cost Est. for Res. Bldg: 1 Single Family 1.25S                      Cls D                      Blt 1948

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 846 SF    Floor Area = 1058 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Basement	846		
			Total:	119,945	65,970

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,025	564
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Water/Sewer

1000 Gal Septic	1	4,263	2,345
Water Well, 50 Feet	1	2,498	1,374

Porches

WCP (1 Story)	48	2,469	1,358
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Built-Ins

Appliance Allow.	1	1,638	901
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Deck

w/Roof (Roof portion)	70	1,119	615
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Totals:                      132,957                      73,127

Notes:

ECF (424 JENNINGS) 0.670 => TCV:                      48,995

2024 Est. T.C.V. 009-396-008-00    =                      57,985

Est. TCV/Total Floor Area = 54.81, Most recent sale 11/30/2020 for 28,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
23,200	23,200	23,200	20,580	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	5,800	0	0	1,029	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
29,000	29,000	29,000	21,609	21,609	21,609	





009-397-006-00	2024 Est. T.C.V.	SHERMAN JESSICA
Property Class: 401		10131 W LAUREL ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. LOTS 6 & 7 BLK 7 MITCHELL BROS REVISED PLAT OF JENNINGS.

Land Value Estimates for Land Table JEN .JENNINGS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A	1.8K				1800	100		1,800
<Site Value A> GROUP A	1.8K				1800	100		1,800
132 Actual Front Feet, 0.48 Total Acres Total Est. Land Value =								3,600

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	23.74	288	50	3,418
Total Estimated Land Improvements True Cash Value =				3,418

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C -5 Blt 1972

(11) Heating System: Forced Air w/ Ducts

Ground Area = 748 SF Floor Area = 1122 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	748		
Total:				127,482	82,859

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,476	959
2 Fixture Bath	1	3,108	2,020

Water/Sewer

1000 Gal Septic	1	4,864	3,162
Water Well, 50 Feet	1	2,686	1,746

Porches

WCP (1 Story)	42	2,801	1,821
Foundation: Shallow	42	-588	-382

Built-Ins

Appliance Allow.	1	2,766	1,798
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Fireplaces

Exterior 1 Story	1	6,513	4,233
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Totals: 151,108 98,216

Notes:

ECF (424 JENNINGS) 0.670 => TCV: 65,805

2024 Est. T.C.V. 009-397-006-00 = 72,823

Est. TCV/Total Floor Area = 64.90, Most recent sale 09/30/2016 for 35,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
28,500	28,500	28,500	20,196	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	7,900	0	0	1,009	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
36,400	36,400	36,400	21,205	21,205	21,205	





009-397-010-00	2024 Est. T.C.V.	INDIAN LAKES L C
Property Class: 402		S BALDWIN ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. LOTS 10 & 11 BLK 7 MITCHELL BROS REVISED PLAT OF JENNINGS.

Land Value Estimates for Land Table JEN .JENNINGS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A>	GROUP A	1.8K			1800	100		1,800
<Site Value A>	GROUP A	1.8K			1800	100		1,800
132 Actual Front Feet, 0.48 Total Acres      Total Est. Land Value =								3,600

2024 Est. T.C.V. 009-397-010-00 = 3,600

Est. TCV/Total Floor Area = 5.36

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
1,800	1,800	1,800	1,050	5.00		
2024	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	0	0	52	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
1,800	1,800	1,800	1,102	1,102	0	

009-397-012-00	2024 Est. T.C.V.	SMITH TAMMY JO
Property Class: 402		S CRAPO ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. LOT 12 BLK 7 MITCHELL BROS REVISED PLAT OF JENNINGS.

Land Value Estimates for Land Table JEN .JENNINGS  
\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A	1.8K				1800	100		1,800
66 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	1,800

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	24.60	128	50	1,574
Total Estimated Land Improvements				1,574
True Cash Value =				1,574

2024 Est. T.C.V. 009-397-012-00 = 3,374

Est. TCV/Total Floor Area = 5.02

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
1,600	1,600	1,600	572	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	100	0	0	28	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
1,700	1,700	1,700	600	600	600	

009-398-001-00	2024 Est. T.C.V.	MCMASTER MICHAEL & NANCY
Property Class: 401		138 S BALDWIN ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. LOTS 1, 2 & 12 BLK 8 MITCHELL BROS REVISED PLAT OF JENNINGS.

Land Value Estimates for Land Table JEN .JENNINGS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A>	GROUP A	1.8K			1800	100		1,800
<Site Value A>	GROUP A	1.8K			1800	100		1,800
<Site Value A>	GROUP A	1.8K			1800	100		1,800
198 Actual Front Feet, 0.72 Total Acres								Total Est. Land Value = 5,400

2024 Est. T.C.V. 009-398-001-00 = 5,400

Est. TC/Total Floor Area = 8.04, Most recent sale 05/01/1997 for 21,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
2,700	2,700	2,700	1,575	5.00		
2024	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	0	0	78	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
2,700	2,700	2,700	1,653	1,653	0	



009-398-006-00	2024 Est. T.C.V.	INDIAN LAKES L C
Property Class: 402		S BAGLEY ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. LOTS 6, 7, 8, 9, 10 & 11 BLK 8 MITCHELL BROS REVISED PLAT OF JENNINGS.

Land Value Estimates for Land Table JEN .JENNINGS

		* Factors *		6 LOTS			
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
GROUP F 30/FF	396.00	158.00	0.6988	1.0000	30	100	8,302
396 Actual Front Feet, 1.44 Total Acres						Total Est. Land Value =	8,302

2024 Est. T.C.V. 009-398-006-00 = 8,302

Est. TCV/Total Floor Area = 12.35

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
4,200	4,200	4,200	2,940	5.00	
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	147	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
4,200	4,200	4,200	3,087	3,087	0

009-399-001-00	2024 Est. T.C.V.	INDIAN LAKES L C
Property Class: 402		S BAGLEY ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. LOTS 1, 3, 4, 5 & 12 BLK 9 MITCHELL BROS REVISED PLAT OF JENNINGS.

Land Value Estimates for Land Table JEN .JENNINGS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP F 30/FF	330.00	158.00	0.7248	1.0000	30	100		7,175
330 Actual Front Feet, 1.20 Total Acres					Total Est.		Land Value =	7,175

2024 Est. T.C.V. 009-399-001-00 = 7,175

Est. TCV/Total Floor Area = 10.68

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
3,600	3,600	3,600	2,520	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	126	0	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
3,600	3,600	3,600	2,646	2,646	0	0

009-399-002-00	2024 Est. T.C.V.	ROMIG GERALD
Property Class: 402		S BAGLEY ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. LOT 2 BLK 9 MITCHELL BROS REVISED PLAT OF JENNINGS.

Land Value Estimates for Land Table JEN .JENNINGS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A	1.8K				1800	100		1,800
66 Actual Front Feet, 0.24 Total Acres					Total Est.		Land Value =	1,800

2024 Est. T.C.V. 009-399-002-00 = 1,800

Est. TCV/Total Floor Area = 2.68, Most recent sale 04/01/2016 for 100

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
900	900	900	525	5.00			
2024 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	26	0		
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
900	900	900	551	551	0		



009-400-001-00	2024 Est. T.C.V.	INDIAN LAKES L C
Property Class: 402		S BAGLEY ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. ENTIRE BLK 10 MITCHELL BROS REVISED PLAT OF JENNINGS.

Land Value Estimates for Land Table JEN .JENNINGS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 1.8K		1.8K			1800	100		1,800
<Site Value A> GROUP A 1.8K		1.8K			1800	100		1,800
<Site Value A> GROUP A 1.8K		1.8K			1800	100		1,800
238 Actual Front Feet, 0.86 Total Acres      Total Est. Land Value =								5,400

2024 Est. T.C.V. 009-400-001-00 = 5,400

Est. TCV/Total Floor Area = 8.04

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
2,700	2,700	2,700	1,575	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	78		0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
2,700	2,700	2,700	1,653	1,653		0

009-401-001-00	2024 Est. T.C.V.	THIEBAUT LORI A
Property Class: 401		96 S BALDWIN ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. LOTS 1 & 2 BLK 11 MITCHELL BROS REVISED PLAT OF JENNINGS.

Land Value Estimates for Land Table JEN .JENNINGS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A>	GROUP A	1.8K			1800	100		1,800
<Site Value A>	GROUP A	1.8K			1800	100		1,800
132 Actual Front Feet, 0.48 Total Acres Total Est. Land Value =								3,600

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Solid, 6 ft.	28.81	24	0	0
Wood Frame	24.00	144	50	1,728
Metal Prefab	19.29	60	50	578

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				3,256

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1927

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1032 SF Floor Area = 1122 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Slab	360		
1 Story	Siding	Crawl Space	456		
1 Story	Siding	Crawl Space	216		
Total:				126,495	82,222

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,230	799
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Water/Sewer

1000 Gal Septic	1	4,550	2,957
Water Well, 100 Feet	1	5,640	3,666

Porches

WSEP (1 Story)	96	5,175	3,364
WPP	20	999	649

Deck

Treated Wood	112	2,728	1,773
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Built-Ins

Appliance Allow.	1	1,934	1,257
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Totals: 148,751 96,687

Notes:

ECF (424 JENNINGS) 0.670 => TCY: 64,780

2024 Est. T.C.V. 009-401-001-00 = 71,636

Est. TCY/Total Floor Area = 63.85, Most recent sale 11/03/2023 for 100,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
28,500	28,500	28,500	17,706	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
1,500	5,800	0	1,500	16,594	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
35,800	35,800	35,800	20,091	35,800	0	

009-401-003-00	2024 Est. T.C.V.	INDIAN LAKES L C
Property Class: 402		S BAGLEY ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. LOTS 3, 8 & 9 BLK 11 MITCHELL BROS REVISED PLAT OF JENNINGS.

Land Value Estimates for Land Table JEN .JENNINGS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 1.8K		1.8K			1800	100		1,800
<Site Value A> GROUP A 1.8K		1.8K			1800	100		1,800
<Site Value A> GROUP A 1.8K		1.8K			1800	100		1,800
264 Actual Front Feet, 0.96 Total Acres								Total Est. Land Value = 5,400

2024 Est. T.C.V. 009-401-003-00 = 5,400

Est. TCV/Total Floor Area = 4.81

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
2,700	2,700	2,700	1,575	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	78		0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
2,700	2,700	2,700	1,653	1,653		0



009-402-008-00	2024 Est. T.C.V.	INDIAN LAKES L C
Property Class: 402		S BALDWIN ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. LOTS 8 & 9 BLK 12 MITCHELL BROS REVISED PLAT OF JENNINGS.

Land Value Estimates for Land Table JEN .JENNINGS

		* Factors *		LOT 8 & 9			
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
<Site Value A>	GROUP A	1.8K			1800	100	1,800
<Site Value A>	GROUP A	1.8K			1800	100	1,800
161 Actual Front Feet, 0.58 Total Acres						Total Est. Land Value =	3,600

2024 Est. T.C.V. 009-402-008-00 = 3,600

Est. TCV/Total Floor Area = 4.95

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
1,800	1,800	1,800	1,050	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	52	0		
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
1,800	1,800	1,800	1,102	1,102	0	

009-402-010-00	2024 Est. T.C.V.	TAYLOR WILLIAM (LE) ETAL
Property Class: 401		10132 W LAUREL ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. LOT 10 BLK 12 MITCHELL BROS REVISED PLAT OF JENNINGS.

Land Value Estimates for Land Table JEN .JENNINGS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A	1.8K				1800	100		1,800
66 Actual Front Feet, 0.24 Total Acres								Total Est. Land Value = 1,800

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 1981

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 936 SF Floor Area = 936 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Block	Slab	936		
Total:				99,074	64,398

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	995	647
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Water/Sewer

1000 Gal Septic	1	4,141	2,692
Water Well, 50 Feet	1	2,498	1,624

Porches

CCP (1 Story)	208	4,401	3,345	*76% Good
WGEP (1 Story)	40	4,565	2,967	
WPP	15	706	459	

Built-Ins

Appliance Allow.	1	1,638	1,065
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Totals: 118,018 77,197

Notes:

ECF (424 JENNINGS) 0.670 => TCV: 51,722

2024 Est. T.C.V. 009-402-010-00 = 53,522

Est. TCV/Total Floor Area = 57.18

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
20,600	20,600	20,600	14,333	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	6,200	0	0	716	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
26,800	26,800	26,800	15,049	15,049	15,049	

009-403-001-00	2024 Est. T.C.V.	INDIAN LAKES L C
Property Class: 402		S CRAPO ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. ENTIRE BLK 13 MITCHELL BROS REVISED PLAT OF JENNINGS.

ROAD CUTS THRU PROPERTY

Land Value Estimates for Land Table JEN .JENNINGS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP F 30/FF	292.00	275.00	0.7427	1.1172	30	100		7,269
292 Actual Front Feet, 1.84 Total Acres							Total Est. Land Value =	7,269

2024 Est. T.C.V. 009-403-001-00 = 7,269

Est. TCV/Total Floor Area = 7.77

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
3,600	3,600	3,600	2,310	5.00			
2024 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	115	0		
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
3,600	3,600	3,600	2,425	2,425	0		

009-411-001-00	2024 Est. T.C.V.	MORRIS WILLIAM
Property Class: 402		S CRAPO ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. E 1/2 LOT 1 BLK K MITCHELL BROS REVISED PLAT OF JENNINGS.

Land Value Estimates for Land Table JEN .JENNINGS

		* Factors *		E1/2 LOT 1			
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
<Site Value A>	GROUP A	1.8K			1800	50 E 1/2	900
66 Actual Front Feet, 0.12 Total Acres						Total Est. Land Value =	900

2024 Est. T.C.V. 009-411-001-00 = 900

Est. TCV/Total Floor Area = 0.96, Most recent sale 04/06/2018 for 82,473

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
500	500	500		315	5.00	
2024	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	0	0	15	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
500	500	500	330	330	330	







009-411-004-00	2024 Est. T.C.V.	BAIRD BONNIE
Property Class: 402		S CRAPO ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. LOT 4 BLK K MITCHELL BROS REVISED PLAT OF JENNINGS.

Land Value Estimates for Land Table JEN .JENNINGS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A	1.8K				1800	100		1,800
66 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	1,800

2024 Est. T.C.V. 009-411-004-00 = 1,800

Est. TCV/Total Floor Area = 1.65, Most recent sale 01/15/2015 for 3,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
900	900	900	525	5.00			
2024 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	26	0		
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
900	900	900	551	551	0		

009-411-005-00	2024 Est. T.C.V.	BAIRD BONNIE &
Property Class: 402		S CRAPO ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. LOT 5 BLK K MITCHELL BROS REVISED PLAT OF JENNINGS.

Land Value Estimates for Land Table JEN .JENNINGS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A	1.8K				1800	100		1,800
66 Actual Front Feet, 0.24 Total Acres					Total Est.		Land Value =	1,800

2024 Est. T.C.V. 009-411-005-00 = 1,800

Est. TCV/Total Floor Area = 1.65

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
900	900	900	525	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	26	0	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
900	900	900	551	551	0	0

009-411-006-00	2024 Est. T.C.V.	INDIAN LAKES L C
Property Class: 402		S BALDWIN ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. LOTS 6 & 7 BLK K MITCHELL BROS REVISED PLAT OF JENNINGS.

Land Value Estimates for Land Table JEN .JENNINGS

Description	Frontage	Depth	* Factors *		LOT 6&7		Reason	Value
			Front	Depth	Rate	%Adj.		
JENNINGS 50	132.00	158.00	0.8706	1.0000	50	100		5,746
132 Actual Front Feet, 0.48 Total Acres      Total Est. Land Value =								5,746

2024 Est. T.C.V. 009-411-006-00 = 5,746

Est. TCV/Total Floor Area = 5.28

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
2,900	2,900	2,900	1,734	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	86	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
2,900	2,900	2,900	1,820	1,820	0	

009-411-008-00	2024 Est. T.C.V.	ROMIG GERALD
Property Class: 401		10132 W POPLAR ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. LOTS 8, 9 & 10 BLK K MITCHELL BROS REVISED PLAT OF JENNINGS.

DEED RESTRICTIONS TO BE PLACED WITH THE PA AT CLOSING ARE: NO GAMBLING ALLOWED,  
NO GRANT OF COMMERCIAL LIQUOR LICENSE, NO HOUSE OF WORSHIP.

Land Value Estimates for Land Table JEN .JENNINGS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A	1.8K				1800	100		1,800
<Site Value A> GROUP A	1.8K				1800	100		1,800
<Site Value A> GROUP A	1.8K				1800	100		1,800
198 Actual Front Feet, 0.72 Total Acres								Total Est. Land Value = 5,400

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	28.20	64	50	902
Total Estimated Land Improvements True Cash Value =				902

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1890

Description of Occupancy: CHURCH

Costs are taken from the Auditoriums cost schedules.

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

Class: D Quality: Low Cost  
Stories: 1 Story Height: 10 Perimeter: 254

Base Rate for Upper Floors = 95.88

Semi-Finished Basement, Base Rate for Basement = 88.36

(Basement Fireproofing Rate = 0.00)

(10) Heating system: Forced Air Furnace Cost/SqFt: 16.66 100%

Bsmnt Heating system: Forced Air Furnace Cost/SqFt: 20.92

Adjusted Square Foot Cost for Upper Floors = 112.54

Adjusted Square Foot Cost for Basement = 109.28

Total Floor Area: 2,602	Base Cost New of Upper Floors =	292,829
Basement Area: 2,000	Base Cost New of Basement =	218,560

Reproduction/Replacement Cost = 511,389

Eff.Age:45 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 35 /100/100/100/35.0

Total Depreciated Cost = 178,986

ECF (424 JENNINGS) 0.600 => TCV of Bldg: 1 = 107,392

Replacement Cost/Floor Area= 196.54 Est. TCV/Floor Area= 41.27

Total Estimated True Cash Value of Commercial/Industrial Buildings = 107,392

2024 Est. T.C.V. 009-411-008-00 = 113,694

Est. TCV/Total Floor Area = 43.69, Most recent sale 12/05/2014 for 10,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
49,900	49,900	49,900	23,233	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	6,900	0	0	1,161	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
56,800	56,800	56,800	24,394	24,394	0	



009-412-003-00	2024 Est. T.C.V.	ERICKSON ROSE M
Property Class: 402		S BALDWIN ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. LOT 3 BLK L MITCHELL BROS REVISED PLAT OF JENNINGS

Land Value Estimates for Land Table JEN .JENNINGS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A	1.8K				1800	100		1,800
		0.00	Total Acres		Total Est.		Land Value =	1,800

2024 Est. T.C.V. 009-412-003-00 = 1,800

Est. TCV/Total Floor Area = 1.79

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
900	900	900	525	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	26	0		
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
900	900	900	551	551	551	



009-412-004-00	2024 Est. T.C.V.	ERICKSON ROSE M
Property Class: 401		328 S BALDWIN ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. LOTS 4 & 5 BLK L MITCHELL BROS REVISED PLAT OF JENNINGS.

Land Value Estimates for Land Table JEN .JENNINGS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A	1.8K				1800	100		1,800
<Site Value A> GROUP A	1.8K				1800	100		1,800
132 Actual Front Feet, 0.48 Total Acres Total Est. Land Value =								3,600

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	20.90	312	50	3,260
Wood Frame	24.82	122	50	1,514
Total Estimated Land Improvements True Cash Value =				4,774

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

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1516 SF Floor Area = 1516 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,516		
Total:				191,294	133,906

Other Additions/Adjustments

Water/Sewer

1000 Gal Septic	1	4,550	3,185
Water Well, 50 Feet	1	2,585	1,809

Porches

CCP (1 Story)	40	1,160	812
WSEP (1 Story)	192	8,811	6,168

Totals: 208,400 145,880

Notes:

ECF (424 JENNINGS) 0.670 => TCY: 97,740

2024 Est. T.C.V. 009-412-004-00 = 106,114

Est. TCY/Total Floor Area = 70.00

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
41,300	41,300	41,300	21,561	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	11,800	0	1,078	0		
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
53,100	53,100	53,100	22,639	22,639	22,639	





009-413-003-00	2024 Est. T.C.V.	URBANIAK HOLLY
Property Class: 401		340 S BAGLEY ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. LOTS 3 & 4 BLK M MITCHELL BROS REVISED PLAT OF JENNINGS.

ALSO 12X50 MH NO VALUE (344 S BAGLEY)

Land Value Estimates for Land Table JEN .JENNINGS

Description	Frontage	Depth	* Factors *		Rate	%Adj.	Reason	Value
			Front	Depth				
<Site Value A> GROUP A 1.8K					1800	100		1,800
<Site Value A> GROUP A 1.8K					1800	100		1,800
132 Actual Front Feet, 0.48 Total Acres Total Est. Land Value =								3,600

2024 Est. T.C.V. 009-413-003-00 = 3,600

Est. TCv/Total Floor Area = 3.84, Most recent sale 03/19/2020 for 2,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
1,800	1,800	1,800	1,050	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	52	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
1,800	1,800	1,800	1,102	1,102		0





60,400

60,400

60,400

25,288

25,288

25,288





009-414-005-00	2024 Est. T.C.V.	SUNDELL LEON & BONNIE M
Property Class: 401		W WALNUT ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. LOT 5 BLK 14 MITCHELL BROS 1ST ADD TO JENNINGS.

Land Value Estimates for Land Table JEN .JENNINGS  
\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A	1.8K				1800	100		1,800
66 Actual Front Feet, 0.24 Total Acres					Total Est.		Land Value =	1,800

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

(11) Heating System: No Heating/Cooling  
Ground Area = 0 SF Floor Area = 0 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

#### Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					

#### Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			528	18,628	11,177
Totals:				18,628	11,177

Notes:

ECF (409 RURAL PLATTED SUBDIVISIONS) 0.930 => TCV: 10,395

2024 Est. T.C.V. 009-414-005-00				=	12,195
Est. TCV/Total Floor Area = 0.00					
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
3,800	3,800	3,800	2,222	5.00	
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	2,300	0	0	111	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
6,100	6,100	6,100	2,333	2,333	0





009-415-007-00	2024 Est. T.C.V.	RUOFF MARTIN J & REBECCA K
Property Class: 402		S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. LOTS 7 & 8 BLK 15 MITCHELL BROS 1ST ADD TO JENNINGS.

Land Value Estimates for Land Table JEN .JENNINGS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A>	GROUP A	1.8K			1800	100		1,800
<Site Value A>	GROUP A	1.8K			1800	100		1,800
132 Actual Front Feet, 0.48 Total Acres								Total Est. Land Value = 3,600

2024 Est. T.C.V. 009-415-007-00 = 3,600

Est. TCV/Total Floor Area = 3.07, Most recent sale 10/07/2014 for 3,300

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
1,800	1,800	1,800	1,050	5.00		
2024	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	0	0	52	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
1,800	1,800	1,800	1,102	1,102	0	

009-415-009-00 2024 Est. T.C.V. BALDWIN VELDA K (LE) &  
 Property Class: 401 593 S LACHANCE RD  
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

. LOTS 9 & 10 BLK 15 MITCHELL BROS 1ST ADD TO JENNINGS.

Land Value Estimates for Land Table JEN .JENNINGS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A	1.8K				1800	100		1,800
<Site Value A> GROUP A	1.8K				1800	100		1,800
132 Actual Front Feet, 0.48 Total Acres Total Est. Land Value =								3,600

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Solid, 6 ft.	28.81	300	50	4,321
Metal Prefab	13.30	200	50	1,330
Total Estimated Land Improvements True Cash Value =				5,651

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

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 960 SF Floor Area = 960 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	960		
			Total:	130,502	78,302

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,230	738
3 Fixture Bath	1	3,860	2,316

Water/Sewer

1000 Gal Septic	1	4,550	2,730
Water Well, 50 Feet	1	2,585	1,551

Porches

CGEP (1 Story)	80	5,799	3,479
WCP (1 Story)	216	7,549	4,529

Garages

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

Base Cost	720	23,270	13,962
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Deck

w/Roof (Roof portion)	225	3,362	2,017
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Totals: 182,707 109,624

Notes:

ECF (424 JENNINGS) 0.670 => TCV: 73,448

2024 Est. T.C.V. 009-415-009-00 = 82,699

Est. TCV/Total Floor Area = 86.14

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
32,400	32,400	32,400	17,825	5.00		
2024 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	8,900	0	0	891	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
41,300	41,300	41,300	18,716	18,716	18,716	

009-415-011-00	2024 Est. T.C.V.	BURCH CONNIE
Property Class: 401		611 S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. LOT 11 BLK 15 MITCHELL BROS 1ST ADD TO JENNINGS.

RDEMAN MHD FOR 03

Land Value Estimates for Land Table JEN .JENNINGS  
\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A	1.8K				1800	100		1,800
66 Actual Front Feet,		0.24	Total Acres				Total Est. Land Value =	1,800

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Solid, 6 ft.	28.81	66	0	0
Fencing: Wire Mesh, #9	3.74	140	0	0
Metal Prefab	15.10	120	50	906
Metal Prefab	17.42	80	50	697

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	50	500
Total Estimated Land Improvements True Cash Value =				2,103

Cost Est. for Res. Bldg: 1 Single Family HUD Cls CD Blt 2002

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1512 SF Floor Area = 1512 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,512		
			Total:	168,453	134,763

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,230	984
3 Fixture Bath	1	3,860	3,088

Water/Sewer

1000 Gal Septic	1	4,550	3,640
Water Well, 100 Feet	1	5,640	4,512

Deck

Treated Wood	128	3,021	2,417
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Built-Ins

Appliance Allow.	1	1,934	1,547
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Totals: 188,688 150,951

Notes: REDMAN MHD

ECF (424 JENNINGS) 0.670 => TCV: 101,137

2024 Est. T.C.V. 009-415-011-00 = 105,040

Est. TCV/Total Floor Area = 69.47, Most recent sale 06/24/1988 for 1,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
43,400	43,400	43,400	19,272	5.00		
2024 New Eq.	Adj.	Loss	Additions	Tax Adjustment	Losses	
0	9,100	0	0	963	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
52,500	52,500	52,500	20,235	20,235	20,235	

009-416-006-00	2024 Est. T.C.V.	HORN ERIC JOHN
Property Class: 402		S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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LOT 6 EXC S 16.5 FT THOF BLK 16.(0\*1997)MITCHELL BROS 1ST ADD TO JENNINGS.

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SPLIT 15.5 FT & GRG TO 007-00 FOR 98

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Land Value Estimates for Land Table JEN .JENNINGS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 1.8K					1800	100		1,800
50 Actual Front Feet, 0.19 Total Acres							Total Est. Land Value =	1,800

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2024 Est. T.C.V. 009-416-006-00 = 1,800

Est. TC/Total Floor Area = 1.19

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
900	900	900	525	5.00		
2024 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	26	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
900	900	900	551	551	0	







Parcel Number: 009-416-008-00

Page: 2

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2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
53,000	53,000	53,000	26,561	26,561	26,561

009-416-009-00 2024 Est. T.C.V. ABEL CASEY & JENNIFER  
 Property Class: 401 681 S LACHANCE RD  
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

LOT 9 EXC N 33 FT THOF ALSO LOT 10, BLK 16. (0\*1997) MITCHELL BROS 1ST ADD TO JENNINGS.

ADD 33 FT VACATED RD FOR 98 (+ ALLEY)

SPLIT 33 FT TO LOT 8 FOR 98

Land Value Estimates for Land Table JEN .JENNINGS

		* Factors *		LOT 10 & PRT OF LOT 9			
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
<Site Value A>	GROUP A	1.8K			1800 100		1,800
<Site Value A>	GROUP A	1.8K			1800 50	PRT OF LOT 9	900
132 Actual Front Feet, 0.50 Total Acres Total Est. Land Value =							2,700

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.06	300	50	909
Wood Frame	25.61	80	0	0
Total Estimated Land Improvements True Cash Value =				909

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Low Blt 1966

(11) Heating System: Wall Furnace  
 Ground Area = 1101 SF Floor Area = 1101 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Metal	720		
Addition	Siding	Crawl	381		
Total:				60,822	21,288

Other Additions/Adjustments

Water/Sewer

1000 Gal Septic	1	4,263	1,492
Water Well, 50 Feet	1	2,498	874

Garages

Class: D Exterior: Pole (Unfinished)			
Base Cost	624	13,609	4,763
Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	445	14,222	4,978
Common Wall: 2 Wall	1	-3,687	-1,290

Deck

w/Roof (Roof portion)	624	7,775	2,721
w/Roof (Roof portion)	240	3,192	1,117

Totals: 102,694 35,943

Notes: 1966 PARKWOOD MH

ECF (424 JENNINGS) 0.670 => TCV: 24,082

2024 Est. T.C.V. 009-416-009-00 = 27,691

Est. TCV/Total Floor Area = 25.15, Most recent sale 03/10/2004 for 34,900

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
11,000	11,000	11,000	7,228	5.00	
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,800	0	0	361	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
13,800	13,800	13,800	7,589	7,589	7,589

009-419-006-00	2024 Est. T.C.V.	ABEL CASEY
Property Class: 401		S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. LOT 6 BLK 19 MITCHELL BROS 1ST ADD TO JENNINGS.

Land Value Estimates for Land Table JEN .JENNINGS  
\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A	1.8K				1800	100		1,800
66 Actual Front Feet, 0.00 Total Acres							Total Est. Land Value =	1,800

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	21.40	144	25	770
Total Estimated Land Improvements				770
True Cash Value =				770

2024 Est. T.C.V. 009-419-006-00 = 2,570

Est. TCV/Total Floor Area = 2.33, Most recent sale 11/09/2017 for 5,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
1,300	1,300	1,300	670	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	33	0	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
1,300	1,300	1,300	703	703	0	0

009-419-007-00	2024 Est. T.C.V.	ABEL CASEY
Property Class: 401		717 S LACHANCE RD
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

. LOT 7 BLK 19 MITCHELL BROS 1ST ADD TO JENNINGS.

Land Value Estimates for Land Table JEN .JENNINGS  
\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A	1.8K				1800	100		1,800
66 Actual Front Feet, 0.24 Total Acres					Total Est.		Land Value =	1,800

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Low Blt 1957

(11) Heating System: Wall Furnace  
Ground Area = 500 SF Floor Area = 500 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=35/20/100/100/7

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Metal	500		
Expando			64		
			Total:	32,674	2,288

Other Additions/Adjustments

Water/Sewer					
1000 Gal Septic			1	4,263	298
Water Well, 50 Feet			1	2,498	175
			Totals:	39,435	2,761

Notes: 1957 NEW MOON

ECF (424 JENNINGS) 0.670 => TCv: 1,850

2024 Est. T.C.V.	009-419-007-00	=	3,650		
Est. TCv/Total Floor Area	= 7.30, Most recent sale 11/09/2017 for		5,000		
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
1,600	1,600	1,600	1,099	5.00	
2024 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses
0	200	0	0	54	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
1,800	1,800	1,800	1,153	1,153	0



009-420-001-00	2024 Est. T.C.V.	JENNINGS COMMUNITY CHURCH
Property Class: 201		696 S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. ENTIRE BLKS 20 & 21 MITCHELL BROS 1ST ADD TO JENNINGS.

JENNINGS COMMUNITY CHURCH IS A SMALL BUT GROWING CONGREGATION. THEY ARE FAMILY ORIENTED AND CHRIST CENTERED.

MISSIONARY PASTOR LARRY SHETENHELM  
TO GLORIFY GOD!

PHONE  
+1 231-775-5989

EMAIL  
FBFRIENDS@JENNINGSCHURCH.ORG  
WEBSITE  
HTTP://WWW.JENNINGSCHURCH.ORG

Land Value Estimates for Land Table JEN .JENNINGS

* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP F 30/FF	330.00	158.00	0.6065	1.0000	30	100		6,005
GROUP F 30/FF	158.00	330.00	0.6065	1.1587	30	100		3,331
GROUP F 30/FF	316.00	330.00	0.6065	1.1587	30	100		6,663
804 Actual Front Feet, 4.79 Total Acres      Total Est. Land Value =								15,998

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

Costs are taken from the Auditoriums cost schedules.

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

Class: S      Quality: Average  
Stories: 1      Story Height: 12      Perimeter: 380  
Overall Building Height: 12

Base Rate for Upper Floors = 122.89

Adjusted Square Foot Cost for Upper Floors = 122.89

Total Floor Area: 9,000      Base Cost New of Upper Floors = 1,106,010

Reproduction/Replacement Cost = 1,106,010

Eff.Age:5      Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 88 /100/100/100/88.0

Total Depreciated Cost = 973,289

ECF (424 JENNINGS)      0.600 => TCV of Bldg: 1 = 583,973

Replacement Cost/Floor Area= 122.89      Est. TCV/Floor Area= 64.89

Total Estimated True Cash Value of Commercial/Industrial Buildings = 583,973

2024 Est. T.C.V. 009-420-001-00      =      0

Est. TCV/Total Floor Area = 0.00, Most recent sale 08/17/2010 for 25,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
0	0	0	0	5.00

2024	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	0	0

2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
0	0	0	0	0	0

009-421-001-00	2024 Est. T.C.V.	MISSAUKEE COUNTY
Property Class: 201		W CROOKED LAKE PARK RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 4 T22N R8W BLKS 1-22 INCL LAKESIDE PARK.

CROOKED LAKE PARK

Land Value Estimates for Land Table 4085.4085 CROOKED LAKE

Description	Frontage	Depth	* Factors *		Rate	%Adj.	Reason	Value
			Front	Depth				
GROUP A\$1600/FF2600.001038.74	0.3724	1.6813	1600	100			2,604,553	
2600 Actual Front Feet, 62.00	Total Acres		Total Est. Land Value =				2,604,553	

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.73	5000	50	6,825
Wood Frame	18.16	960	50	8,717
Total Estimated Land Improvements True Cash Value =				15,542

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

Costs are taken from the Restroom Buildings cost schedules.

<<<<<< Calculator Cost Computations >>>>>>  
 Class: D,Pole Quality: Low Cost  
 Stories: 1 Story Height: 9 Perimeter: 128  
 Overall Building Height: 9

Base Rate for Upper Floors = 140.25

Adjusted Square Foot Cost for Upper Floors = 140.25

Total Floor Area: 1,024	Base Cost New of Upper Floors =	143,616
	Reproduction/Replacement Cost =	143,616
Eff.Age:1	Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 96 /100/100/100/96.0	
	Total Depreciated Cost =	137,871

ECF (4085 CROOKED LAKE)	1.300 => TCV of Bldg: 1 =	179,233
Replacement Cost/Floor Area= 140.25	Est. TCV/Floor Area= 175.03	

Total Estimated True Cash Value of Commercial/Industrial Buildings = 179,233

2024 Est. T.C.V. 009-421-001-00							=	0
Est. TCV/Total Floor Area = 0.00								
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.				
0	0	0	0	5.00				
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses				
0	0	0	0	0				
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT			
0	0	0	0	0	0			









009-430-003-00	2024 Est. T.C.V.	ROOT RENTALS LLC
Property Class: 401		6095 JAMES DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 3 LAKE ESTATES.

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 50' @ 100/	117.00	203.00	0.8085	1.0786	100	100		10,203
117 Actual Front Feet, 0.55 Total Acres								Total Est. Land Value = 10,203

## Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	7.35	440	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

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

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1680 SF Floor Area = 1680 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

## Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,680		
			Total:	184,370	138,277

## Other Additions/Adjustments

## Plumbing

Average Fixture(s)	1	1,230	922
3 Fixture Bath	1	3,860	2,895

## Deck

Treated Wood	350	5,842	4,381
Treated Wood	48	1,690	1,267

## Garages

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

Base Cost	672	24,810	18,607
Door Opener	2	970	727

## Water/Sewer

Public Sewer	1	1,326	994
Water Well, 100 Feet	1	5,640	4,230

## Built-Ins

Appliance Allow.	1	1,934	1,450
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## Local Cost Items

SANITARY SEWER	1	0	0	*87% Good
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Totals: 231,672 173,750

## Notes:

ECF (430 LAKE ESTATES) 0.930 =&gt; TCV: 161,588

2024 Est. T.C.V. 009-430-003-00 = 172,741

Est. TCV/Total Floor Area = 102.82, Most recent sale 02/08/2017 for 27,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
78,200	78,200	78,200	48,750	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	8,200	0	2,437	0		
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
86,400	86,400	86,400	51,187	51,187	0	





009-430-005-00	2024 Est. T.C.V.	ROUTZAHN DAVID L & MARCIA J TRUST
Property Class: 401		W JAMES DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 5 LAKE ESTATES.

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 50' @ 100/	98.00	196.00	0.8452	1.0692	100	100		8,855
98 Actual Front Feet, 0.44 Total Acres								Total Est. Land Value = 8,855

## Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.18	172	50	703
Total Estimated Land Improvements True Cash Value =				703

Cost Est. for Res. Bldg: 1 Single Family GRG Cls C Blt 2023

(11) Heating System: No Heating/Cooling  
Ground Area = 0 SF Floor Area = 0 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99

## Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
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Other Additions/Adjustments

## Plumbing

3 Fixture Bath	1	-4,646	-4,600
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## Garages

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

Base Cost	1008	33,687	33,350
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Door Opener	1	547	542
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Totals:	29,588	29,292
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## Notes:

ECF (430 LAKE ESTATES) 0.930 =&gt; TCV: 27,242

2024 Est. T.C.V. 009-430-005-00 = 36,800

Est. TCV/Total Floor Area = 0.00, Most recent sale 05/22/2023 for 0

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
4,400	4,400	4,400	3,675	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
14,000	0	14,000	725	0		
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
18,400	18,400	18,400	17,858	18,400	18,400	







009-430-009-00	2024 Est. T.C.V.	KOHL DENNIS R
Property Class: 401		6209 JAMES DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 12 T22N R8W LOTS 8, 9 & 10 LAKE ESTATES.

Roof Structure converted to existing grg for 08. No permit in file.

Land Value Estimates for Land Table R430.430 LAKE ESTATES

Description	Frontage	Depth	* Factors *		Rate	%Adj.	Reason	Value	
			Front	Depth					
A 50' @ 100/	97.50	196.32	0.5824	1.0696	100	100		6,074	
A 50' @ 100/	172.82	245.40	0.5824	1.1310	100	100		11,383	
A 50' @ 100/	164.28	260.00	0.5824	1.1474	100	100		10,978	
435 Actual Front Feet, 2.39 Total Acres								Total Est. Land Value =	28,435

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.18	1204	0	0
D/W/P: 3.5 Concrete	6.58	80	0	0
Wood Frame	29.53	96	50	1,417
Wood Frame	28.33	112	50	1,586

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
Total Estimated Land Improvements True Cash Value =				5,378

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

(11) Heating System: Forced Heat & Cool

Ground Area = 1352 SF Floor Area = 1352 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,352		
Total:				222,705	178,176

Other Additions/Adjustments

Recreation Room	1400	27,062	21,650
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Exterior

Brick Veneer	32	550	440
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Plumbing

Average Fixture(s)	1	1,476	1,181
3 Fixture Bath	1	4,646	3,717

Porches

WCP (1 Story)	142	6,305	5,044
WGEP (1 Story)	199	15,050	12,040

Deck

Treated Wood	175	3,787	3,030
Treated Wood	244	4,719	3,775
w/Roof (Roof portion)	64	1,235	988

Garages

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

Base Cost	960	35,846	28,677
Common Wall: 1 Wall	1	-2,686	-2,149
Door Opener	2	1,093	874

Water/Sewer

Public Sewer	1	1,494	1,195
Water Well, 100 Feet	1	5,808	4,646

Built-Ins

Parcel Number: 009-430-009-00

Page: 2

Appliance Allow.	1	2,766	2,213
Fireplaces			
Direct-Vented Gas	1	3,021	2,417
Local Cost Items			
SANITARY SEWER	1	0	0
	Totals:	334,877	267,914

Notes: Modular (MRBC)

ECF (430 LAKE ESTATES) 0.930 =&gt; TCV: 249,160

2024 Est. T.C.V. 009-430-009-00	=	282,973				
Est. TCV/Total Floor Area = 209.30, Most recent sale 12/05/2018 for 175,000						
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
135,800	135,800	135,800	90,329	5.00		
2024	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	5,700	0	0	4,516	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
141,500	141,500	141,500	94,845	94,845	94,845	

009-430-011-00	2024 Est. T.C.V.	BITTELL CAROL C
Property Class: 401		1816 S BARBARA DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 11 LAKE ESTATES.

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 50' @ 100/	96.00	226.00	0.8495	1.1079	100	100		9,035
96 Actual Front Feet, 0.50 Total Acres Total Est. Land Value =								9,035

## Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	28.72	80	50	1,149
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	0.00	0	95	950
Total Estimated Land Improvements True Cash Value =				2,099

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

(11) Heating System: Electric Baseboard, Air Conditioning

Ground Area = 1300 SF Floor Area = 1346 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

## Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,300		
1 Story	Siding	Overhang	12		
1 Story	Siding	Overhang	34		
			Total:	181,372	108,822

## Other Additions/Adjustments

Recreation Room	374	6,930	4,158	
Exterior				
Brick Veneer	245	3,873	2,324	
Basement, Outside Entrance, Below Grade	1	2,160	1,296	
Plumbing				
Average Fixture(s)	1	1,230	738	
2 Fixture Bath	1	2,596	1,558	
Porches				
WPP	303	4,509	2,705	
WCP (1 Story)	80	3,829	2,297	
WPP	12	600	360	
Garages				
Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)				
Basement Garage: 1 Car	1	2,492	1,495	
Water/Sewer				
Public Sewer	1	1,326	796	
Water Well, 100 Feet	1	5,640	3,384	
Built-Ins				
Appliance Allow.	1	1,934	1,160	
Local Cost Items				
SANITARY SEWER	1	0	0	*84% Good
Totals:		218,491	131,093	

Notes:

ECF (430 LAKE ESTATES) 0.930 =&gt; TCV: 121,916

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2024 Est. T.C.V. 009-430-011-00				=	133,050	
Est. TCV/Total Floor Area = 98.85						
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
64,600	64,600	64,600	39,846	5.00		
2024	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	1,900	0	0	1,992	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
66,500	66,500	66,500	41,838	41,838	41,838	





78,900

78,900

78,900

52,114

78,900

78,900



009-430-014-00	2024 Est. T.C.V.	FLEMING CODY J & WESCOAT NATASHA L
Property Class: 402		S BARBARA DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 14 LAKE ESTATES.

Land Value Estimates for Land Table R430.430 LAKE ESTATES

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 50' @ 100/	90.00	226.00	0.8633	1.1079	100	100		8,609
90 Actual Front Feet, 0.47 Total Acres							Total Est. Land Value =	8,609

2024 Est. T.C.V. 009-430-014-00 = 8,609

Est. TCV/Total Floor Area = 6.94, Most recent sale 07/13/2023 for 320,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
4,300	4,300	4,300	2,319	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	1,981	0		
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
4,300	4,300	4,300	2,434	4,300	4,300	



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	0	7,000	0	0	1,606	0
2024 Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	59,200	59,200	59,200	33,738	33,738	33,738



## Local Cost Items

SANITARY SEWER	1	0	0	*86% Good
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Totals:	268,176	174,302		
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## Notes:

ECF (430 LAKE ESTATES) 0.930 => TCV: 162,101

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2024 Est. T.C.V. 009-430-017-00 = 190,172

Est. TCV/Total Floor Area = 166.23

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
92,300	92,300	92,300	60,537	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,800	0	0	3,026	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
95,100	95,100	95,100	63,563	63,563	63,563	



Parcel Number: 009-430-019-00

Page: 2

2024 Est. T.C.V. 009-430-019-00	=	146,953				
Est. TCV/Total Floor Area = 87.47, Most recent sale 05/26/2010 for 60,000						
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
71,100	71,100	71,100	38,292	5.00		
2024	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	2,400	0	0	1,914	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
73,500	73,500	73,500	40,206	40,206	40,206	





009-430-021-00	2024 Est. T.C.V.	SCHULTZ DERRICK S & ROSE M
Property Class: 402		W CHARLES DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 21 LAKE ESTATES.

Land Value Estimates for Land Table R430.430 LAKE ESTATES

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 50' @ 100/	100.00	199.00	0.8409	1.0732	100	100		9,025
100 Actual Front Feet, 0.46 Total Acres							Total Est. Land Value =	9,025

2024 Est. T.C.V. 009-430-021-00 = 9,025

Est. TCV/Total Floor Area = 8.85, Most recent sale 08/17/2015 for 2,536

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
4,500	4,500	4,500	4,500	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	0		
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
4,500	4,500	4,500	4,725	4,500	0	





009-430-023-00	2024 Est. T.C.V.	PSAROS GREGORY & SHELLY
Property Class: 402		W CHARLES DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 23 LAKE ESTATES.

Land Value Estimates for Land Table R430.430 LAKE ESTATES

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 50' @ 100/	100.00	196.00	0.8409	1.0692	100	100		8,991
100 Actual Front Feet, 0.45 Total Acres							Total Est. Land Value =	8,991

2024 Est. T.C.V. 009-430-023-00 = 8,991

Est. TCV/Total Floor Area = 7.30, Most recent sale 12/16/2011 for 39,950

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
4,500	4,500	4,500	4,500	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	0		
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
4,500	4,500	4,500	4,725	4,500	4,500	

009-430-024-00	2024 Est. T.C.V.	PSAROS GREGORY A
Property Class: 401		6114 CHARLES DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 24 &amp; 25. LAKE ESTATES.

ADD SEWER FOR 05

COMBO W/025-00

Land Value Estimates for Land Table R430.430 LAKE ESTATES

		* Factors *				LOT 24 & 25		
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 50' @ 100/	100.00	194.15	0.6905	1.0666	100	100	LOT 24	7,365
A 50' @ 100/	120.00	192.39	0.6905	1.0642	100	100	LOT 25	8,817
220 Actual Front Feet, 0.98 Total Acres					Total Est.	Land Value =		16,182

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Solid, 6 ft.	30.88	40	0	0
D/W/P: 3.5 Concrete	6.58	80	50	263
D/W/P: 4in Concrete	6.97	750	50	2,614
D/W/P: Crushed Rock	2.27	2000	50	2,270
Wood Frame	27.67	128	94	3,329
Total Estimated Land Improvements True Cash Value =				8,476

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

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 952 SF Floor Area = 1666 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.75 Story	Siding	Crawl Space	952		
Total:				199,969	149,987

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,476	1,107
3 Fixture Bath	1	4,646	3,484

Deck

Treated Wood	80	2,264	1,698
Treated Wood	25	1,183	887

Garages

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

Base Cost	576	24,808	18,606
Common Wall: 1 Wall	1	-2,686	-2,014
Door Opener	1	547	410

Water/Sewer

Public Sewer	1	1,494	1,120
Water Well, 100 Feet	1	5,808	4,356

Built-Ins

Appliance Allow.	1	2,766	2,074
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Local Cost Items

SANITARY SEWER	1	0	0	*94% Good
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Totals: 242,275 181,715

Notes:

ECF (430 LAKE ESTATES) 0.930 =&gt; TCV: 168,995

2024 Est. T.C.V. 009-430-024-00 = 193,653

Est. TCV/Total Floor Area = 116.24

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
93,900	93,900	93,900	62,497	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,900	0	0	3,124	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
96,800	96,800	96,800	65,621	65,621	65,621	



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54,400	54,400	54,400	43,074	43,074	0
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2024	New	Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0		-3,800	0	0	2,071	0
2024 Assessed			MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	47,000		47,000	47,000	43,498	43,498	43,498









009-430-032-00	2024 Est. T.C.V.	STANLEY LAURA
Property Class: 401		6068 W JAMES DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 32 LAKE ESTATES.

ADD SEWER FOR 05

Land Value Estimates for Land Table R430.430 LAKE ESTATES

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 50' @ 100/	132.00	119.51	0.7845	0.9448	100	100		9,784
132 Actual Front Feet, 0.36 Total Acres							Total Est. Land Value =	9,784

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.78	192	0	0
D/W/P: Asphalt Paving	2.69	1200	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	97	970
Total Estimated Land Improvements True Cash Value =				970

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

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1008 SF Floor Area = 1008 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,008		
Total:				123,699	86,588

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,025	717
2 Fixture Bath	1	2,152	1,506

Garages

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

Base Cost	384	14,703	10,292
Common Wall: 1 Wall	1	-2,310	-1,617

Water/Sewer

Public Sewer	1	1,175	822
Water Well, 100 Feet	1	5,506	3,854

Built-Ins

Appliance Allow.	1	1,638	1,147
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Local Cost Items

SANITARY SEWER	1	0	0	*94% Good
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Totals: 147,588 103,309

Notes:

ECF (430 LAKE ESTATES) 0.930 => TCV: 96,077

2024 Est. T.C.V. 009-430-032-00 = 106,831

Est. TCV/Total Floor Area = 105.98, Most recent sale 06/29/2010 for 57,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
55,300	55,300	55,300	35,248	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-1,900	0	1,762	0		
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
53,400	53,400	53,400	37,010	37,010	37,010	





009-430-034-00	2024 Est. T.C.V.	HEATER WARREN J & SHARON E
Property Class: 402		JAMES DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 34 LAKE ESTATES.

Land Value Estimates for Land Table R430.430 LAKE ESTATES

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 50' @ 100/	100.00	150.00	0.8409	1.0000	100	100		8,409
100 Actual Front Feet, 0.34 Total Acres							Total Est. Land Value =	8,409

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Solid, 6 ft.	26.88	100	50	1,344
Wood Frame	22.19	120	50	1,331
Total Estimated Land Improvements				True Cash Value = 2,675

2024 Est. T.C.V. 009-430-034-00 = 11,084

Est. TCV/Total Floor Area = 7.07, Most recent sale 08/01/1999 for 66,900

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
5,400	5,400	5,400	3,397	5.00	
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	100	0	0	169	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
5,500	5,500	5,500	3,566	3,566	3,566



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2024	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	1,700	0	0	1,957	0
2024 Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	57,800	57,800	57,800	41,109	41,109	41,109











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2024	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	4,300	0	0	1,334	0
2024 Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	59,700	59,700	59,700	28,020	28,020	28,020



009-430-041-00	2024 Est. T.C.V.	KENYON TRAVIS L
Property Class: 401		6145 DONALD DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 12 T22N R8W LOT 41 & W 20 FT OF LOT 42 LAKE ESTATES.

NEW HOUSE FOR 96  
96 HS @ 12-96 BOR

04 Combo w/042-00 for 05

Land Value Estimates for Land Table R430.430 LAKE ESTATES

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 50' @ 100/	120.00	150.00	0.8034	1.0000	100	100		9,641
120 Actual Front Feet, 0.41 Total Acres							Total Est. Land Value =	9,641

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	35.08	64	85	1,908
Total Estimated Land Improvements True Cash Value =				1,908

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

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 1232 SF Floor Area = 1232 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,232		
			Total:	152,648	106,845

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,476	1,033
3 Fixture Bath	1	4,646	3,252

Deck

Treated Wood	224	4,467	3,127
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Water/Sewer

Public Sewer	1	1,494	1,046
Water Well, 100 Feet	1	5,808	4,066

Built-Ins

Appliance Allow.	1	2,766	1,936
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Local Cost Items

SANITARY SEWER	1	0	0	*86% Good
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Totals: 173,305 121,305

Notes: MODULAR-Fleetwood 112B452648J

ECF (430 LAKE ESTATES) 0.750 => TCV: 90,979

2024 Est. T.C.V. 009-430-041-00 = 102,528

Est. TCV/Total Floor Area = 83.22, Most recent sale 11/04/2017 for 63,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
48,000	48,000	48,000	29,809	5.00	
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	3,300	0	0	1,490	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
51,300	51,300	51,300	31,299	31,299	31,299

009-430-042-00	2024 Est. T.C.V.	ROOT RENTALS LLC
Property Class: 401		6111 W DONALD DR
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

SEC 12 T22N R8W LOTS 42 & 43 & THE W 14 FT OF 44 & EXC W 20 FT OF LOT 42. LAKE ESTATES.

5/18/2018 COMBINE A SPLIT FROM 430-044-00

FORMERLY SEC 12 T22N R8W LOTS 42 & 43 EXC W 20 FT OF LOT 42. LAKE ESTATES.

COMBINE ON 5/18/2018 A SPLIT FROM 430-044-00

Land Value Estimates for Land Table R430.430 LAKE ESTATES

			* Factors *				LOTS 42 & 43		
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
A 50' @ 100/	194.00	150.00	0.7125	1.0000	100	100		13,823	
194 Actual Front Feet, 0.67 Total Acres								Total Est. Land Value =	13,823

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.49	500	50	1,622
Wood Frame	23.78	150	50	1,783
Total Estimated Land Improvements True Cash Value =				3,405

Cost Est. for Res. Bldg: 1 Single Family HUD Cls CD Blt 1988

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1680 SF Floor Area = 1680 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,680		
			Total:	184,370	129,059

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,230	861
3 Fixture Bath	1	3,860	2,702

Garages

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

Base Cost	728	26,266	18,386
Door Opener	1	485	339

Water/Sewer

Public Sewer	1	1,326	928
Water Well, 100 Feet	1	5,640	3,948

Built-Ins

Appliance Allow.	1	1,934	1,354
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Fireplaces

Wood Stove	1	2,149	1,504
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Local Cost Items

SANITARY SEWER	1	0	0	*82% Good
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Totals: 227,260 159,081

Notes: HUD

ECF (430 LAKE ESTATES) 0.750 => TCV: 119,311

2024 Est. T.C.V. 009-430-042-00 = 136,539

Est. TCV/Total Floor Area = 81.27, Most recent sale 10/04/2017 for 31,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
60,200	60,200	60,200	32,992	5.00		
2024	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	8,100	0	0	1,649	0

Parcel Number: 009-430-042-00

Page: 2

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2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
68,300	68,300	68,300	34,641	34,641	0

009-430-044-00	2024 Est. T.C.V.	ROOT RENTALS LLC
Property Class: 401		6077 W DONALD DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 12 T22N R8W LOT 44 EXC THE W 14' LAKE ESTATES  
5/2018 SPLIT PART TO 430-044-10  
FORMERLY. SEC 12 T22N R8W LOT 44 LAKE ESTATES.

11/2016 HOLE FILLED.  
NEEDS FILL - DEEP HOLE

SPLIT ON 05/18/2018 COMPLETED 05/18/2018 TIM ;  
PARENT PARCEL(S): 009-430-044-00;  
CHILD PARCEL(S): 009-430-044-10;

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 50' @ 100/	150.00	226.00	0.7598	1.1079	100	100		12,627
150 Actual Front Feet, 0.78 Total Acres Total Est. Land Value =								12,627

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.18	450	50	1,840
Total Estimated Land Improvements True Cash Value =				1,840

Cost Est. for Res. Bldg: 1 Single Family HUD Cls C Blt 2023

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 1404 SF Floor Area = 1404 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,404		
Total:				180,271	178,469

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,476	1,461
3 Fixture Bath	1	4,646	4,600

Porches

WPP	48	2,028	2,008
CPP	192	3,496	3,461

Garages

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

Base Cost	672	27,660	27,383
Door Opener	2	1,093	1,082

Water/Sewer

Public Sewer	1	1,494	1,479
Water Well, 100 Feet	1	5,808	5,750

Built-Ins

Appliance Allow.	1	2,766	2,738
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Totals: 230,738 228,431

Notes:

ECF (430 LAKE ESTATES) 0.750 => TCY: 171,323

2024 Est. T.C.V. 009-430-044-00 = 185,790  
Est. TCY/Total Floor Area = 132.33, Most recent sale 12/30/2022 for 14,000  
2023 Assessed MBOR S.E.V. Base for Cap C.P.I.  
6,300 6,300 6,300 6,300 5.00

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2024	New	Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	86,600		0	0	86,600	0	0
2024 Assessed		MBOR	S.E.V.		Capped	->Taxable<-	PRE/MBT
	92,900	92,900	92,900		93,215	92,900	0

009-430-045-00	2024 Est. T.C.V.	ROOT RENTALS LLC
Property Class: 401		6066 W DONALD DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 45 LAKE ESTATES.

Land Value Estimates for Land Table R430.430 LAKE ESTATES

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 50' @ 100/	120.00	150.00	0.8034	1.0000	100	100		9,641
120 Actual Front Feet, 0.41 Total Acres							Total Est. Land Value =	9,641

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	7.59	768	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Good Blt 1970

(11) Heating System: Forced Warm Air  
 Ground Area = 928 SF Floor Area = 928 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Siding	Comp.Shingle	672		
Addition	Siding	Crawl	256		
Expando			154		
			Total:	90,713	31,748

Other Additions/Adjustments

Skirting, Metal or Vinyl, Vertical	136	1,624	568
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Plumbing

Average Fixture(s)	1	1,237	433
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Porches

WSEP (1 Story)	112	5,329	1,865
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Garages

Class: D Exterior: Pole (Unfinished)

Base Cost	728	15,383	5,384
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Water/Sewer

Public Sewer	1	1,914	670
Water Well, 50 Feet	1	2,921	1,022

Built-Ins

Appliance Allow.	1	3,975	1,391
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Local Cost Items

SANITARY SEWER	1	0	0	*94% Good
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Totals:		123,096	43,081
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Notes:

ECF (430 LAKE ESTATES) 0.800 => TCV:	34,465
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2024 Est. T.C.V. 009-430-045-00	=	45,056
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Est. TCV/Total Floor Area = 48.55, Most recent sale 12/01/1997 for 17,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
24,100	24,100	24,100	13,335	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-1,600	0	0	666	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	



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22,500	22,500	22,500	14,001	14,001	0
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009-430-046-00	2024 Est. T.C.V.	HART KATHERINE M
Property Class: 401		6094 DONALD DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 46 LAKE ESTATES.

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 50' @ 100/	120.00	150.00	0.8034	1.0000	100	100		9,641
120 Actual Front Feet, 0.41 Total Acres							Total Est. Land Value =	9,641

## Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.78	840	71	3,447
Total Estimated Land Improvements				True Cash Value = 3,447

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

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1336 SF Floor Area = 1336 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=59/100/100/100/59

## Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,032		
1 Story	Siding	Piers	304		
			Total:	139,769	82,462

## Other Additions/Adjustments

## Plumbing

Average Fixture(s) 1 1,025 605

## Porches

WGEP (1 Story) 304 16,656 9,827

## Deck

Treated Wood 144 3,194 1,884

## Garages

Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)  
Base Cost 720 26,064 15,378

## Water/Sewer

Public Sewer 1 1,175 693  
Water Well, 100 Feet 1 5,506 3,249

## Built-Ins

Appliance Allow. 1 1,638 966

## Fireplaces

Exterior 1 Story 1 4,969 2,932

## Local Cost Items

SANITARY SEWER 1 0 0 \*89% Good

Totals: 199,996 117,996

## Notes:

ECF (430 LAKE ESTATES) 0.930 =&gt; TCV: 109,737

2024 Est. T.C.V. 009-430-046-00 = 122,825

Est. TCV/Total Floor Area = 91.93, Most recent sale 08/21/2019 for 95,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
59,600	59,600	59,600	51,910	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	1,800	0	0	2,595	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	

61,400

61,400

61,400

54,505

54,505

54,505

009-430-047-00 2024 Est. T.C.V. LERG DONALD R & KATHI  
 Property Class: 401 6112 W DONALD DR  
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 47 LAKE ESTATES.

ADD FINISHED GRG FOR 98 (HEATED)

Land Value Estimates for Land Table R430.430 LAKE ESTATES

* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 50' @ 100/	100.00	150.00	0.8409	1.0000	100	100		8,409
100 Actual Front Feet, 0.34 Total Acres							Total Est. Land Value =	8,409

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	286	50	941
D/W/P: 4in Concrete	6.97	100	50	348
Wood Frame	32.30	80	94	2,429
Total Estimated Land Improvements True Cash Value =				3,718

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

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1224 SF Floor Area = 1224 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,224		
			Total:	159,752	103,839

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,476	959
2 Fixture Bath	1	3,108	2,020

Porches

WCP (1 Story)	48	3,013	1,958
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Deck

Treated Wood	120	2,947	2,593	*88% Good
Treated Wood	168	3,693	3,287	*89% Good

Garages

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

Base Cost	832	38,896	25,282
Common Wall: 1 Wall	1	-2,686	-1,746
Door Opener	2	1,093	710

Water/Sewer

Public Sewer	1	1,494	971
Water Well, 100 Feet	1	5,808	3,775

Built-Ins

Appliance Allow.	1	2,766	1,798
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Local Cost Items

SANITARY SEWER	1	0	0	*88% Good
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Totals: 221,360 145,446

Notes:

ECF (430 LAKE ESTATES) 0.930 => TCV: 135,265

2024 Est. T.C.V. 009-430-047-00 = 147,392

Est. TCV/Total Floor Area = 120.42

2023 Assessed MBOR S.E.V. Base for Cap C.P.I.

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	71,500	71,500	71,500	42,282	5.00		
2024	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	2,200	0	0	2,114	0	
2024	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
	73,700	73,700	73,700	44,396	44,396	44,396	



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66,900

66,900

66,900

48,260

48,260

48,260

009-430-049-00 2024 Est. T.C.V. WILSON BILLY D & DONNA M  
 Property Class: 401 6170 W DONALD DR  
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

2014-03113 SEC 12 T22N R82 W 1/2 LOT 49 LAKE ESTATES

EXEMPT SPLIT ON 10/7/2014 INTO 009-439-049-50  
 FORMERLY. SEC 12 T22N R8W LOT 49 LAKE ESTATES.

Land Value Estimates for Land Table R430.430 LAKE ESTATES

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 50' @ 100/	50.00	150.00	1.0000	1.0000	100	100		5,000
50 Actual Front Feet, 0.17 Total Acres Total Est. Land Value =								5,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	60	80	296
Total Estimated Land Improvements True Cash Value =				296

Cost Est. for Res. Bldg: 1 Single Family GRG Cls CD Blt 1990

(11) Heating System: No Heating/Cooling  
 Ground Area = 0 SF Floor Area = 0 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					

Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost	720	23,270	19,779		
Totals:				23,270	19,779

Notes:

ECF (430 LAKE ESTATES) 0.930 => TCV: 18,394

2024 Est. T.C.V. 009-430-049-00 = 23,690

Est. TCV/Total Floor Area = 0.00, Most recent sale 08/01/1996 for 52,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
11,600	11,600	11,600	5,359	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	200	0	267	0		
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
11,800	11,800	11,800	5,626	5,626	0	







009-430-053-00	2024 Est. T.C.V.	WHITAKER KEVIN & JENNI
Property Class: 402		CHARLES DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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E 1/2 OF LOT 53. LAKE ESTATES.

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98 SPLIT 1/2 LOT TO 053-50 FOR 99

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Land Value Estimates for Land Table R430.430 LAKE ESTATES

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 50' @ 100/	50.00	150.00	1.0000	1.0000	100	100	1/2 OF LOT 53	5,000
50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	5,000

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2024 Est. T.C.V. 009-430-053-00 = 5,000

Est. TCV/Total Floor Area = 3.47, Most recent sale 09/27/2021 for 10,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
2,500	2,500	2,500	1,890	5.00			
2024 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	94	0		
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
2,500	2,500	2,500	1,984	1,984	0		

009-430-053-50	2024 Est. T.C.V.	BIGHAM JANE M
Property Class: 401		1695 S BARBARA DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

LOT 52 &amp; W 1/2 LOT 53. LAKE ESTATES.

98 SPLIT 1/2 LOT FOR 053-00 FOR 99  
 99 COMBO W/052-00 FOR 00

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

		* Factors *		LOT 52 * 1/2 OF 53		
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
A 50' @ 100/	150.00	150.00	0.7598	1.0000	100 100	11,398
150 Actual Front Feet, 0.52 Total Acres					Total Est. Land Value =	11,398

## Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.18	1000	0	0
Wood Frame	29.53	96	95	2,693
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				3,643

Cost Est. for Res. Bldg: 1 Single Family HUD Cls C Blt 1998

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1456 SF Floor Area = 1456 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

## Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,456		
			Total:	186,106	139,578

## Other Additions/Adjustments

## Plumbing

Average Fixture(s)	1	1,476	1,107
3 Fixture Bath	1	4,646	3,484

## Deck

Treated Wood	80	2,264	1,698
Treated Wood	150	3,425	2,569

## Garages

Class: BC Exterior: Siding Foundation: 18 Inch (Unfinished)  
 Base Cost 576 29,457 22,682 \*77% Good

## Water/Sewer

Public Sewer	1	1,494	1,120
Water Well, 100 Feet	1	5,808	4,356

## Built-Ins

Appliance Allow.	1	2,766	2,074
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## Breezeways

Frame Wall	80	5,506	4,129
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## Local Cost Items

SANITARY SEWER	1	0	0	*83% Good
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Totals:	242,948	182,797
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## Notes:

ECF (430 LAKE ESTATES) 0.750 => TCV: 137,098

2024 Est. T.C.V. 009-430-053-50 = 152,139  
 Est. TCV/Total Floor Area = 104.49

Parcel Number: 009-430-053-50

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2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
70,300	70,300	70,300	43,753	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	5,800	0	0	2,187	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
76,100	76,100	76,100	45,940	45,940	45,940	

009-430-054-00	2024 Est. T.C.V.	WHITAKER KEVIN & JENNI
Property Class: 401		6201 W CHARLES DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 54 LAKE ESTATES.

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 50' @ 100/	100.00	150.00	0.8409	1.0000	100	100		8,409
100 Actual Front Feet, 0.34 Total Acres Total Est. Land Value =								8,409

## Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.18	794	50	3,247
Total Estimated Land Improvements True Cash Value =				3,247

Cost Est. for Res. Bldg: 1 Single Family GRG Cls C Blt 2024

(11) Heating System: No Heating/Cooling  
 Ground Area = 0 SF Floor Area = 0 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99

## Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Plumbing					
3	Fixture Bath		1	-4,646	-4,600
Deck					
	Treated Wood		120	2,947	2,918
Garages					
Class: C Exterior: Pole (Unfinished)					
	Door Opener		1	547	542
	Base Cost		1344	32,431	32,107
Totals:				31,279	30,967

Notes:

ECF (430 LAKE ESTATES) 0.930 =&gt; TCv: 28,799

2024 Est. T.C.V. 009-430-054-00	=	40,455			
Est. TCv/Total Floor Area = 0.00, Most recent sale 09/27/2021 for 10,000					
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
4,200	4,200	4,200	3,675	5.00	
2024	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	16,000	0	16,000	183	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	20,200	20,200	19,858	19,858	0

009-430-055-00 2024 Est. T.C.V. GUNNERSON MATTHEW A  
 Property Class: 401 6133 CHARLES DR  
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 55 LAKE ESTATES.

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 50' @ 100/	100.00	150.00	0.8409	1.0000	100	100		8,409
100 Actual Front Feet, 0.34 Total Acres				Total Est. Land Value =				8,409

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	7.35	1800	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				2,500

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

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1092 SF Floor Area = 1092 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Siding	Crawl Space	1,092			*90% Good
			Total:	127,277	114,549	

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,230	1,107
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Porches

CPP	30	787	708
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Garages

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

Base Cost	676	24,917	22,425
Common Wall: 1 Wall	1	-2,512	-1,884
Door Opener	2	970	873

Water/Sewer

Public Sewer	1	1,326	1,193
Water Well, 100 Feet	1	5,640	5,076

Built-Ins

Appliance Allow.	1	1,934	1,741
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Breezeways

Frame Wall	80	4,796	4,316
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Local Cost Items

SANITARY SEWER	1	0	0	*91% Good
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Totals: 166,365 150,104

Notes:

ECF (430 LAKE ESTATES) 0.930 => TCV: 139,597

2024 Est. T.C.V. 009-430-055-00 = 150,506

Est. TCV/Total Floor Area = 137.83, Most recent sale 04/18/2023 for 140,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
82,000	82,000	82,000	45,028	5.00		
2024	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-6,700	0	0	30,272	0

Parcel Number: 009-430-055-00

Page: 2

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2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
75,300	75,300	75,300	47,279	75,300	0









009-430-058-00 2024 Est. T.C.V. CHAMPLIN BRUCE & PATRICIA  
 Property Class: 401 1696 S KATHLEEN DR  
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 58 LAKE ESTATES.

ADD SEWER FOR 05

Land Value Estimates for Land Table R430.430 LAKE ESTATES

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 50' @ 100/	120.00	150.00	0.8034	1.0000	100	100		9,641
120 Actual Front Feet, 0.41 Total Acres	Total Est. Land Value =							9,641

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.97	228	50	794
Wood Frame	32.30	80	50	1,292
Wood Frame	39.24	36	50	706
Total Estimated Land Improvements True Cash Value =				2,792

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 1960

(11) Heating System: Forced Heat & Cool  
 Ground Area = 1008 SF Floor Area = 1008 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,008		
Total:				157,171	117,878

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,476	1,107
2 Fixture Bath	1	3,108	2,331

Porches

WCP (1 Story)	200	8,028	6,021
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Garages

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

Base Cost	1008	37,205	27,904
Door Opener	1	547	410

Water/Sewer

Public Sewer	1	1,494	1,120
Water Well, 100 Feet	1	5,808	4,356

Built-Ins

Appliance Allow.	1	2,766	2,074
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Local Cost Items

SANITARY SEWER	1	0	0	*94% Good
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Totals: 217,603 163,201

Notes:

ECF (430 LAKE ESTATES) 0.930 => TCV: 151,777

2024 Est. T.C.V. 009-430-058-00 = 164,210

Est. TCV/Total Floor Area = 162.91, Most recent sale 05/05/2017 for 64,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
79,600	79,600	79,600	57,664	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	2,500	0	2,883	0		
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
82,100	82,100	82,100	60,547	60,547	60,547	





009-440-002-00 2024 Est. T.C.V. BENEDICT DAVID & BENEDICT JAMES &  
 Property Class: 401 7219 W WHITE BIRCH AVE  
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

. SEC 2 T22N R8W LOT 2 LETTICH COVE. 2020-03548 AMEND PLAT RESTRICTIONS

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 67' @ 3000/FF	60.00	182.00	1.0280	1.0941	3000	100		202,451
60 Actual Front Feet, 0.25 Total Acres Total Est. Land Value =								202,451

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	320	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	94	940
Total Estimated Land Improvements True Cash Value =				940

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1556 SF Floor Area = 1556 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1+ Story	Siding	Crawl Space	1,556		
Total:				206,425	134,177

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,476	959
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Porches

CCP (1 Story)	122	3,375	2,194
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Deck

Treated Wood	280	5,169	3,360
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Garages

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

Base Cost	463	21,423	13,925
Common Wall: 1/2 Wall	1	-1,343	-873
Door Opener	1	547	356

Water/Sewer

Public Sewer	1	1,494	971
Water Well, 100 Feet	1	5,808	3,775

Built-Ins

Appliance Allow.	1	2,766	1,798
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Fireplaces

Exterior 1 Story	1	6,513	4,233
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Local Cost Items

SANITARY SEWER	1	0	0	*91% Good
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Totals: 253,653 164,875

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE ) 1.460 => TCV: 240,718

2024 Est. T.C.V. 009-440-002-00 = 444,109

Est. TCV/Total Floor Area = 285.42

2023 Assessed MBOR S.E.V. Base for Cap C.P.I.

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	167,200	167,200	167,200	111,662	5.00	
2024	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	54,900	0	0	5,583	0
2024	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	222,100	222,100	222,100	117,245	117,245	0





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	229,000	229,000	229,000	161,452	5.00	
2024	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	49,800	0	0	8,072	0
2024	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	278,800	278,800	278,800	169,524	169,524	169,524



Parcel Number: 009-440-004-00

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Est. TCV/Total Floor Area = 334.60, Most recent sale 02/08/2019 for 300,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
202,300	202,300	202,300	165,743	5.00		
2024	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	67,100	0	8,287	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
269,400	269,400	269,400	174,030	174,030	0	



Parcel Number: 009-440-005-00

Page: 2

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 Totals: 291,133 218,573
 

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Notes:

 ECF (4082 LAKE MISSAUKEE NORTH SHORE ) 1.460 => TCV: 319,117
 

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2024 Est. T.C.V. 009-440-005-00 = 577,913

Est. TCV/Total Floor Area = 322.14, Most recent sale 05/18/2016 for 315,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
219,500	219,500	219,500	168,140	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	69,500	0	0	8,407	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
289,000	289,000	289,000	176,547	176,547	0	



Parcel Number: 009-440-006-00

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2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
183,800	183,800	183,800	130,873	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	60,400	0	0	6,543	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
244,200	244,200	244,200	137,416	137,416	0	





009-440-008-00 2024 Est. T.C.V. TOBE THOMAS J & JANET S  
 Property Class: 401 7159 W WHITE BIRCH AVE  
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

. SEC 2 T22N R8W LOT 8 LETTICH COVE. 2020-03548 AMEND PLAT RESTRICTIONS

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 67' @ 3000/FF	60.00	179.00	1.0280	1.0896	3000	100		201,612
60 Actual Front Feet, 0.25 Total Acres Total Est. Land Value =								201,612

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.97	700	0	0
Wood Frame	32.30	80	50	1,292

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				3,792

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C 10 Blt 1975

(11) Heating System: Electric Baseboard  
 Ground Area = 1232 SF Floor Area = 1862 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.75 Story	Siding	Crawl Space	840		
1 Story	Siding	Crawl Space	392		
			Total:	234,682	152,551

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,476	959
3 Fixture Bath	1	4,646	3,020

Porches

WCP (1 Story)	48	3,013	1,958
WCP (1 Story)	180	7,490	4,868
CGEP (1 Story)	288	16,019	10,412

Deck

Treated Wood	114	2,833	1,841
Treated Wood	84	2,331	1,515
Treated Wood	624	8,730	5,674
w/Roof (Roof portion)	140	2,478	1,611

Garages

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

Base Cost	480	19,637	12,764
Door Opener	1	547	356

Water/Sewer

Public Sewer	1	1,494	971
Water Well, 50 Feet	1	2,686	1,746

Built-Ins

Appliance Allow.	1	2,766	1,798
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Fireplaces

Exterior 1 Story	1	6,513	4,233
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Local Cost Items

SANITARY SEWER	1	0	0	*91% Good
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Totals: 317,341 206,277

## Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE ) 1.460 => TCV: 301,164

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2024 Est. T.C.V. 009-440-008-00					=	506,568
Est. TCV/Total Floor Area = 272.06, Most recent sale 09/10/2004 for 224,900						
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
197,100	197,100	197,100	144,360	5.00		
2024	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	56,200	0	0	7,218	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
253,300	253,300	253,300	151,578	151,578		0

009-440-009-00 2024 Est. T.C.V. MORRIS GERALDINE M  
 Property Class: 401 7149 W WHITE BIRCH AVE  
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

. SEC 2 T22N R8W LOT 9 LETTICH COVE. 2020-03548 AMEND PLAT RESTRICTIONS

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 67' @ 3000/FF	60.00	140.00	1.0280	1.0247	3000	100		189,598
60 Actual Front Feet, 0.19 Total Acres Total Est. Land Value =								189,598

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.97	716	0	0
D/W/P: Brick on Sand	18.02	262	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 5000	5,000.00	1	95	4,750
Total Estimated Land Improvements True Cash Value =				4,750

Cost Est. for Res. Bldg: 1 Single Family 1.75S Cls C Blt 1972

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 768 SF Floor Area = 1344 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.75 Story	Siding	Crawl Space	768		
Total:				157,172	102,163

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,476	959
3 Fixture Bath	1	4,646	3,020

Porches

WCP (1 Story)	240	8,926	5,802
WPP	144	3,751	2,438
WCP (1 Story)	112	5,219	3,392

Deck

Treated Wood	140	3,279	2,131
w/Roof (Roof portion)	154	2,700	1,755

Garages

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

Base Cost	616	23,359	15,183
Door Opener	1	547	356

Water/Sewer

Public Sewer	1	1,494	971
Water Well, 50 Feet	1	2,686	1,746

Fireplaces

Exterior 2 Story	1	8,024	5,216
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Local Cost Items

SANITARY SEWER	1	0	0	*91% Good
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Totals: 223,279 145,132

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE ) 1.460 => TCV: 211,893

2024 Est. T.C.V. 009-440-009-00 = 406,241  
 Est. TCV/Total Floor Area = 302.26

Parcel Number: 009-440-009-00

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2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
151,400	151,400	151,400	88,208	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	51,700	0	0	4,410	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
203,100	203,100	203,100	92,618	92,618	92,618	

009-440-010-00 2024 Est. T.C.V. AYOTTE TODD & LISA  
 Property Class: 401 7139 W WHITE BIRCH AVE  
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

. SEC 2 T22N R8W LOT 10 LETTICH COVE. 2020-03548 AMEND PLAT RESTRICTIONS

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 67' @ 3000/FF	50.00	118.00	1.0759	0.9818	3000	100		158,448
50 Actual Front Feet, 0.14 Total Acres Total Est. Land Value =								158,448

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.97	551	0	0
D/W/P: Brick on Sand	18.02	86	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	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 1974

(11) Heating System: Forced Heat & Cool  
 Ground Area = 1388 SF Floor Area = 2326 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	900		
2 Story	Siding	Crawl Space	488		
Total:				291,994	204,390

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,476	1,033
3 Fixture Bath	1	4,646	3,252
2 Fixture Bath	1	3,108	2,176

Porches

CCP (1 Story)	54	1,612	1,128
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Balcony

Wood Balcony	48	1,956	1,369
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Garages

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

Base Cost	440	20,698	14,489
Storage Over Garage	220	3,023	2,116

Water/Sewer

Public Sewer	1	1,494	1,046
Water Well, 50 Feet	1	2,686	1,880

Built-Ins

Appliance Allow.	1	2,766	1,936
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Fireplaces

Prefab 2 Story	1	3,169	2,218
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Deck

Treated Wood	993	12,899	9,029
Treated Wood	18	822	575

Local Cost Items

SANITARY SEWER	1	0	0	*91% Good
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Totals: 352,349 246,637

Parcel Number: 009-440-010-00

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## Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE ) 1.460 => TCV: 360,090

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2024 Est. T.C.V. 009-440-010-00					=	520,913
Est. TCV/Total Floor Area = 223.95, Most recent sale 10/19/2018 for 390,000						
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
213,100	213,100	213,100	182,341	5.00		
2024	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	47,400	0	0	9,117	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
260,500	260,500	260,500	191,458	191,458	0	







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ECF (4082 LAKE MISSAUKEE NORTH SHORE ) 1.460 => TCV: 241,096

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2024 Est. T.C.V. 009-440-012-00					=	402,793
Est. TCV/Total Floor Area = 254.29, Most recent sale 04/15/2015 for 184,000						
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
156,300	156,300	156,300	111,485	5.00		
2024	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	45,100	0	5,574	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
201,400	201,400	201,400	117,059	117,059	117,059	

009-440-013-00	2024 Est. T.C.V.	STEPHENS WILLIAM J & REGINA M
Property Class: 401		7109 W WHITE BIRCH AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 2 T22N R8W LOT 13 LETTICH COVE. 2020-03548 AMEND PLAT RESTRICTIONS

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 67' @ 3000/FF	50.00	125.00	1.0759	0.9960	3000	100		160,747
50 Actual Front Feet, 0.14 Total Acres								Total Est. Land Value = 160,747

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Dock: Light posts	42.92	60	0	0
D/W/P: 4in Ren. Conc.	8.18	1013	50	4,143
Total Estimated Land Improvements True Cash Value =				4,143

Cost Est. for Res. Bldg: 1 Single Family 1.75S Cls C 5 Blt 1992

(11) Heating System: Forced Heat & Cool

Ground Area = 1152 SF Floor Area = 2122 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.75 Story	Siding	Crawl Space	816		
1 Story	Siding	Crawl Space	336		
1 Story	Siding	Overhang	358		
			Total:	252,499	189,384

Other Additions/Adjustments

Exterior

Brick Veneer	160	2,750	2,062
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Plumbing

Average Fixture(s)	1	1,476	1,107
3 Fixture Bath	1	4,646	3,484
2 Fixture Bath	1	3,108	2,331

Porches

WPP	28	1,484	1,113
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Deck

Treated Wood	547	8,008	6,006
Treated Wood	196	4,081	3,061

Garages

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

Base Cost	626	31,682	23,761
Common Wall: 1 Wall	1	-2,686	-2,014
Door Opener	1	547	410

Water/Sewer

Public Sewer	1	1,494	1,120
Water Well, 50 Feet	1	2,686	2,014

Built-Ins

Appliance Allow.	1	2,766	2,074
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Fireplaces

Prefab 2 Story	1	3,169	2,377
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Local Cost Items

SANITARY SEWER	1	0	0	*84% Good
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Totals:		317,710	238,290
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Notes:

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ECF (4082 LAKE MISSAUKEE NORTH SHORE ) 1.460 => TCV: 347,903

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2024 Est. T.C.V. 009-440-013-00					=	512,793
Est. TCV/Total Floor Area = 241.66, Most recent sale 08/28/2018 for 328,000						
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
208,700	208,700	208,700	177,853	5.00		
2024	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	500	47,200	0	500	8,892	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
256,400	256,400	256,400	187,245	187,245	0	

009-440-014-00	2024 Est. T.C.V.	JOHNSTON MICHAEL & CHRISTINA
Property Class: 401		7099 W WHITE BIRCH AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 2 T22N R8W LOT 14 LETTICH COVE. 2020-03548 AMEND PLAT RESTRICTIONS

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 67' @ 3000/FF	50.00	122.00	1.0759	0.9900	3000	100		159,774
50 Actual Front Feet, 0.14 Total Acres								Total Est. Land Value = 159,774

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Crushed Rock	2.19	336	0	0
D/W/P: 3.5 Concrete	6.16	132	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls CD Blt 1971

(11) Heating System: Electric Baseboard  
 Ground Area = 840 SF Floor Area = 1260 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	840		
Total:				130,772	85,002

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,230	799
2 Fixture Bath	1	2,596	1,687

Porches

WPP	96	2,549	1,657
WPP	336	4,993	3,245

Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)  
 Base Cost 440 16,408 10,665

Water/Sewer

Public Sewer	1	1,326	862
Water Well, 100 Feet	1	5,640	3,666

Built-Ins

Appliance Allow.	1	1,934	1,257
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Fireplaces

Interior 1 Story	1	4,700	3,055
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Local Cost Items

SANITARY SEWER	1	0	0	*93% Good
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Totals: 172,148 111,895

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE ) 1.460 => TCV: 163,367

2024 Est. T.C.V. 009-440-014-00 = 324,091

Est. TCV/Total Floor Area = 257.22, Most recent sale 02/16/2018 for 230,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
118,900	118,900	118,900	85,863	5.00

2024	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
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Parcel Number: 009-440-014-00

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0	43,100	0	0	4,293	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
162,000	162,000	162,000	90,156	90,156	0

009-440-015-00	2024 Est. T.C.V.	MCINTOSH DAVID
Property Class: 401		7087 W WHITE BIRCH AVE
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

. LOT 15 LETTICH COVE. 2020-03548 AMEND PLAT RESTRICTIONS

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 67' @ 3000/FF	50.00	109.00	1.0759	0.9625	3000	100		155,336
50 Actual Front Feet, 0.13 Total Acres								Total Est. Land Value = 155,336

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Dock: Light posts	42.92	128	0	0
D/W/P: 4in Ren. Conc.	8.18	356	50	1,456
D/W/P: Brick on Sand	18.02	242	50	2,180
Wood Frame	39.24	20	50	392

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
Total Estimated Land Improvements True Cash Value =				6,403

Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE Cls C 10 Blt 1999

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1120 SF Floor Area = 1120 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,120		
			Total:	162,458	129,978

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,476	1,181
3 Fixture Bath	1	4,646	3,717

Porches

WCP (1 Story)	90	4,524	3,619
WCP (1 Story)	102	4,828	3,862
CCP (1 Story)	104	2,910	2,328

Deck

Treated Wood	217	4,373	3,498
Treated Wood	36	1,509	1,207
Treated Wood	36	1,509	1,207

Garages

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

Base Cost	624	26,220	20,976
Storage Over Garage	364	5,001	4,001
Door Opener	1	547	438

Water/Sewer

Public Sewer	1	1,494	1,195
Water Well, 100 Feet	1	5,808	4,646

Built-Ins

Appliance Allow.	1	2,766	2,213
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Local Cost Items

SANITARY SEWER	1	0	0	*91% Good
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Totals: 230,069 184,066

Notes:

Parcel Number: 009-440-015-00

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 ECF (4082 LAKE MISSAUKEE NORTH SHORE ) 1.440 => TCV: 265,055
 

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2024 Est. T.C.V. 009-440-015-00	=	426,794			
Est. TCV/Total Floor Area = 381.07, Most recent sale 09/17/2019 for 290,000					
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
169,300	169,300	169,300	148,146	5.00	
2024	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	44,100	0	7,407	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
213,400	213,400	213,400	155,553	155,553	0



009-440-016-00                              2024 Est. T.C.V.                              FRAZIER MICHAEL S & DIANE L  
 Property Class: 401                              7079 W WHITE BIRCH AVE  
 Map #:    LAKE TOWNSHIP                              LAKE CITY, MI 49651

. SEC 2 T22N R8W LOT 16 LETTICH COVE. 2020-03548 AMEND PLAT RESTRICTIONS

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 67' @ 3000/FF	65.00	104.00	1.0076	0.9513	3000	100		186,910
65 Actual Front Feet, 0.16 Total Acres              Total Est. Land Value =								186,910

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Vnyl,Picket,36-48	24.94	40	0	0
D/W/P: 4in Ren. Conc.	8.18	740	50	3,026
D/W/P: Brick on Sand	18.02	128	50	1,153
Total Estimated Land Improvements True Cash Value =				4,179

Cost Est. for Res. Bldg: 1 Single Family 1.5S                              Cls C 10 Blt 1991

(11) Heating System: Forced Heat & Cool  
 Ground Area = 1049 SF    Floor Area = 1822 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Crawl Space	773		
1 Story	Siding	Crawl Space	276		
Total:				239,737	167,827

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,476	1,033
3 Fixture Bath	1	4,646	3,252

Porches

CCP (1 Story)	38	1,210	847
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Garages

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

Base Cost	696	34,257	23,980
Common Wall: 1.5 Wall	1	-4,028	-2,820
Door Opener	1	547	383

Water/Sewer

Public Sewer	1	1,494	1,046
Water Well, 100 Feet	1	5,808	4,066

Built-Ins

Appliance Allow.	1	2,766	1,936
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Fireplaces

Exterior 2 Story	1	8,024	5,617
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Deck

Composite	287	5,490	3,843
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Local Cost Items

SANITARY SEWER	1	0	0	*81% Good
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Totals:                              301,427                              211,010

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE ) 1.460 => TCV:                              308,075

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2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
216,300	216,300	216,300	155,822	5.00		
2024 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	33,300	0	0	7,791	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
249,600	249,600	249,600	163,613	163,613	0	





009-440-018-00	2024 Est. T.C.V.	SMITH COLLEEN A
Property Class: 401		7059 W WHITE BIRCH AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 2 T22N R8W LOT 18 LETTICH COVE. 2020-03548 AMEND PLAT RESTRICTIONS

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
B 67' @ 3000/FF	60.00	187.31	1.0280	1.1020	3000 100		203,911
60 Actual Front Feet, 0.26 Total Acres Total Est. Land Value =							203,911

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	64	94	370
Wood Frame	24.67	126	95	2,953
Total Estimated Land Improvements True Cash Value =				3,323

Cost Est. for Res. Bldg: 1	Single Family 1S		Cls CD	Blt 1973
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(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 768 SF Floor Area = 768 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	768		
			Total:	93,713	65,600

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,230	861
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Deck

Treated Wood	240	4,565	3,195
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Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	576	19,791	13,854

Water/Sewer

Public Sewer	1	1,326	928
Water Well, 100 Feet	1	5,640	3,948

Built-Ins

Appliance Allow.	1	1,934	1,354
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Fireplaces

Exterior 1 Story	1	5,707	3,995
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Porches

WPP	20	999	699
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Local Cost Items

SANITARY SEWER	1	0	0	*87% Good
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Totals:	134,905	94,434
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Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE ) 1.460 => TCV:	137,874
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2024 Est. T.C.V. 009-440-018-00	=	345,108
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Est. TCV/Total Floor Area = 449.36

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
119,600	119,600	119,600	87,604	5.00	
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	53,000	0	0	4,380	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT

172,600

172,600

172,600

91,984

91,984

91,984

009-440-019-00	2024 Est. T.C.V.	OSBORNE JOYCE E
Property Class: 401		7049 W WHITE BIRCH AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 2 T22N R8W LOT 19 LETTICH COVE. 2020-03548 AMEND PLAT RESTRICTIONS

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 67' @ 3000/FF	72.00	206.91	0.9822	1.1298	3000	100		239,681
72 Actual Front Feet, 0.34 Total Acres								Total Est. Land Value = 239,681

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Solid, 6 ft.	28.81	24	0	0
D/W/P: 4in Concrete	6.49	1051	0	0
D/W/P: 4in Concrete	6.49	132	0	0
D/W/P: Patio Blocks	14.27	54	0	0
D/W/P: Asphalt Paving	2.89	600	0	0
Wood Frame	33.66	48	50	808
Wood Frame	26.25	96	50	1,260

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
Total Estimated Land Improvements True Cash Value =				4,443

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls CD Blt 1972

(11) Heating System: Electric Baseboard, Air Conditioning

Ground Area = 982 SF Floor Area = 1174 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Crawl Space	768		
1 Story	Siding	Crawl Space	114		
1 Story	Siding	Crawl Space	100		
			Total:	138,949	90,316

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,230	799
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Deck

Treated Wood	352	5,864	3,812
Treated Wood	248	4,660	3,029
Treated Wood	84	2,277	1,480
w/Roof (Roof portion)	132	2,134	1,387

Garages

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

Base Cost	672	22,129	14,384
Door Opener	1	485	315

Water/Sewer

Public Sewer	1	1,326	862
Water Well, 100 Feet	1	5,640	3,666

Built-Ins

Appliance Allow.	1	1,934	1,257
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Local Cost Items

SANITARY SEWER	1	0	0	*88% Good
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Totals:	186,628	121,307
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Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE ) 1.460 => TCV: 177,108

Parcel Number: 009-440-019-00

Page: 2

2024 Est. T.C.V. 009-440-019-00					=	421,232
Est. TCV/Total Floor Area = 358.80						
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
147,900	147,900	147,900	101,027	5.00		
2024	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	62,700		0	0	5,051	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
210,600	210,600	210,600	106,078	106,078	106,078	





Parcel Number: 009-440-020-00

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2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
278,700	278,700	278,700	178,343	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	57,300	0	0	8,917	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
336,000	336,000	336,000	187,260	187,260	187,260	



Parcel Number: 009-440-021-00

Page: 2

## Local Cost Items

SANITARY SEWER	1	0	0	*87% Good
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Totals:	329,334	214,068		
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## Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE ) 1.460 => TCV: 312,539

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2024 Est. T.C.V. 009-440-021-00 = 542,630

Est. TCV/Total Floor Area = 269.16

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
209,300	209,300	209,300	122,799	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	62,000	0	0	6,139	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
271,300	271,300	271,300	128,938	128,938	128,938	



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	216,600	216,600	216,600	134,277	5.00	
2024	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	54,400	0	0	6,713	0
2024	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	271,000	271,000	271,000	140,990	140,990	140,990



Parcel Number: 009-440-023-00

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 ECF (4082 LAKE MISSAUKEE NORTH SHORE ) 1.460 => TCV: 260,944
 

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2024 Est. T.C.V. 009-440-023-00	=	485,498
Est. TCV/Total Floor Area = 317.73, Most recent sale 05/01/1999 for 153,000		
2023 Assessed	MBOR	S.E.V.
193,300	193,300	193,300
		Base for Cap
		129,691
		C.P.I.
		5.00
2024	New Eq. Adjustment	Loss
	0	49,400
		0
2024 Assessed	MBOR	S.E.V.
242,700	242,700	242,700
		Additions
		0
		Tax Adjustment
		6,484
		Losses
		0
		Capped
		->Taxable<-
		136,175
		PRE/MBT
		0





Parcel Number: 009-450-001-00

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2024 Est. T.C.V. 009-450-001-00	=	271,794			
Est. TCV/Total Floor Area = 126.53, Most recent sale 10/28/2016 for 139,200					
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
106,700	106,700	106,700	74,519	5.00	
2024	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	29,200	0	3,725	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
135,900	135,900	135,900	78,244	78,244	78,244

009-450-003-00	2024 Est. T.C.V.	KLEINERT DAVID
Property Class: 401		1845 S GREEN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 12 T22N R8W LOTS 3 & 4 MIDWAY HEIGHTS PLAT L168P558 AGREEMENT TO VACATE  
PART OF ROAD ROW

Land Value Estimates for Land Table Res11.LAKE MISSAUKEE BACK LOTS SUBS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 50' @\$800/	100.00	100.00	0.8409	0.9554	800	100		64,274
100 Actual Front Feet, 0.23 Total Acres								Total Est. Land Value = 64,274

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.97	2000	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	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 1962

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 1200 SF Floor Area = 1200 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Mich Bsmnt.	892		
1 Story	Siding	Slab	308		
			Total:	156,704	107,040

Other Additions/Adjustments

Exterior

Brick Veneer	140	2,407	1,565
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Plumbing

Average Fixture(s)	1	1,476	959
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Porches

CGEP (1 Story)	147	9,996	6,497
WGEP (1 Story)	48	5,946	3,865

Garages

Class: C Exterior: Pole (Finished)

Base Cost	672	24,414	15,869
Door Opener	1	547	356

Water/Sewer

Public Sewer	1	1,494	971
Water Well, 50 Feet	1	2,686	1,746

Built-Ins

Appliance Allow.	1	2,766	1,798
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Fireplaces

Wood Stove	1	2,551	1,658
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Local Cost Items

SANITARY SEWER	1	0	0	*84% Good
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Totals: 210,987 137,133

Notes:

ECF (404 MISSAUKEE LAKE AREA BACK LOTS) 1.100 => TCV: 150,846

2024 Est. T.C.V. 009-450-003-00 = 217,495

Parcel Number: 009-450-003-00

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Est. TCV/Total Floor Area = 181.25, Most recent sale 05/14/2021 for 161,500

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
82,900	82,900	82,900	79,065	5.00		
2024	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	25,800	0	0	3,953	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
108,700	108,700	108,700	83,018	83,018	83,018	



76,200

76,200

76,200

42,949

42,949

0



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	77,600	77,600	77,600	49,062	5.00	
2024	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	27,700	0	0	2,453	0
2024	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	105,300	105,300	105,300	51,515	51,515	51,515







Parcel Number: 009-450-010-00

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8,600	25,100	0	8,600	25,100	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
85,400	85,400	85,400	62,885	85,400	0



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200,000	200,000	200,000	92,534	92,534	0
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009-450-010-40	2024 Est. T.C.V.	VELDHEER SANDRA LEE TRUST
Property Class: 401		1779 S GREEN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

2013-02929 LAND SITUATED IN THE TOWNSHIP OF LAKE, COUNTY OF MLSSAUKEE, STATE OF MICHIGAN, DESCRIBED AS FOLLOWS: THAT PART OF LOT 10 OF MIDWAY HEIGHTS, ACCORDING TO THE PLAT THEREOF RECORDED IN UBER 2 OF PLATS, PAGE 68 OF MLSSAUKEE COUNTY RECORDS, MORE FULLY DESCRIBED AS: COMMENCING AT THE CONCRETE AND IRON MONUMENT NEAR THE NORTHWEST CORNER OF SAID LOT 10 {SAID POINT IS RECORDED AS BEING NORTH 2 DEGREES 40 MINUTES (EAST, RECORDED AS) WEST, 728.06 FEET FROM THE SOUTHWEST CORNER OF SAID PLAT); THENCE SOUTH 2 DEGREES 40 MINUTES EAST, 39.32 FEET; THENCE NORTH 67 DEGREES 58 MINUTES 30 SECONDS EAST, 85.91 FEET TO THE POINT OF BEGINNING; THENCE NORTH 22 DEGREES 18 MINUTES WEST, 48.35 FEET; THENCE NORTH 4 DEGREES 55 MINUTES WEST 173.67 FEET TO A POINT NEAR THE WATERS OF LAKE MISSAUKEE; THENCE NORTH 58 DEGREES 38 MINUTES 30 SECONDS EAST ALONG SAID WATERS, 87.27 FEET; THENCE SOUTH 1 DEGREE 46 MINUTES 30 SECONDS EAST ALONG THE EASTERTY LINE OF SAID LOT 10, 243.21 FEET; THENCE SOUTH 67 DEGREES 58 MINUTES 30 SECONDS WEST 52.90 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH A NON-EXCLUSIVE EASEMENT AS LIMITED AND DEFINED BY THAT INSTRUMENT RECORDED IN LLBER 326 PAGE 350. TAX PARCEL NUMBER: 57-009-450-010-40 FORMERLY DESCRIBED AS: SEC 12 T22N R8W PAR B COMM AT MONUMENT NEAR NW COR LOT 10 S 2 DEG 40' E 39.32 FT N 67 DEG 58' 30" E 85.91 FT TO POB N 22 DEG 18' W 48.35 FT N 4 DEG 55' W 173.67 FT N 58 DEG 38' 30" E ALONG WATER 87.27 FT S 1 DEG 46' 30" E 243.21 FT S 67 DEG 58' 30" W 52.90 FT TO POB PART OF LOT 10 MIDWAY HEIGHTS PLAT. L168P558 AGREEMENT TO VACATE PART OF ROAD ROW

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50' @ 4200/FF	52.79	173.67	0.9865	1.1480	4200	100		251,094
53 Actual Front Feet, 0.21 Total Acres Total Est. Land Value =								251,094

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	108	66	439
Total Estimated Land Improvements True Cash Value =				439

Cost Est. for Res. Bldg: 1 Single Family LOG Cls CD Blt 1952

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 619 SF Floor Area = 619 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Pine Logs	Slab	619		
Total:				78,910	51,291

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,230	799
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Porches

WPP	289	4,471	2,906
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Garages

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

Base Cost	288	14,256	9,266
Common Wall: 1 Wall	1	-2,512	-1,633

Water/Sewer

Public Sewer	1	1,326	862
Water Well, 100 Feet	1	5,640	3,666

Built-Ins

Appliance Allow.	1	1,934	1,257
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Fireplaces

Parcel Number: 009-450-010-40

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Exterior 1 Story	1	5,707	3,710	
Local Cost Items				
SANITARY SEWER	1	0	0	*94% Good
Totals:		110,962	72,124	

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.460 =&gt; TCV: 105,301

2024 Est. T.C.V. 009-450-010-40	=	356,834			
Est. TCV/Total Floor Area = 576.47, Most recent sale 08/21/2013 for 250,000					
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
142,500	142,500	142,500	113,640	5.00	
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	35,900	0	0	5,682	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
178,400	178,400	178,400	119,322	119,322	0

009-450-010-60	2024 Est. T.C.V.	VELDHEER SANDRA LEE TTEE
Property Class: 401		1786 S FIRST ST
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

. SEC 12 T22N R8W BEG AT SE COR LOT 10 TH ALG E LINE N 01 DEG 46' 30" E 197.50  
 FT TH S 67 DEG 58' 30" W 65.68 FT S 11 DEG 07' E 135.8 FT S 01 DEG 46' 30" W  
 65.28 FT N 77 DEG 40' E 40 FT N 01 DEG 46' 30" E 16.73 FT TO BEG MIDWAY HEIGHTS  
 PLAT. L168P558 AGREEMENT TO VACATE PART OF ROAD ROW

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 80'@ 2500/ 65 Actual Front Feet, 0.20 Total Acres	65.00	133.31	1.0000	1.0085	2500	100		163,880
Total Est. Land Value =								163,880

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	480	0	0
D/W/P: 4in Ren. Conc.	8.18	288	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
Total Estimated Land Improvements True Cash Value =				2,375

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

(11) Heating System: Forced Hot Water  
 Ground Area = 864 SF Floor Area = 1296 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	864		
Total:				181,851	127,308

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,476	1,033
3 Fixture Bath	1	4,646	3,252

Porches

WPP	491	8,234	5,764
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Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	576	24,808	17,366
Common Wall: 1 Wall	1	-2,686	-1,880
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	580	24,923	17,446

Water/Sewer

Public Sewer	1	1,494	1,046
Water Well, 50 Feet	1	2,686	1,880

Fireplaces

Interior 1 Story	1	5,338	3,737
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Local Cost Items

SANITARY SEWER	1	0	0	*83% Good
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Totals: 252,770 176,952

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.460 => TCv: 258,350

2024 Est. T.C.V. 009-450-010-60 = 424,605  
 Est. TCv/Total Floor Area = 327.63, Most recent sale 04/01/2003 for 150,000  
 2023 Assessed MBOR S.E.V. Base for Cap C.P.I.



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	149,500	149,500	149,500		70,382	5.00	
2024	New	Eq. Adjustment	Loss		Additions	Tax Adjustment	Losses
	0	62,800	0		0	3,519	0
2024	Assessed	MBOR	S.E.V.		Capped	->Taxable<-	PRE/MBT
	212,300	212,300	212,300		73,901	73,901	73,901



Parcel Number: 009-450-010-80

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Notes: FINISHED ATTIC

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.460 =&gt; TCV: 188,257

2024 Est. T.C.V. 009-450-010-80					=	359,058
Est. TCV/Total Floor Area = 296.25, Most recent sale 07/08/2019 for 209,000						
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
121,200	121,200	121,200	102,723	5.00		
2024	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	58,300	0	0	5,136	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
179,500	179,500	179,500	107,859	107,859	107,859	



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	132,100	132,100	132,100	56,460	5.00	
2024	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	58,200	0	0	2,823	0
2024	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	190,300	190,300	190,300	59,283	59,283	0



Parcel Number: 009-450-012-00

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2024	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	63,900	0	0	13,191	0
2024 Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	420,500	420,500	420,500	277,024	277,024	0





Parcel Number: 009-450-013-00

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2024 Est. T.C.V. 009-450-013-00	=	745,078			
Est. TCV/Total Floor Area = 395.27, Most recent sale 11/01/2000 for 175,000					
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
312,700	312,700	312,700	267,456	5.00	
2024	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	59,800	0	13,372	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
372,500	372,500	372,500	280,828	280,828	280,828



009-450-015-00 2024 Est. T.C.V. KRONE JAMES & KRONE V & KRONE K &  
 Property Class: 401 6940 W A ST  
 Map #: LAKE TOWNSHIP Lake City, MI 49651

. SEC 12 T22N R8W LOT 15 MIDWAY HEIGHTS PLAT. L168P558 AGREEMENT TO VACATE PART  
 OF ROAD ROW

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50' @ 4200/FF	58.00	280.00	0.9636	1.2936	4200	100		303,635
58 Actual Front Feet, 0.37 Total Acres Total Est. Land Value =								303,635

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Patio Blocks	13.10	300	0	0
Wood Frame	25.61	80	94	1,926

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	2	95	1,900
Total Estimated Land Improvements True Cash Value =				3,826

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 1945

(11) Heating System: Space Heater  
 Ground Area = 1108 SF Floor Area = 1108 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,108		
			Total:	111,846	78,292

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,025	717
3 Fixture Bath	1	3,245	2,271

Porches

CGEP (1 Story)	128	7,218	5,053
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Water/Sewer

Public Sewer	1	1,175	822
Water Well, 50 Feet	1	2,498	1,749

Local Cost Items

SANITARY SEWER	1	0	0	*94% Good
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Totals: 127,007 88,904

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.460 => TCv: 129,800

2024 Est. T.C.V. 009-450-015-00 = 437,261

Est. TCv/Total Floor Area = 394.64

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	2024 New Eq. Adjustment	Losses
154,200	154,200	154,200	74,769	5.00	0	0
			Additions	Tax Adjustment	Losses	
			0	3,738	0	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
218,600	218,600	218,600	78,507	78,507	0	0





009-450-019-00	2024 Est. T.C.V.	BOOTH ANDREA J
Property Class: 402		W B ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 12 T22N R8W LOTS 19 & 25 MIDWAY HEIGHTS PLAT. L168P558 AGREEMENT TO  
VACATE PART OF ROAD ROW

Land Value Estimates for Land Table Res11.LAKE MISSAUKEE BACK LOTS SUBS

Description	Frontage	Depth	* Factors *		Rate	%Adj.	Reason	Value
			Front	Depth				
C 50' @ 500/FF	50.00	100.00	1.0000	0.9468	500	100		23,669
C 50' @ 500/FF	238.81	299.95	0.6256	1.3163	500	100	LOT 25	98,323
289 Actual Front Feet, 1.76 Total Acres								121,993

2024 Est. T.C.V. 009-450-019-00 = 121,993

Est. TCV/Total Floor Area = 110.10

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
30,400	30,400	30,400	5,760	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	30,600	0	0	288	0	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
61,000	61,000	61,000	6,048	6,048	0	0

009-450-020-00 2024 Est. T.C.V. JONES WILLIAM L & EILEEN S TRUST  
 Property Class: 401 6951 W B ST  
 Map #: LAKE TOWNSHIP Lake City, MI 49651

. SEC 12 T22N R8W LOTS 20 & 21 MIDWAY HEIGHTS PLAT. L168P558 AGREEMENT TO  
 VACATE PART OF ROAD ROW

Land Value Estimates for Land Table Res11.LAKE MISSAUKEE BACK LOTS SUBS

* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C 50' @ 500/FF	50.00	100.00	0.8123	0.9468	500	100		19,225
C 50' @ 500/FF	50.00	100.00	0.8123	0.9468	500	100		19,225
100 Actual Front Feet, 0.23 Total Acres Total Est. Land Value =								38,451

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.18	1500	50	6,135
Total Estimated Land Improvements True Cash Value =				6,135

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

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1879 SF Floor Area = 1879 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,587		
1 Story	Siding	Basement	100		
1 Story	Siding	Basement	192		
Total:				271,919	231,155

Other Additions/Adjustments

Exterior					
Brick Veneer		1024	17,603	14,963	
Plumbing					
Average Fixture(s)		1	1,476	1,255	
3 Fixture Bath		1	4,646	3,949	
Deck					
Treated Wood		655	9,006	7,655	
Treated Wood		220	4,413	3,751	
Garages					
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost		768	27,348	23,793	*87% Good
Water/Sewer					
Public Sewer		1	1,494	1,270	
Water Well, 100 Feet		1	5,808	4,937	
Built-Ins					
Appliance Allow.		1	2,766	2,351	
Local Cost Items					
SANITARY SEWER		1	0	0	

Totals: 346,479 295,079

Notes:

ECF (404 MISSAUKEE LAKE AREA BACK LOTS) 1.100 => TCV: 324,587

2024 Est. T.C.V. 009-450-020-00	=	369,173
Est. TCV/Total Floor Area = 196.47, Most recent sale 08/04/2005 for 185,000		
2023 Assessed	MBOR	S.E.V.
155,600	155,600	155,600
	Base for Cap	C.P.I.
	104,408	5.00
2024	New Eq. Adjustment	Loss
	Additions	Tax Adjustment
		Losses

Parcel Number: 009-450-020-00

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0	29,000	0	0	5,220	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
184,600	184,600	184,600	109,628	109,628	109,628





009-460-001-00	2024 Est. T.C.V.	BESKO AMBER & BRADLEY
Property Class: 401		6518 W LAKEVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 12 T22N R8W PCL OF THE SURVEY RECORDED IN BOOK OF SURVEYS S-6 P 38 DESC  
AS: LOT 1 MISSAUKEE HEIGHTS 2.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 80'@ 2500/	75.00	97.00	1.0000	0.9615	2500	100		180,286
75 Actual Front Feet, 0.17 Total Acres								Total Est. Land Value = 180,286

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.97	1101	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	2	95	1,900
Total Estimated Land Improvements True Cash Value =				1,900

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

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 1400 SF Floor Area = 1400 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,400		
			Total:	203,293	132,140

Other Additions/Adjustments

Recreation Room	700	13,531	8,795
Basement, Outside Entrance, Below Grade	1	2,560	1,664

Plumbing

Average Fixture(s)	1	1,476	959
2 Fixture Bath	1	3,108	2,020

Porches

CPP	30	835	543
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Deck

Treated Wood	330	5,755	3,741
Treated Wood	15	685	445

Water/Sewer

Public Sewer	1	1,494	971
Water Well, 100 Feet	1	5,808	3,775

Local Cost Items

SANITARY SEWER	1	0	0	*83% Good
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Totals: 238,545 155,053

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.460 => TCv: 226,377

2024 Est. T.C.V. 009-460-001-00 = 408,563

Est. TCv/Total Floor Area = 291.83, Most recent sale 08/10/2021 for 341,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
181,100	181,100	181,100	149,503	5.00		
2024 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	23,200	0	0	7,475	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
204,300	204,300	204,300	156,978	156,978	156,978	



009-460-002-00	2024 Est. T.C.V.	REINHARDT NED & DEB & QUIGLEY TRUST
Property Class: 401		6600 W LAKEVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 12 T22N R8W LOTS 2 & 31 MISSAUKEE HEIGHTS 2.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 80'@ 2500/	110.00	90.00	0.9383	0.9508	2500	100		245,331
110 Actual Front Feet, 0.23 Total Acres								
Total Est. Land Value =								245,331

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

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

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1160 SF Floor Area = 1160 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,160		
Total:				181,627	118,046
Other Additions/Adjustments					
Recreation Room			560	10,825	7,036
Exterior					
Brick Veneer			240	4,126	2,682
Basement, Outside Entrance, Below Grade			1	2,560	1,664
Plumbing					
Average Fixture(s)			1	1,476	959
2 Fixture Bath			1	3,108	2,020
Porches					
WGEP (1 Story)			312	20,573	13,372
CPP			114	2,269	1,475
WCP (1 Story)			160	6,891	4,479
Deck					
Treated Wood			28	1,284	835
Garages					
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			440	18,462	12,000
Water/Sewer					
Public Sewer			1	1,494	971
Water Well, 100 Feet			1	5,808	3,775
Built-Ins					
Appliance Allow.			1	2,766	1,798
Fireplaces					
Interior 1 Story			1	5,338	3,470
Local Cost Items					
SANITARY SEWER			1	0	0
*84% Good					
Totals:				268,607	174,582

## Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.460 => TCV: 254,890

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2024 Est. T.C.V. 009-460-002-00	=	501,171				
Est. TCV/Total Floor Area = 432.04, Most recent sale 04/19/2004 for 365,000						
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
220,300	220,300	220,300	152,410	5.00		
2024	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	30,300	0	0	7,620	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
250,600	250,600	250,600	160,030	160,030	0	

009-460-003-00 2024 Est. T.C.V. MALEWITZ PATRICIA M  
 Property Class: 401 6610 W LAKEVIEW DR  
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 3 MISSAUKEE HEIGHTS 2.

REMOVE OLD HOUSE ADD NEW FOR 04

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50' @ 4200/FF	50.00	87.00	1.0000	0.9658	4200	100		202,815
50 Actual Front Feet, 0.10 Total Acres Total Est. Land Value =								202,815

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	2	95	1,900
Total Estimated Land Improvements True Cash Value =				1,900

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C 5 Blt 2003

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1223 SF Floor Area = 1529 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Basement	1,223		
			Total:	214,291	171,434

Other Additions/Adjustments

Recreation Room	800	15,464	12,371
Basement, Outside Entrance, Below Grade	1	2,560	2,048

Plumbing

Average Fixture(s)	1	1,476	1,181
3 Fixture Bath	1	4,646	3,717

Porches

WCP (1 Story)	28	2,123	1,698
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Deck

Treated Wood	360	6,091	4,873
Treated Wood	616	8,661	6,929

Water/Sewer

Public Sewer	1	1,494	1,195
Water Well, 100 Feet	1	5,808	4,646

Built-Ins

Appliance Allow.	1	2,766	2,213
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Fireplaces

Prefab 1 Story	1	2,592	2,074
Direct-Vented Gas	1	3,021	2,417

Local Cost Items

SANITARY SEWER	1	0	0	*93% Good
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Totals:	270,993	216,796
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Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.460 => TCV: 316,522

2024 Est. T.C.V. 009-460-003-00

= 521,237

Parcel Number: 009-460-003-00

Page: 2

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 Est. TCV/Total Floor Area = 340.90, Most recent sale 05/27/2005 for 0

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
227,500	227,500	227,500	170,752	5.00		
2024 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	33,100	0	0	8,537	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
260,600	260,600	260,600	179,289	179,289	0	

009-460-004-00                                      2024 Est. T.C.V.                                      WINKLE TOD R & SHANNON M  
 Property Class: 401                                                                           6620 W LAKEVIEW DR  
 Map #:                                      LAKE TOWNSHIP                                      LAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 4 MISSAUKEE HEIGHTS 2.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50' @ 4200/FF	50.00	90.00	1.0000	0.9740	4200	100		204,541
50 Actual Front Feet, 0.10 Total Acres                      Total Est. Land Value =								204,541

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.18	1030	0	0
Wood Frame	32.30	80	81	2,093

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
Total Estimated Land Improvements True Cash Value =				4,468

Cost Est. for Res. Bldg: 1 Single Family 1.5S                                      Cls C                                      Blt 1991

(11) Heating System: Forced Heat & Cool  
 Ground Area = 1008 SF      Floor Area = 1512 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	1,008		
Total:				197,788	148,339

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,476	1,107
3 Fixture Bath	1	4,646	3,484

Deck

Treated Wood	594	8,453	6,340
Treated Wood	382	6,334	4,750
Treated Wood	60	1,958	1,468

Water/Sewer

Public Sewer	1	1,494	1,120
Water Well, 100 Feet	1	5,808	4,356

Built-Ins

Appliance Allow.	1	2,766	2,074
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Fireplaces

Exterior 1 Story	1	6,513	4,885
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Local Cost Items

SANITARY SEWER	1	0	0	*84% Good
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Totals:                                      237,236                                      177,923

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.460 => TCV:                                      259,768

2024 Est. T.C.V. 009-460-004-00                                      =                                      468,777

Est. TCV/Total Floor Area = 310.04, Most recent sale 07/22/2022 for 650,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
195,300	195,300	195,300	195,300	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	39,100	0	0	9,765	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
234,400	234,400	234,400	205,065	205,065	0	







Parcel Number: 009-460-005-00

Page: 2

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
165,700	165,700	165,700	94,674	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	49,000	0	0	4,733	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
214,700	214,700	214,700	99,407	99,407	0	



Parcel Number: 009-460-006-00

Page: 2

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Est. TCV/Total Floor Area = 364.06, Most recent sale 05/12/2006 for 312,500

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
161,600	161,600	161,600	117,650	5.00		
2024	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	46,600	0	0	5,882	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
208,200	208,200	208,200	123,532	123,532	0	



Parcel Number: 009-460-007-00

Page: 2

2024 Est. T.C.V. 009-460-007-00						=	457,983
Est. TCV/Total Floor Area = 363.48							
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
189,500	189,500	189,500	116,691	5.00			
2024	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	39,500	0	0	5,834	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
229,000	229,000	229,000	122,525	122,525	0		





Parcel Number: 009-460-008-00

Page: 2

## Local Cost Items

SANITARY SEWER	1	0	0	*84% Good
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Totals:	276,483	221,251		
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## Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.460 => TCV: 323,026

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2024 Est. T.C.V. 009-460-008-00 = 534,874

Est. TCV/Total Floor Area = 329.97, Most recent sale 01/13/2012 for 220,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
217,700	217,700	217,700	160,835	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	49,700	0	0	8,041	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
267,400	267,400	267,400	168,876	168,876	0	



Parcel Number: 009-460-009-00

Page: 2

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0	44,600	0	0	4,138	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
140,200	140,200	140,200	86,905	86,905	0



Parcel Number: 009-460-010-00

Page: 2

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 Totals: 329,993 214,489
 

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Notes:

 ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.460 => TCV: 313,154
 

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2024 Est. T.C.V. 009-460-010-00 = 530,963

Est. TCV/Total Floor Area = 309.42, Most recent sale 06/25/2015 for 269,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
215,700	215,700	215,700	169,752	5.00		
2024 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	49,800	0	0	8,487	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
265,500	265,500	265,500	178,239	178,239	178,239	



009-460-012-00  
 Property Class: 401  
 Map #:

2024 Est. T.C.V.  
 LAKE TOWNSHIP

DALY RICHARD J & DEBRA L  
 6692 W LAKEVIEW DR  
 LAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 12 MISSAUKEE HEIGHTS 2.

NEW HOUSE FOR 04  
 8X11 SHED ON OUTLOT..NO VALUE

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50' @ 4200/FF	51.00	95.00	0.9951	0.9873	4200	100		210,426
51 Actual Front Feet, 0.11 Total Acres								Total Est. Land Value = 210,426

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	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 2004

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1192 SF Floor Area = 1788 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	1,192		
			Total:	224,163	179,348

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,476	1,181
3 Fixture Bath	1	4,646	3,717

Porches

WCP (1 Story)	96	4,666	3,733
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Deck

Treated Wood	336	5,823	4,658
Treated Wood	49	1,742	1,394

Garages

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

Base Cost	528	28,100	22,480
Common Wall: 1 Wall	1	-2,686	-2,149
Door Opener	1	547	438

Water/Sewer

Public Sewer	1	1,494	1,195
Water Well, 100 Feet	1	5,808	4,646

Built-Ins

Appliance Allow.	1	2,766	2,213
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Fireplaces

Direct-Vented Gas	1	3,021	2,417
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Unit-in-Place Cost Items

ROOF STRUCT. (SQ FT)	110	616	573	*93% Good
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Local Cost Items

SANITARY SEWER	1	0	0	*84% Good
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Totals: 282,182 225,844

Parcel Number: 009-460-012-00

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## Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.460 => TCV: 329,732

2024 Est. T.C.V. 009-460-012-00					=	542,533
Est. TCV/Total Floor Area = 303.43						
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
231,000	231,000	231,000	162,541	5.00		
2024	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	40,300	0	0	8,127	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
271,300	271,300	271,300	170,668	170,668	0	



009-460-013-00	2024 Est. T.C.V.	SHAFLEY ANDREW P & BRENDA L TRUST
Property Class: 401		6696 W LAKEVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 13 MISSAUKEE HEIGHTS 2.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE  
\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50' @ 4200/FF	51.00	95.00	0.9951	0.9873	4200	100		210,426
51 Actual Front Feet, 0.11 Total Acres								Total Est. Land Value = 210,426

## Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Dock: Light posts	42.92	350	0	0
D/W/P: 4in Ren. Conc.	8.18	792	50	3,239
Total Estimated Land Improvements True Cash Value =				3,239

Cost Est. for Res. Bldg: 1 Single Family LOG Cls C 10 Blt 2024

(11) Heating System: Forced Heat & Cool  
Ground Area = 1065 SF Floor Area = 1995 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99

## Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Pine Logs	Basement	900		
1 Story	Pine Logs	Basement	165		
1 Story	Siding	Overhang	480		
			Total:	267,932	265,254

## Other Additions/Adjustments

Recreation Room	450	8,699	8,612
Basement, Outside Entrance, Below Grade	1	2,560	2,534

## Plumbing

Average Fixture(s)	1	1,476	1,461
3 Fixture Bath	2	9,291	9,198

## Porches

WCP (1 Story)	55	3,304	3,271
WCP (1 Story)	150	6,572	6,506
WPP	150	3,855	3,816

## Deck

Treated Wood	28	1,284	1,271
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## Garages

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

Base Cost	480	23,976	23,736
Common Wall: 1 Wall	1	-2,219	-2,197
Door Opener	1	547	542

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

Base Cost	260	13,549	13,414
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## Water/Sewer

Public Sewer	1	1,494	1,479
Water Well, 150 Feet	1	8,594	8,508

## Built-Ins

Appliance Allow.	1	2,766	2,738
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## Fireplaces

Prefab 2 Story	1	3,169	3,137
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Totals:		356,849	353,280
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Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.460 => TCV: 515,789  
 80% Completed => Est. True Cash Value 2024 = 412,631

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2024 Est. T.C.V. 009-460-013-00 = 626,296  
 Est. TCV/Total Floor Area = 313.93, Most recent sale 09/19/2008 for 197,500

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
118,900	118,900	118,900	88,302	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
207,100	41,500	54,400	207,100	2,395	40,401	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
313,100	313,100	313,100	257,396	257,396	257,396	



Parcel Number: 009-460-014-00

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2023	Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
	228,200	228,200	228,200	144,813	5.00		
2024	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	34,100	0	0	7,240	0	
2024	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
	262,300	262,300	262,300	152,053	152,053	0	

009-460-015-00	2024 Est. T.C.V.	TRATTLES DAVID S & PATRICIA S
Property Class: 401		6706 W LAKEVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 15 MISSAUKEE HEIGHTS 2.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE  
\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50' @ 4200/FF	50.00	95.00	1.0000	0.9873	4200	100		207,324
50 Actual Front Feet, 0.11 Total Acres								Total Est. Land Value = 207,324

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	94	940
BOAT LIFT	500.00	1	94	470
Total Estimated Land Improvements True Cash Value =				1,410

Cost Est. for Res. Bldg: 1 Single Family 1.75S Cls CD Blt 1962

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 1206 SF Floor Area = 1796 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.75 Story	Block	Slab	577		
1.25 Story	Siding	Slab	320		
1.25 Story	Siding	Slab	309		
			Total:	177,443	97,594

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,210	665
3 Fixture Bath	1	3,797	2,088

Porches

WPP	106	2,642	1,453
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Deck

Treated Wood	427	6,546	3,600
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Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	528	18,327	10,080
Class: D Exterior: Block Foundation: 18 Inch (Unfinished)			
Base Cost	286	11,941	6,568

Water/Sewer

Public Sewer	1	1,326	729
Water Well, 100 Feet	1	5,640	3,102

Built-Ins

Appliance Allow.	1	1,934	1,064
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Fireplaces

Exterior 2 Story	1	7,050	3,877
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Local Cost Items

SANITARY SEWER	1	0	0	*84% Good
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Totals: 237,856 130,820

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.460 => TCV: 190,997

Parcel Number: 009-460-015-00

Page: 2

2024 Est. T.C.V. 009-460-015-00	=	399,731				
Est. TCV/Total Floor Area = 222.57, Most recent sale 05/25/2017 for 241,000						
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
153,600	153,600	153,600	134,598	5.00		
2024	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	46,300	0	0	6,729	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
199,900	199,900	199,900	141,327	141,327	0	



009-460-017-00	2024 Est. T.C.V.	PAULUS FIRMIN A TRUST
Property Class: 401		6728 W LAKEVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 17 MISSAUKEE HEIGHTS 2.

## Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50' @ 4200/FF	50.00	95.00	1.0000	0.9873	4200	100		207,324
50 Actual Front Feet, 0.11 Total Acres								Total Est. Land Value = 207,324

## Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1	Single Family	1.25S	Cls CD	Blt 1960
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(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 984 SF Floor Area = 1230 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

## Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Crawl Space	984		
			Total:	134,376	80,626

## Other Additions/Adjustments

## Plumbing

Average Fixture(s)	1	1,230	738
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## Water/Sewer

Public Sewer	1	1,326	796
Water Well, 50 Feet	1	2,585	1,551

## Built-Ins

Appliance Allow.	1	1,934	1,160
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## Fireplaces

Exterior 1 Story	1	5,707	3,424
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## Unit-in-Place Cost Items

ROOF STRUCT. (SQ FT)	40	224	159	*71% Good
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## Local Cost Items

SANITARY SEWER	1	0	0	*84% Good
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Totals:		147,382	88,454
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## Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.460 =&gt; TCv: 129,143

2024 Est. T.C.V. 009-460-017-00	=	337,417			
Est. TCv/Total Floor Area = 274.32					
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
123,800	123,800	123,800	74,384	5.00	
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	44,900	0	3,719	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
168,700	168,700	168,700	78,103	78,103	0









009-460-020-00 2024 Est. T.C.V. DUVALL L KIM TRUST  
 Property Class: 401 6790 W LAKEVIEW DR  
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

SEC 12 T22N R8W LOT 20 MISSAUKEE HEIGHTS 2.  
 SPLIT ON 12/16/2009 INTO 009-460-021-50;

2009 HOUSE MOVED TO ADJ 021-50 IN 2009  
 NEW GRG W/PBG FOR 99

Split/Comb. on 12/16/2009 completed 12/16/2009 RAY ;  
 Parent Parcel(s): 009-460-020-00;  
 Child Parcel(s): 009-460-021-50;

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50' @ 4200/FF	49.95	97.31	1.0003	0.9932	4200	100		208,417
50 Actual Front Feet, 0.11 Total Acres Total Est. Land Value =								208,417

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	612	0	0
D/W/P: Crushed Rock	2.27	100	0	0
Wood Frame	35.08	64	71	1,594

  

Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	2	97	4,850
Total Estimated Land Improvements True Cash Value =				6,444

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C 10 Blt 2011

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 872 SF Floor Area = 1399 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Crawl Space	872		
1 Story	Siding	Overhang	309		
Total:				177,666	159,900

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,476	1,328
2 Fixture Bath	1	3,108	2,797

Porches

WPP	457	7,668	6,901
WPP	61	2,344	2,110
WPP	42	1,910	1,719
WPP	17	900	810

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	618	31,376	28,238
Common Wall: 1 Wall	1	-2,686	-2,417
Door Opener	1	547	492
Class: D Exterior: Block Foundation: 18 Inch (Unfinished)			
Base Cost	352	13,608	12,247

Water/Sewer

Public Sewer	1	1,494	1,345
Water Well, 100 Feet	1	5,808	5,227

Built-Ins

Parcel Number: 009-460-020-00

Page: 2

Appliance Allow.	1	2,766	2,489	
Local Cost Items				
SANITARY SEWER	1	0	0	*84% Good
Totals:		247,985	223,186	

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.460 =&gt; TCV: 325,852

2024 Est. T.C.V. 009-460-020-00	=	540,713			
Est. TCV/Total Floor Area = 386.50, Most recent sale 11/11/2011 for 300,000					
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
220,700	220,700	220,700	163,848	5.00	
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	49,700	0	0	8,192	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
270,400	270,400	270,400	172,040	172,040	172,040



Parcel Number: 009-460-021-00

Page: 2

2023	Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
	126,400	126,400	126,400	120,981	5.00		
2024	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	43,400	0	0	6,049	0	
2024	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
	169,800	169,800	169,800	127,030	127,030	0	





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2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
157,900	157,900	157,900	119,299	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	43,400	0	0	5,964	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
201,300	201,300	201,300	125,263	125,263	0	

009-460-022-00  
Property Class: 401  
Map #:

2024 Est. T.C.V.  
LAKE TOWNSHIP

O'CONNELL GREGORY & LINDA  
6810 W LAKEVIEW DR  
LAKE CITY, MI 49651

. SEC 12 T22N R8W WEST 6 FT OF LOT 22; LOT 23 & EAST 6 FT OF LOT 24 MISSAUKEE HEIGHTS 2.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50' @ 4200/FF	66.00	102.00	0.9329	1.0050	4200	100		259,896
66 Actual Front Feet, 0.16 Total Acres Total Est. Land Value =								259,896

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	624	0	0
Wood Frame	23.24	336	50	3,904
Wood Frame	23.24	336	50	3,904

  

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	97	2,425
Total Estimated Land Improvements True Cash Value =				10,233

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

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 1272 SF Floor Area = 1272 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,272		
Total:				165,266	107,422

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,476	959
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Porches

CGEP (1 Story)	176	11,375	7,394
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Deck

Treated Wood	372	6,224	4,046
Treated Wood	252	4,816	3,130

Garages

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

Base Cost	252	15,445	10,039
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Water/Sewer

Public Sewer	1	1,494	971
Water Well, 50 Feet	1	2,686	1,746

Built-Ins

Appliance Allow.	1	2,766	1,798
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Fireplaces

Exterior 1 Story	1	6,513	4,233
Wood Stove	1	2,551	1,658

Local Cost Items

SANITARY SEWER	1	0	0	*84% Good
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Totals: 220,612 143,396

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.460 => TCV: 209,358

Parcel Number: 009-460-022-00

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2024 Est. T.C.V. 009-460-022-00						=	479,487
Est. TCV/Total Floor Area = 376.96, Most recent sale 07/01/1996 for 140,000							
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
182,100	182,100	182,100	122,488	5.00			
2024	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	57,600	0	0	6,124	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
239,700	239,700	239,700	128,612	128,612	0		



Parcel Number: 009-460-024-00

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2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
204,800	204,800	204,800	156,884	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	80,700	0	0	7,844	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
285,500	285,500	285,500	164,728	164,728	0	



Parcel Number: 009-460-027-00

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Est. TCV/Total Floor Area = 238.48

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
256,900	256,900	256,900	223,421	5.00		
2024 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	39,300	0	0	11,171	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
296,200	296,200	296,200	234,592	234,592	234,592	

009-460-030-00	2024 Est. T.C.V.	MALEWITZ PATRICIA M
Property Class: 402		W LAKEVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 30 EXC W 145 FT THEREOF MISSAUKEE HEIGHTS 2.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE  
\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BACK 50' @ 600	44.97	273.52	1.0160	1.1315	600	100		31,021
45 Actual Front Feet, 0.28 Total Acres							Total Est. Land Value =	31,021

2024 Est. T.C.V. 009-460-030-00 = 31,021

Est. TCV/Total Floor Area = 12.49

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
10,300	10,300	10,300	4,340	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	5,200	0	0	217	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
15,500	15,500	15,500	4,557	4,557	0	





Parcel Number: 009-460-030-30

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2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
75,200	75,200	75,200	38,810	38,810	0



009-460-032-00	2024 Est. T.C.V.	DALY RICHARD J & DEBRA L
Property Class: 402		W LAKEVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 32 MISSAUKEE HEIGHTS 2.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> C BACK LOTS 30K					30000	100		30,000
91 Actual Front Feet, 0.15 Total Acres							Total Est. Land Value =	30,000

2024 Est. T.C.V. 009-460-032-00 = 30,000

Est. TCV/Total Floor Area = 0.00, Most recent sale 07/08/2005 for 17,500

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
10,000	10,000	10,000	2,440	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	5,000	0	122	0		
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
15,000	15,000	15,000	2,562	2,562	0	

009-460-033-00	2024 Est. T.C.V.	KOPECK THOMAS R & SUSAN M
Property Class: 402		W LAKEVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 33 MISSAUKEE HEIGHTS 2.

1819113\$79,900 LOOKING FOR A PLACE TO BUILD A HOME WITH 11 ACRES OR DEVELOP TO CREATE POLE BARNS OR STORAGE UNITS AND HAVE THE BENEFIT OF LAKE MISSAUKEE, THIS PROPERTY COMES WITH A 10' SHARED ACCESS WHERE YOU CAN USE THE BEACH OR DOCK/MOOR YOUR BOAT. LOT IS ALREADY SURVEYED AND IT IS HAS THE SEWER SYSTEM LINES ARE TO LOT 33 SO YOU JUST NEED TO HOOK UP. THIS IS A VERY RARE PROPERTY FOR LAKE MISSAUKEE TO HAVE LAKE ACCESS AND A LARGE AMOUNT OF PROPERTY. SELLER WANTS TO SELL LOT 33 AND 11 ACRES TOGETHER, THEN EASEMENT WILL OR COULD BE THRU LOT 33 TO GET TO THE 11 ACRES.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> C BACK LOTS 30K					30000	100		30,000
111 Actual Front Feet, 0.31 Total Acres							Total Est. Land Value =	30,000

2024 Est. T.C.V. 009-460-033-00	=	30,000			
Est. TCV/Total Floor Area = 0.00, Most recent sale 06/10/2019 for 68,000					
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
10,000	10,000	10,000	6,507	5.00	
2024 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses
0	5,000	0	0	325	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
15,000	15,000	15,000	6,832	6,832	0





009-460-035-50	2024 Est. T.C.V.	NASH JAMES & SARA J
Property Class: 402		W LAKEVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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SEC 12 T22N R8W W/2 OF LOT 35 MISSAUKEE HEIGHTS 2.

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05 SPLIT 25 FF FROM 035-00 FOR 06

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Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

Description	Frontage	Depth	* Factors *		Rate	%Adj.	Reason	Value
			Front	Depth				
BACK 50' @ 600	25.00	165.00	1.1096	1.0489	600	100		17,458
25 Actual Front Feet, 0.10 Total Acres							Total Est. Land Value =	17,458

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2024 Est. T.C.V. 009-460-035-50	=	17,458			
Est. TCV/Total Floor Area = 0.00, Most recent sale 05/18/2013 for 8,750					
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
5,800	5,800	5,800	3,253	5.00	
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,900	0	162	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
8,700	8,700	8,700	3,415	3,415	0



009-460-036-00	2024 Est. T.C.V.	TRATTLES DAVID S & PATRICIA S
Property Class: 402		W LAKEVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 36 MISSAUKEE HEIGHTS 2.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BACK 50' @ 600	50.00	165.00	1.0000	1.0489	600	100		31,468
50 Actual Front Feet, 0.19 Total Acres							Total Est. Land Value =	31,468

2024 Est. T.C.V. 009-460-036-00 = 31,468

Est. TCV/Total Floor Area = 0.00, Most recent sale 05/25/2017 for 241,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
10,500	10,500	10,500	6,507	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	5,200	0	0	325	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
15,700	15,700	15,700	6,832	6,832	0	



009-460-038-00	2024 Est. T.C.V.	PAULUS FIRMIN A TRUST
Property Class: 402		W LAKEVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 38 MISSAUKEE HEIGHTS 2.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BACK 50' @ 600	50.00	165.00	1.0000	1.0489	600	100		31,468
50 Actual Front Feet, 0.19 Total Acres							Total Est. Land Value =	31,468

2024 Est. T.C.V. 009-460-038-00 = 31,468

Est. TCV/Total Floor Area = 0.00

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
10,500	10,500	10,500	2,052	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	5,200	0	0	102	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
15,700	15,700	15,700	2,154	2,154	0	



009-460-040-00	2024 Est. T.C.V.	WILDEBOER STEVE
Property Class: 401		6787 W LAKEVIEW DR
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

. SEC 12 T22N R8W LOT 40 MISSAUKEE HEIGHTS 2.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE  
\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BACK 50' @ 600	50.00	165.00	1.0000	1.0489	600	100		31,468
50 Actual Front Feet, 0.19 Total Acres Total Est. Land Value =								31,468

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.18	480	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	97	970
Total Estimated Land Improvements True Cash Value =				970

Cost Est. for Res. Bldg: 1 Single Family GRG Cls C Blt 1996

(11) Heating System: No Heating/Cooling  
Ground Area = 0 SF Floor Area = 0 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					

Garages

Class: C Exterior: Pole (Unfinished)					
Door Opener			2	1,093	874
Base Cost			1500	36,195	28,956
Totals:				37,288	29,830

Notes:

ECF (4161 BUENA VISTA AREA BACK LOTS) 1.100 => TCV: 32,813

2024 Est. T.C.V. 009-460-040-00				=	65,251
Est. TCV/Total Floor Area =	0.00				
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
27,000	27,000	27,000	12,223	5.00	
2024 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses
0	5,600	0	0	611	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
32,600	32,600	32,600	12,834	12,834	0





009-460-043-00	2024 Est. T.C.V.	O'CONNELL GREGORY & LINDA
Property Class: 402		W LAKEVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 12 T22N R8W LOTS 43 & 44 MISSAUKEE HEIGHTS 2.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BACK 50' @ 600	50.00	165.00	0.9013	1.0489	600	100		28,360
BACK 50' @ 600	50.00	165.00	0.9013	1.0489	600	100		28,360
100 Actual Front Feet, 0.38 Total Acres								Total Est. Land Value = 56,721

2024 Est. T.C.V. 009-460-043-00 = 56,721

Est. TCV/Total Floor Area = 90.90, Most recent sale 07/01/1996 for 10,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
18,900	18,900	18,900	3,083	5.00			
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses			
0	9,500	0	154	0			
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
28,400	28,400	28,400	3,237	3,237	0		





Parcel Number: 009-470-001-00

Page: 2

## Local Cost Items

SANITARY SEWER	1	0	0	*84% Good
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Totals:	263,105	184,080		
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## Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.460 => TCV: 268,757

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2024 Est. T.C.V. 009-470-001-00 = 466,388

Est. TCV/Total Floor Area = 333.13, Most recent sale 09/25/2015 for 250,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
188,100	188,100	188,100	141,523	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	45,100	0	0	7,076	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
233,200	233,200	233,200	148,599	148,599	0	



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	171,200	171,200	171,200	98,947	5.00	
2024	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	44,500	0	0	4,947	0
2024	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	215,700	215,700	215,700	103,894	103,894	0



170,900

170,900

170,900

71,139

71,139

0



009-470-005-00  
Property Class: 401  
Map #:

2024 Est. T.C.V.  
LAKE TOWNSHIP

FEDEWA DALE J & SHERRY L  
7280 W MISSAUKEE BLVD  
LAKE CITY, MI 49651

. SEC 11 T22N R8W LOT 5 & E 60 FT OF LOTS 58 & 59. MISSAUKEE PARK ORIG PLAT. ,  
L222P9

Add A/C for 08.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50' @ 4200/FF	40.00	143.00	0.8034	1.0935	4200	100		147,601
BACK 50' @ 600	80.00	60.00	0.8769	0.9013	600	100		37,936
120 Actual Front Feet, 0.24 Total Acres								Total Est. Land Value =
								185,538

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	8.15	1044	0	0
Fencing: Wire Mesh, #9	3.98	160	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 5000	5,000.00	1	95	4,750
Total Estimated Land Improvements True Cash Value =				4,750

Cost Est. for Res. Bldg: 1 Single Family LOG Cls BC Blt 1986

(11) Heating System: Forced Heat & Cool  
Ground Area = 1232 SF Floor Area = 1848 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Pine Logs	Basement	1,232		
			Total:	300,784	225,587

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	2,172	1,629
3 Fixture Bath	1	6,832	5,124

Porches

WCP (1 Story)	352	15,330	11,497
WPP	504	10,871	8,153

Deck

Treated Wood	300	5,721	4,291
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Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	624	33,933	25,450
Door Opener	1	683	512
Class: BC Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	200	13,012	9,759

Water/Sewer

Public Sewer	1	1,914	1,435
Water Well, 50 Feet	1	2,921	2,191

Built-Ins

Appliance Allow.	1	3,975	2,981
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Fireplaces

Exterior 1 Story	1	8,527	6,395
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Local Cost Items

SANITARY SEWER	1	0	0	*84% Good
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Parcel Number: 009-470-005-00

Page: 2

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 Totals: 406,675 305,004
 

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Notes:

 ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.460 => TCV: 445,306
 

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2024 Est. T.C.V. 009-470-005-00 = 635,594

Est. TCV/Total Floor Area = 343.94, Most recent sale 08/01/2002 for 235,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
271,500	271,500	271,500	195,112	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	46,300	0	0	9,755	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
317,800	317,800	317,800	204,867	204,867	0	

009-470-006-00	2024 Est. T.C.V.	AVIATIEK LLC
Property Class: 401		1811 S ARBUTUS AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 11 T22N R8W LOTS 6 & 7, ALSO LOTS 58 & 59 EXC E'LY 60 FT THOF MISSAUKEE  
PARK ORIG PLAT. , L222P9

ADD SEWER FOR 05

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
A50' @ 4200/FF	80.00	147.00	0.7477	1.1011	4200	100		276,618	
BACK 50' @1200/	80.00	80.00	0.7477	0.9036	1200	100		64,858	
160 Actual Front Feet, 0.42 Total Acres								Total Est. Land Value =	341,476

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	7.59	151	0	0
D/W/P: 4in Ren. Conc.	10.26	880	0	0
Wood Frame	43.57	70	94	2,867

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 5000	5,000.00	1	95	4,750
Total Estimated Land Improvements True Cash Value =				7,617

Cost Est. for Res. Bldg: 1 Single Family 2S Cls BC Blt 2013

(11) Heating System: Forced Heat & Cool  
Ground Area = 1123 SF Floor Area = 2276 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Basement	1,123		
1 Story	Siding	Overhang	30		
			Total:	355,074	319,566

Other Additions/Adjustments

Exterior

Stone Veneer	48	2,239	2,015
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Plumbing

Average Fixture(s)	1	2,172	1,955
3 Fixture Bath	2	13,663	12,297

Porches

WCP (1 Story)	166	9,142	8,228
CCP (1 Story)	60	2,259	2,033
CCP (1 Story)	39	1,555	1,399
WPP	68	3,112	2,801

Deck

Treated Wood	267	5,308	4,777
Treated Wood	176	4,032	3,629
Treated Wood	216	4,644	4,180

Water/Sewer

Public Sewer	1	1,914	1,723
Water Well, 100 Feet	1	6,244	5,620

Built-Ins

Appliance Allow.	1	3,975	3,577
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Totals: 415,333 373,800

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.460 => TCV: 545,748

Parcel Number: 009-470-006-00

Page: 2

2024 Est. T.C.V. 009-470-006-00	=	894,841			
Est. TCV/Total Floor Area = 393.16, Most recent sale 08/21/2012 for 215,000					
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
373,900	373,900	373,900	246,778	5.00	
2024	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	73,500	0	12,338	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
447,400	447,400	447,400	259,116	259,116	0

009-470-008-00	2024 Est. T.C.V.	SAYEGH RAYMOND G & MARJORIE J
Property Class: 401		1810 S ARBUTUS AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 11 T22N R8W LOTS 8 &amp; 9 MISSAUKEE PARK ORIG PLAT. , L222P9

## Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50' @ 4200/FF	81.00	129.00	0.8864	1.0657	4200	100		321,368
81 Actual Front Feet, 0.24 Total Acres								Total Est. Land Value = 321,368

## Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	1814	0	0
Wood Frame	28.00	120	50	1,680

## Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	2	95	1,900
Total Estimated Land Improvements True Cash Value =				3,580

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

(11) Heating System: Forced Heat & Cool  
 Ground Area = 2011 SF Floor Area = 2011 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

## Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	2,011		
			Total:	245,965	159,877

## Other Additions/Adjustments

Exterior					
Stone Veneer		162	6,150	3,997	

## Plumbing

Average Fixture(s)	1	1,476	959	
3 Fixture Bath	1	4,646	3,020	

## Porches

CCP (1 Story)	68	1,992	1,295	
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## Deck

Treated Wood	296	5,352	3,479	
Treated Wood	78	2,228	1,448	

## Garages

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

Base Cost	576	29,854	19,405	
Common Wall: 1 Wall	1	-2,686	-1,746	
Door Opener	1	547	356	

## Water/Sewer

Public Sewer	1	1,494	971	
Water Well, 100 Feet	1	5,808	3,775	

## Built-Ins

Appliance Allow.	1	2,766	1,798	
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## Local Cost Items

SANITARY SEWER	1	0	0	*84% Good
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Totals: 305,592 198,634

## Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.460 =&gt; TCV: 290,006

Parcel Number: 009-470-008-00

Page: 2

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2024 Est. T.C.V. 009-470-008-00	=	614,954				
Est. TCV/Total Floor Area = 305.80, Most recent sale 09/01/1996 for 145,000						
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
235,800	235,800	235,800	153,772	5.00		
2024	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	71,700	0	0	7,688	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
307,500	307,500	307,500	161,460	161,460	0	

009-470-010-00	2024 Est. T.C.V.	BECKER GEORGE A & DOUGLAS TRUSTEES
Property Class: 401		1810 S ARBUTUS AVE 100
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

. SEC 11 T22N R8W LOT 10 MISSAUKEE PARK ORIG PLAT. , L222P9

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50' @ 4200/FF	41.00	144.00	1.0509	1.0954	4200	100		198,230
41 Actual Front Feet, 0.14 Total Acres Total Est. Land Value =								198,230

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	500	71	2,336
Total Estimated Land Improvements True Cash Value =				2,336

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C 5 Blt 1970

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 920 SF Floor Area = 1380 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	920		
Total:				186,434	121,175

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,476	959
3 Fixture Bath	1	4,646	3,020

Deck

Treated Wood	288	5,262	3,420
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Water/Sewer

Public Sewer	1	1,494	971
Water Well, 50 Feet	1	2,686	1,746

Built-Ins

Appliance Allow.	1	2,766	1,798
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Fireplaces

Exterior 1 Story	1	6,513	4,233
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Local Cost Items

SANITARY SEWER	1	0	0	*94% Good
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Totals: 211,277 137,322

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.460 => TCv: 200,490

2024 Est. T.C.V. 009-470-010-00 = 401,056

Est. TCv/Total Floor Area = 290.62

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
155,800	155,800	155,800	86,652	5.00		
2024 New Eq. Adjustment	Loss		Additions	Tax Adjustment	Losses	
0	44,700	0	0	4,332	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
200,500	200,500	200,500	90,984	90,984	0	

009-470-011-00                              2024 Est. T.C.V.                              ZONDERVAN DAVID G & MARILYN J TRUST  
 Property Class: 401                              1810 S ARBUTUS AVE 500  
 Map #:                              LAKE TOWNSHIP                              Lake City, MI 49651

. SEC 11 T22N R8W LOT 11 & E 10 FT OF LOT 12. MISSAUKEE PARK ORIG PLAT. ,  
 L222P9

ADD SEWER FOR 05

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50' @ 4200/FF	51.00	155.00	0.9951	1.1158	4200	100		237,822
51 Actual Front Feet, 0.18 Total Acres      Total Est. Land Value =								237,822

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	90	46	255
Total Estimated Land Improvements True Cash Value =				255

Cost Est. for Res. Bldg: 1 Single Family 1.5S                              Cls CD      Blt 1951

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1098 SF      Floor Area = 1434 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	240		
1 Story	Siding	Crawl Space	522		
2 Story	Siding	Slab	336		
			Total:	155,050	108,535

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,230	861
2 Fixture Bath	1	2,596	1,817

Water/Sewer

Public Sewer	1	1,326	928
Water Well, 50 Feet	1	2,585	1,809

Built-Ins

Appliance Allow.	1	1,934	1,354
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Fireplaces

Interior 1 Story	1	4,700	3,290
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Local Cost Items

SANITARY SEWER	1	0	0	*84% Good
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Totals:                              169,421                              118,594

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.460 => TCV:                              173,147

2024 Est. T.C.V. 009-470-011-00                              =                              411,224

Est. TCV/Total Floor Area = 286.77

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
153,500	153,500	153,500	79,052	5.00	
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	52,100	0	0	3,952	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
205,600	205,600	205,600	83,004	83,004	0

009-470-012-00	2024 Est. T.C.V.	STEPHAN EDWARD D
Property Class: 402		ARBUTUS AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 11 T22N R8W LOT 12 EXC E 10 FT THOF. MISSAUKEE PARK ORIG PLAT. , L222P9

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50' @ 4200/FF	31.00	145.00	1.1269	10.8324	4200	100		122,132
		0.10	Total Acres		Total Est.		Land Value =	122,132

2024 Est. T.C.V. 009-470-012-00 = 122,132

Est. TCV/Total Floor Area = 85.17

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
47,900	47,900	47,900	22,911	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	13,200	0	0	1,145	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
61,100	61,100	61,100	24,056	24,056	24,056	





Parcel Number: 009-470-013-00

Page: 2

2024 Est. T.C.V. 009-470-013-00			=	452,873		
Est. TCV/Total Floor Area = 359.42						
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
180,900	180,900	180,900	99,493	5.00		
2024	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	45,500	0	0	4,974	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
226,400	226,400	226,400	104,467	104,467	104,467	

009-470-014-00 2024 Est. T.C.V. DEGRAW RODERICK L & MARY H TRUST  
 Property Class: 401 1801 S WILDROSE AVE  
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

. SEC 11 T22N R8W LOT 14 EXC S 50 FT THEREOF MISSAUKEE PARK ORIG PLAT. , L222P9

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50' @ 4200/FF	41.00	107.00	1.0509	1.0171	4200	100		184,046
41 Actual Front Feet, 0.10 Total Acres Total Est. Land Value =								184,046

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.78	250	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	100	1,000
Total Estimated Land Improvements True Cash Value =				1,000

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

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 784 SF Floor Area = 784 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	784		
Total:				86,545	51,927

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,025	615
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Porches

CSEP (1 Story)	358	11,066	6,640
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Garages

Class: D Exterior: Pole (Unfinished)

Base Cost	484	11,311	6,787
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Water/Sewer

Public Sewer	1	1,175	705
Water Well, 100 Feet	1	5,506	3,304

Built-Ins

Appliance Allow.	1	1,638	983
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Fireplaces

Exterior 1 Story	1	4,969	2,981
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Local Cost Items

SANITARY SEWER	1	0	0	*90% Good
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Totals: 123,235 73,942

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.460 => TCV: 107,955

2024 Est. T.C.V. 009-470-014-00 = 293,001

Est. TCV/Total Floor Area = 373.73

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	2024 New Eq. Adjustment	Losses
106,800	106,800	106,800	53,149	5.00	0	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
146,500	146,500	146,500	55,806	55,806	0	



009-470-015-00  
Property Class: 401  
Map #:

2024 Est. T.C.V.  
LAKE TOWNSHIP

MICHELLE MARSH M & GREGORY A  
1798 S WILDROSE AVE  
LAKE CITY, MI 49651

SEC 11 T22N R8W BEG AT NW COR LOT 15 MISSAUKEE PARK ORIGINAL, TH S 01 DEG 45'00"W 55.80 FT, TH SE'L Y TO A PT THAT IS S 01 DEG 45'00"E 64 FT FROM NE COR LOT 15, TH N 76 DEG 57'00"W 40.80 FT TO POB. FOR REFERENCE: PCL OF THE SURVEY RECORDED IN BOOK OF SURVEYS 5-6 P-178 DESC AS: PART OF LOT 15 MISSAUKEE PARK ORIGINAL.  
FORMERLY DESCRIBED AS SEC 11 T22N R8W PCL OF THE SURVEY RECORDED IN BOOK OF SURVEYS S-6 P-178 AND AS DESCRIBED ON 2020-01685 AS PART OF LOT 15 EXC BEG AT A PT ON W LINE LOT 15 68 FT S 01 DEG 45'W OF NW COR OF LOT 15; TH S 01 DEG 45'W 68 FT TO S LOT LINE; S 88 DEG 15'E 40 FT TO E LOT LINE; TH N 01 DEG 45'E 64 FT; TH W'LY TO POB. MISSAUKEE PARK ORIGINAL.  
FORMERLY DESCRIBED AS SEC 11 T22N R8W LOT 15 THAT PART OF LOT 15 LYING N'LY OF A LINE BEG 68 FT S OF NW COR OF LOT 15, TH E TO A PT ON E LINE OF LOT 15 WHICH LIES 64 FT N OF SE COR. MISSAUKEE PARK ORIGINAL , L222P9

2020-01685 QC CLEAR TITLE FOR DESCRIPTION CLARIFICATION 12' TRIANGLE.  
07/15/2008 DID BOUNDARY ADJ FOR 12 FT TRIANGLE PIECE DEEDED FROM 009-470-015-50 TO 015-00 FOR 2009.  
QC DATED 6-26-08 AND RECORDED @ 2008/2254.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE  
\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50' @ 4200/FF	40.00	66.00	1.0574	0.9013	4200	100		160,112
40 Actual Front Feet, 0.06 Total Acres Total Est. Land Value =								160,112

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.49	20	50	65
D/W/P: Flagstone/Sand	18.95	400	50	3,790
D/W/P: 3.5 Concrete	6.16	140	50	431
Wood Frame	31.19	64	50	998
Wood Frame	31.19	64	50	998
Total Estimated Land Improvements True Cash Value =				6,282

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

(11) Heating System: Wall/Floor Furnace  
Ground Area = 722 SF Floor Area = 722 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	722		
			Total:	84,256	50,554

Other Additions/Adjustments

Plumbing					
Average Fixture(s)			1	1,230	738
Porches					
CSEP (1 Story)			180	6,908	4,145
WPP			25	1,287	772
Deck					
Treated Wood			64	1,980	1,188
Water/Sewer					
Public Sewer			1	1,326	796
Water Well, 100 Feet			1	5,640	3,384
Built-Ins					
Appliance Allow.			1	1,934	1,160

Local Cost Items

Parcel Number: 009-470-015-00

Page: 2

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SANITARY SEWER	1	0	0	*84% Good
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Totals:	104,561	62,737
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Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.460 => TCV:	91,596
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2024 Est. T.C.V. 009-470-015-00	=	257,990
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Est. TCV/Total Floor Area = 357.33, Most recent sale 11/27/2023 for 0
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2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
89,000	89,000	89,000	39,909	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	40,000	0	0	1,995	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
129,000	129,000	129,000	41,904	41,904	0	

009-470-015-50	2024 Est. T.C.V.	WRIGHT JULIE
Property Class: 401		1802 S WILDROSE AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 11 T22N R8W BEG AT A PT ON W LINE OF LOT 15, 68 FT S 01 DEG 45'W FROM NW COR  
 LOT LS;TH S 01 DEG 45'W 68 FT TO S LOT LINE; TH S 88 DEG LS'E 40 FT TO E LOT  
 LINE; TH N 01 DEG 45'E 64 FT; TH W'LY TO POB. MISSAUKEE PARK ORIGINAL  
 2020-001685

FORMERLY SEC 11 T22N R8W BEG AT A PT ON W LINE OF LOT 15, 68 FT S 01 DEG 45'W  
 FROM NW COR LOT 15;TH S 01 DEG 45'W 68 FT TO S LOT LINE; TH S 88 DEG 15'E 40 FT  
 TO E LOT LINE; TH N 01 DEG 45'E 64 FT; TH N 66 DEG 13'W 43.16 FT TO POB.  
 MISSAUKEE PARK ORIGINAL , L222P9

SAME FOR THE TRIANGLE DESCRIBED BELOW 2020-01685 QC 6/12/2020  
 07/15/2008 DID BOUNDARY ADJ FOR 12 FT TRIANGLE PIECE DEEDED FROM 009-470-015-50  
 TO 015-00 FOR 2009.  
 QC DATED 6-26-08 RECORDED @ 2008/2254

Land Value Estimates for Land Table Res11.LAKE MISSAUKEE BACK LOTS SUBS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 50' @ 1200/ 64 Actual Front Feet, 0.06 Total Acres	64.00	40.00	0.9402	0.7598	1200	100		54,863
Total Est. Land Value =								54,863

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	24.49	216	94	4,973
Total Estimated Land Improvements True Cash Value =				4,973

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 1925

(11) Heating System: Wall/Floor Furnace  
 Ground Area = 530 SF Floor Area = 530 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	530		
Total:				74,761	48,594

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,476	959
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Porches

WGEP (1 Story)	160	13,059	8,488
WPP	25	1,365	887

Water/Sewer

Public Sewer	1	1,494	971
Water Well, 50 Feet	1	2,686	1,746

Built-Ins

Appliance Allow.	1	2,766	1,798
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Fireplaces

Interior 1 Story	1	5,338	3,470
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Local Cost Items

SANITARY SEWER	1	0	0	*84% Good
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Totals:		102,945	66,913
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Notes:

ECF (404 MISSAUKEE LAKE AREA BACK LOTS) 1.100 => TCV: 73,604

2024 Est. T.C.V. 009-470-015-50	=	133,440
Est. TCV/Total Floor Area = 251.77, Most recent sale 01/18/2019 for 93,500		

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
52,600	52,600	52,600	39,923	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	14,100	0	0	1,996	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
66,700	66,700	66,700	41,919	41,919	0	



009-470-016-00 2024 Est. T.C.V. SMITH DAVID P TRUST  
 Property Class: 401 7400 W MISSAUKEE BLVD  
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

SEC 11 T22N R8W LOTS 16 & 17 MISSAUKEE PARK ORIG PLAT. , L222P9

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50' @ 4200/FF	80.00	148.00	0.8891	1.1030	4200	100		329,515
80 Actual Front Feet, 0.27 Total Acres Total Est. Land Value =								329,515

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 1924

(11) Heating System: Space Heater

Ground Area = 611 SF Floor Area = 611 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	611		
Total:				70,912	39,003

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,025	564
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Porches

WSEP (1 Story)	189	7,826	4,304
WSEP (1 Story)	100	4,783	2,631

Garages

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

Base Cost	624	20,923	11,508
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Water/Sewer

Public Sewer	1	1,175	646
Water Well, 50 Feet	1	2,498	1,374

Built-Ins

Appliance Allow.	1	1,638	901
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Fireplaces

Exterior 1 Story	1	4,969	2,733
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Local Cost Items

SANITARY SEWER	1	0	0	*84% Good
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Totals: 115,749 63,664

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.460 => TCV: 92,949

2024 Est. T.C.V. 009-470-016-00 = 423,414

Est. TCV/Total Floor Area = 692.99

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
142,900	142,900	142,900	82,034	5.00	0	0	0	4,101	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT				
211,700	211,700	211,700	86,135	86,135	0				







Parcel Number: 009-470-019-00

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Est. TCV/Total Floor Area = 368.00, Most recent sale 07/01/2001 for 184,900

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
260,200	260,200	260,200	205,215	5.00		
2024 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	46,700	0	0	10,260	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
306,900	306,900	306,900	215,475	215,475	0	



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2024	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	39,300	0	0	5,960	0
2024 Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	216,800	216,800	216,800	125,178	125,178	125,178

009-470-021-00 2024 Est. T.C.V. CHIUCHIARELLI SILVANO & SUSAN M  
 Property Class: 401 1801 S SWEETBRIAR AVE  
 Map #: LAKE TOWNSHIP Lake City, MI 49651

. SEC 11 T22N R8W LOT 21 MISSAUKEE PARK ORIG PLAT. , L222P9

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50' @ 4200/FF	40.00	170.00	1.0574	1.1419	4200	100		202,838
40 Actual Front Feet, 0.16 Total Acres Total Est. Land Value =								202,838

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.78	104	0	0
D/W/P: 4in Concrete	6.06	576	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 1950

(11) Heating System: Forced Heat & Cool  
 Ground Area = 1174 SF Floor Area = 1174 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,174		
Total:				127,751	83,036

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,025	666
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Porches

CCP (1 Story)	60	1,497	973
CCP (1 Story)	36	982	638

Deck

Treated Wood	362	5,835	3,793
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Garages

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

Base Cost	432	13,928	9,053
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Water/Sewer

Public Sewer	1	1,175	764
Water Well, 100 Feet	1	5,506	3,579

Built-Ins

Appliance Allow.	1	1,638	1,065
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Fireplaces

Interior 1 Story	1	4,129	2,684
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Local Cost Items

SANITARY SEWER	1	0	0	*89% Good
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Totals: 163,466 106,251

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.460 => TCv: 155,126

2024 Est. T.C.V. 009-470-021-00 = 358,914

Est. TCv/Total Floor Area = 305.72, Most recent sale 12/01/1998 for 110,000

2023 Assessed MBOR S.E.V. Base for Cap C.P.I.



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	134,900	134,900	134,900	81,586	5.00	
2024	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	44,600	0	0	4,079	0
2024	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	179,500	179,500	179,500	85,665	85,665	0



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275,700	275,700	275,700	161,138	161,138	0
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Parcel Number: 009-470-023-00

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2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
174,000	174,000	174,000	95,762	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	43,100	0	0	4,788	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
217,100	217,100	217,100	100,550	100,550	100,550	



Parcel Number: 009-470-024-00

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2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
247,900	247,900	247,900	170,112	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	73,400	0	0	8,505	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
321,300	321,300	321,300	178,617	178,617	178,617	





Parcel Number: 009-470-026-00

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2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
164,800	164,800	164,800	101,595	101,595	0



Parcel Number: 009-470-027-00

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Built-Ins				
Appliance Allow.	1	2,766	2,655	
Fireplaces				
Prefab 2 Story	1	3,169	3,042	
Local Cost Items				
GENERATOR	1	1	1	*100% Good
Totals:		568,044	545,300	

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.460 =&gt; TCV: 796,138

2024 Est. T.C.V. 009-470-027-00 = 1,150,613

Est. TCV/Total Floor Area = 354.03, Most recent sale 06/20/2019 for 250,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
492,800	492,800	492,800	458,955	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	82,500	0	0	22,947	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
575,300	575,300	575,300	481,902	481,902	0	



009-470-030-00	2024 Est. T.C.V.	SHIVLIE LOUIE G
Property Class: 401		1831 S PAVILION DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 11 T22N R8W LOT 30 MISSAUKEE PARK ORIG PLAT. ,L222P9

12X16 ADD'N FOR 04 ALSO NEW WW  
ADD SEWER FOR 05

Land Value Estimates for Land Table Res11.LAKE MISSAUKEE BACK LOTS SUBS  
\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 50' @ 1200/	40.00	140.00	1.0574	1.0393	1200	100		52,748
40 Actual Front Feet, 0.13 Total Acres							Total Est. Land Value =	52,748

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	590	0	0
Wood Frame	28.83	100	50	1,441
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				2,391

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C 5 Blt 1965

(11) Heating System: Forced Hot Water  
Ground Area = 1024 SF Floor Area = 1024 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	832		
1 Story	Siding	Crawl Space	192		
Total:				143,799	93,464

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,476	959
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Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	576	22,285	14,485
Class: C Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	528	28,100	18,265
Common Wall: 1 Wall	1	-2,686	-1,746

Water/Sewer

Public Sewer	1	1,494	971
Water Well, 100 Feet	1	5,808	3,775

Built-Ins

Appliance Allow.	1	2,766	1,798
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Deck

w/Roof (Roof portion)	90	1,670	1,085
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Local Cost Items

SANITARY SEWER	1	0	0	*94% Good
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Totals: 204,712 133,056

Notes:

ECF (404 MISSAUKEE LAKE AREA BACK LOTS) 1.100 => TCV: 146,362

2024 Est. T.C.V. 009-470-030-00 = 201,501  
 Est. TCV/Total Floor Area = 196.78, Most recent sale 07/27/2015 for 94,000  
 2023 Assessed MBOR S.E.V. Base for Cap C.P.I.

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	82,400	0	0	0	5.00	
2024	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	100,800	0	0	55,112	0	0
2024	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	100,800	100,800	100,800	55,112	55,112	55,112



Parcel Number: 009-470-031-00

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Notes:

ECF (404 MISSAUKEE LAKE AREA BACK LOTS) 1.100 => TCV: 72,049

2024 Est. T.C.V. 009-470-031-00					=	135,428
Est. TCV/Total Floor Area = 155.31						
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
52,600	52,600	52,600	27,478	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	15,100	0	0	1,373	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
67,700	67,700	67,700	28,851	28,851	0	





Parcel Number: 009-470-032-00

Page: 2

Base Cost	672	24,810	14,886	
Common Wall: 1 Wall	1	-2,512	-1,507	
Class: CD Exterior: Siding Foundation: 42 Inch (Finished)				
Base Cost	241	15,038	9,023	
Common Wall: 1.5 Wall	1	-3,764	-2,258	
Water/Sewer				
Public Sewer	1	1,326	796	
Water Well, 100 Feet	1	5,640	3,384	
Built-Ins				
Appliance Allow.	1	1,934	1,160	
Fireplaces				
Wood Stove	1	2,149	1,289	
Local Cost Items				
SANITARY SEWER	1	0	0	*84% Good
	Totals:	179,712	107,828	

Notes:

ECF (404 MISSAUKEE LAKE AREA BACK LOTS) 1.100 =&gt; TCV: 118,611

2024 Est. T.C.V. 009-470-032-00		=	214,638		
Est. TCV/Total Floor Area = 212.93, Most recent sale 10/08/2019 for 130,000					
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
80,700	80,700	80,700	51,691	5.00	
2024 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	26,600	0	0	2,584	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
107,300	107,300	107,300	54,275	54,275	54,275

009-470-035-00	2024 Est. T.C.V.	THOMPSON NANCY R
Property Class: 401		7450 W MISSAUKEE BLVD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 11 T22N R8W LOTS 35, 36 & 37 MISSAUKEE PARK ORIG PLAT. ,L222P9

Land Value Estimates for Land Table Res11.LAKE MISSAUKEE BACK LOTS SUBS

		* Factors *		LOTS 35, 36 & 37				
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 50' @ 1200/	40.00	140.00	0.8034	1.0393	1200	100	LOT 35	40,080
B 50' @\$800/	40.00	140.00	0.8034	1.0393	800	100		26,720
B 50' @\$800/	40.00	140.00	0.8034	1.0393	800	100		26,720
120 Actual Front Feet, 0.39 Total Acres							Total Est. Land Value =	93,519

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	121	0	0
D/W/P: 4in Concrete	6.97	600	0	0
Wood Frame	34.04	70	50	1,191
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				2,141

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C 5 Blt 1946

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 936 SF Floor Area = 1090 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Basement	616		
1 Story	Siding	Slab	320		
Total:				158,736	95,245

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,476	886
3 Fixture Bath	1	4,646	2,788

Deck

Treated Wood	140	3,279	1,967
Treated Wood	232	4,570	2,742
Treated Wood	20	913	548

Garages

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

Base Cost	528	23,396	14,038
Common Wall: 1 Wall	1	-2,686	-1,612

Water/Sewer

Public Sewer	1	1,494	896
Water Well, 50 Feet	1	2,686	1,612

Built-Ins

Appliance Allow.	1	2,766	1,660
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Fireplaces

Exterior 1 Story	1	6,513	3,908
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Local Cost Items

SANITARY SEWER	1	0	0	*84% Good
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Totals: 207,789 124,678

Notes:

ECF (404 MISSAUKEE LAKE AREA BACK LOTS) 1.100 => TCV: 137,146

Parcel Number: 009-470-035-00

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2024 Est. T.C.V. 009-470-035-00				=	232,806	
Est. TCV/Total Floor Area = 213.58						
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
87,400	87,400	87,400	44,386	5.00		
2024	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	29,000	0	0	2,219	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
116,400	116,400	116,400	46,605	46,605	46,605	



009-470-040-00	2024 Est. T.C.V.	WILDES STEPHEN G
Property Class: 401		S SWEETBRIAR AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 11 T22N R8W LOT 40 MISSAUKEE PARK ORIG PLAT. ,L222P9

Land Value Estimates for Land Table Res11.LAKE MISSAUKEE BACK LOTS SUBS  
\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 50' @ 1200/	40.00	140.00	1.0574	1.0393	1200	100		52,748
40 Actual Front Feet, 0.13 Total Acres							Total Est. Land Value =	52,748

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

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

(11) Heating System: No Heating/Cooling  
Ground Area = 0 SF Floor Area = 0 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost	672	24,904			17,433
Totals:				24,904	17,433

Notes:

ECF (404 MISSAUKEE LAKE AREA BACK LOTS) 1.100 => TCV: 19,176

2024 Est. T.C.V. 009-470-040-00	=	72,874			
Est. TCV/Total Floor Area = 0.00					
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
26,400	26,400	26,400	9,016	5.00	
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	10,000	0	450	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
36,400	36,400	36,400	9,466	9,466	0



Parcel Number: 009-470-041-00

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ECF (404 MISSAUKEE LAKE AREA BACK LOTS) 1.100 =&gt; TCV: 159,905

2024 Est. T.C.V. 009-470-041-00	=	235,322			
Est. TCV/Total Floor Area = 175.09, Most recent sale 09/23/2022 for 300,000					
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
95,200	95,200	95,200	95,200	5.00	
2024	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	22,500	0	4,760	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
117,700	117,700	117,700	99,960	99,960	99,960









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	87,900	87,900	87,900	48,589	5.00	
2024	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	24,500	0	0	2,429	0
2024	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	112,400	112,400	112,400	51,018	51,018	51,018



Parcel Number: 009-470-046-00

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2024 Est. T.C.V. 009-470-046-00	=	197,869				
Est. TCV/Total Floor Area = 188.81, Most recent sale 09/01/2000 for 58,000						
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
76,100	76,100	76,100	45,057	5.00		
2024	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	22,800	0	0	2,252	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
98,900	98,900	98,900	47,309	47,309	0	







009-470-051-00	2024 Est. T.C.V.	STEPHAN EDWARD D
Property Class: 402		S WILDROSE AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 11 T22N R8W E 40 FT OF LOT 51 MISSAUKEE PARK ORIG PLAT. ,L222P9

Land Value Estimates for Land Table Res11.LAKE MISSAUKEE BACK LOTS SUBS

Description	Frontage	Depth	* Factors *		Rate	%Adj.	Reason	Value
			Front	Depth				
A 50' @ 1200/	40.00	60.00	1.0574	0.8409	1200	50	1/2 OF LOT 51	21,339
40 Actual Front Feet, 0.06 Total Acres							Total Est. Land Value =	21,339

2024 Est. T.C.V. 009-470-051-00 = 21,339

Est. TCV/Total Floor Area = 28.88

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
7,100	7,100	7,100	1,249	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	3,600	0	0	62	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
10,700	10,700	10,700	1,311	1,311	1,311	



Parcel Number: 009-470-051-50

Page: 2

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 ECF (404 MISSAUKEE LAKE AREA BACK LOTS) 1.100 => TCV: 149,788
 

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2024 Est. T.C.V. 009-470-051-50						=	225,502
Est. TCV/Total Floor Area = 192.08							
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
84,800	84,800	84,800	44,074	5.00			
2024	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	28,000	0	0	2,203	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
112,800	112,800	112,800	46,277	46,277	0		

009-470-052-00	2024 Est. T.C.V.	WEISS PHILLIP E
Property Class: 401		1865 S WILDROSE AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 11 T22N R8W LOTS 52, 53 & 54 EXC E 50 FT THOF MISSAUKEE PARK ORIG PLAT.  
L222P9

ADD SEWER FOR 05

Land Value Estimates for Land Table Res11.LAKE MISSAUKEE BACK LOTS SUBS

Description	Frontage	Depth	* Factors *		Rate	%Adj.	Reason	Value
			Front	Depth				
A 50' @ 1200/	40.00	90.00	0.8034	0.9306	1200	100		35,888
B 50' @\$800/	40.00	90.00	0.8034	0.9306	800	100		23,926
B 50' @\$800/	40.00	90.00	0.8034	0.9306	800	100		23,926
120 Actual Front Feet, 0.25 Total Acres								Total Est. Land Value = 83,740

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Metal Prefab	15.55	100	46	715
Total Estimated Land Improvements True Cash Value =				715

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

(11) Heating System: Wall/Floor Furnace  
Ground Area = 816 SF Floor Area = 816 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	816		
Total:				93,716	56,230

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,230	738
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Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	480	17,434	10,460

Water/Sewer

Public Sewer	1	1,326	796
Water Well, 50 Feet	1	2,585	1,551

Built-Ins

Appliance Allow.	1	1,934	1,160
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Fireplaces

Interior 1 Story	1	4,700	2,820
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Local Cost Items

SANITARY SEWER	1	0	0	*94% Good
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Totals: 122,925 73,755

Notes:

ECF (404 MISSAUKEE LAKE AREA BACK LOTS) 1.100 => TCV: 81,131

2024 Est. T.C.V. 009-470-052-00 = 165,586

Est. TCV/Total Floor Area = 202.92

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
59,500	59,500	59,500	35,622	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	23,300	0	0	1,781	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
82,800	82,800	82,800	37,403	37,403	0	





Parcel Number: 009-470-055-00

Page: 2

ECF (404 MISSAUKEE LAKE AREA BACK LOTS) 1.100 =&gt; TCV: 137,943

2024 Est. T.C.V. 009-470-055-00	=	214,595			
Est. TCV/Total Floor Area = 223.54, Most recent sale 06/10/2022 for 250,000					
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
83,500	83,500	83,500	83,500	5.00	
2024	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	23,800	0	4,175	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
107,300	107,300	107,300	87,675	87,675	0







009-470-060-00  
Property Class: 401  
Map #:

2024 Est. T.C.V.  
LAKE TOWNSHIP

SCHUT THOMAS & BEVERLY A  
7240 W MISSAUKEE BLVD  
LAKE CITY, MI 49651

SEC 11 T22N R8W LOTS 60 & 61 EXC THE W'LY 90 FT THOF; OF EACH MISSAUKEE PARK  
ORIG PLAT  
SPLIT ON 4/26/2019 50' & GARAGE TO 009-470-060-75  
FROMERLY . SEC 11 T22N R8W LOTS 60 & 61 EXC THE W 40 FT; OF EACH MISSAUKEE PARK  
ORIG PLAT. ,L222P9

Split/Comb. on 04/30/2019 completed 04/30/2019 TIM ;  
Parent Parcel(s): 009-470-060-00;  
Child Parcel(s): 009-470-060-75;

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4/26/19 SPLIT 50' AND GARAGE TO 470-060-75

Land Value Estimates for Land Table Res11.LAKE MISSAUKEE BACK LOTS SUBS									
* Factors *				LOT 60&61 EXP W'LY 90' EA					
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
A 50' @ 1200/	50.00	80.00	1.0000	0.9036	1200	100		54,216	
50 Actual Front Feet, 0.09 Total Acres								Total Est. Land Value =	54,216

Land Improvement Cost Estimates			
Description	Rate	Size % Good	Cash Value
Residential Local Cost Land Improvements			
Description	Rate	Size % Good	Cash Value
LAND IMPROVE 1000	1,000.00	1 95	950
Total Estimated Land Improvements True Cash Value =			950

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1950

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 902 SF Floor Area = 902 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	902		
Total:				104,525	62,716

Other Additions/Adjustments

Plumbing					
Average Fixture(s)	1	1,230	738		
Porches					
WPP	70	2,266	1,360		
Foundation: Shallow	70	-751	-451		
Water/Sewer					
Public Sewer	1	1,326	796		
Water Well, 100 Feet	1	5,640	3,384		
Built-Ins					
Appliance Allow.	1	1,934	1,160		
Fireplaces					
Exterior 1 Story	1	5,707	3,424		
Local Cost Items					
SANITARY SEWER	1	0	0	*90% Good	
Totals:				121,877	73,127

Notes:

ECF (404 MISSAUKEE LAKE AREA BACK LOTS) 1.100 => TCV: 80,440

2024 Est. T.C.V. 009-470-060-00 = 135,606  
Est. TCV/Total Floor Area = 150.34, Most recent sale 02/01/2000 for 70,000

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2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
53,500	53,500	53,500	32,588	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	14,300	0	0	1,629	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
67,800	67,800	67,800	34,217	34,217	0	





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2024	New	Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0		11,100	0	0	771	0
2024 Assessed			MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	35,000		35,000	35,000	16,201	16,201	0



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	44,100	44,100	44,100	29,114	5.00	
2024	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	13,900	0	0	1,455	0
2024	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	58,000	58,000	58,000	30,569	30,569	0



009-470-063-00	2024 Est. T.C.V.	GEESEMAN LARRY J & ONALEE
Property Class: 402		S GOLDEN ROD AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 11 T22N R8W LOT 63 MISSAUKEE PARK ORIG PLAT. ,L222P9

Land Value Estimates for Land Table Res11.LAKE MISSAUKEE BACK LOTS SUBS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 50' @\$800/	40.00	140.00	1.0574	1.0393	800	100		35,165
40 Actual Front Feet, 0.13 Total Acres							Total Est. Land Value =	35,165

2024 Est. T.C.V. 009-470-063-00 = 35,165

Est. TCV/Total Floor Area = 48.30

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
8,800	8,800	8,800	2,126	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	8,800	0	0	106	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
17,600	17,600	17,600	2,232	2,232	2,232	



Parcel Number: 009-470-064-00

Page: 2

Est. TC/Total Floor Area = 188.10

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
90,600	90,600	90,600	42,943	5.00		
2024 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	34,500	0	0	2,147	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
125,100	125,100	125,100	45,090	45,090	45,090	



Parcel Number: 009-470-068-00

Page: 2

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0	15,700	0	0	1,624	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
74,000	74,000	74,000	34,112	34,112	34,112





Parcel Number: 009-470-071-00

Page: 2

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 ECF (404 MISSAUKEE LAKE AREA BACK LOTS) 0.800 => TCV: 82,500
 

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2024 Est. T.C.V. 009-470-071-00	=	155,184			
Est. TCV/Total Floor Area = 101.23, Most recent sale 04/01/1999 for 18,000					
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
72,000	72,000	72,000	27,370	5.00	
2024	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	5,600	0	1,368	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
77,600	77,600	77,600	28,738	28,738	0











Parcel Number: 009-470-076-00

Page: 2

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0	6,100	0	0	1,390	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
61,300	61,300	61,300	29,209	29,209	0



Notes:

ECF (404 MISSAUKEE LAKE AREA BACK LOTS) 0.990 => TCV: 160,120

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2024 Est. T.C.V. 009-470-083-00					=	277,904
Est. TCV/Total Floor Area = 206.77						
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
118,500	118,500	118,500	45,243	5.00		
2024 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	20,500	0	0	2,262	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
139,000	139,000	139,000	47,505	47,505	47,505	

009-470-084-00  
Property Class: 401  
Map #:

2024 Est. T.C.V.  
LAKE TOWNSHIP

VAILLANCOURT MICHAEL B &  
1955 S WILDROSE AVE  
LAKE CITY, MI 49651

. SEC 11 T22N R8W LOTS 84, 85 & 86 MISSAUKEE PARK ORIG PLAT. ,L222P9

REPLACED MH W/MODULR FOR 00 @50% COMP FOR 01  
12X24 GRG ADD'N , WD FOR 03

Land Value Estimates for Land Table Res11.LAKE MISSAUKEE BACK LOTS SUBS

Description	Frontage	Depth	* Factors *		Rate	%Adj.	Reason	Value
			Front	Depth				
B 50' @\$800/	40.00	140.00	0.7969	1.0393	800	100		26,502
B 50' @\$800/	40.00	140.00	0.7969	1.0393	800	100		26,502
B 50' @\$800/	44.00	141.00	0.7969	1.0411	800	100		29,204
124 Actual Front Feet, 0.40 Total Acres Total Est. Land Value =								82,207

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Vnyl, 2 Rail	16.29	20	0	0
D/W/P: Asphalt Paving	3.10	810	50	1,255
D/W/P: 4in Ren. Conc.	8.18	762	50	3,116
D/W/P: 3.5 Concrete	6.58	81	50	266
D/W/P: Patio Blocks	15.61	44	50	343
Wood Frame	28.00	120	50	1,680
Total Estimated Land Improvements True Cash Value =				6,660

Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE Cls C 5 Blt 1999

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 1352 SF Floor Area = 1352 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,352		
Total:				207,181	155,393

Other Additions/Adjustments

Recreation Room	100	1,933	1,450
<b>Plumbing</b>			
Average Fixture(s)	1	1,476	1,107
3 Fixture Bath	1	4,646	3,484
<b>Porches</b>			
WCP (1 Story)	192	7,818	5,863
WPP	12	636	477
<b>Deck</b>			
Treated Wood	96	2,505	1,879
Treated Wood	56	1,882	1,411
<b>Garages</b>			
Class: C Exterior: Pole (Unfinished)			
Door Opener	3	1,640	1,230
Base Cost	1056	25,481	19,111
<b>Water/Sewer</b>			
Public Sewer	1	1,494	1,120
Water Well, 50 Feet	1	2,686	2,014
<b>Built-Ins</b>			
Appliance Allow.	1	2,766	2,074
<b>Local Cost Items</b>			
SANITARY SEWER	1	0	0

\*80% Good



Parcel Number: 009-470-084-00

Page: 2

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 Totals: 262,144 196,613

Notes: MODULAR

 ECF (404 MISSAUKEE LAKE AREA BACK LOTS) 0.990 => TCV: 194,647
 

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2024 Est. T.C.V. 009-470-084-00 = 283,514

Est. TCV/Total Floor Area = 209.70, Most recent sale 10/01/1997 for 42,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
105,100	105,100	105,100	61,065	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	36,700	0	0	3,053	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
141,800	141,800	141,800	64,118	64,118	64,118	



Parcel Number: 009-470-087-00

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2024 Est. T.C.V. 009-470-087-00	=	339,814
Est. TCV/Total Floor Area = 165.60		
2023 Assessed MBOR S.E.V.	Base for Cap C.P.I.	
133,500 133,500 133,500	70,815 5.00	
2024 New Eq. Adjustment Loss	Additions Tax Adjustment Losses	
0 36,400 0	0 3,540 0	
2024 Assessed MBOR S.E.V.	Capped ->Taxable<- PRE/MBT	
169,900 169,900 169,900	74,355 74,355 74,355	





Parcel Number: 009-470-091-00

Page: 2

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Est. TCV/Total Floor Area = 163.32, Most recent sale 06/01/1996 for 34,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
70,400	70,400	70,400	40,314	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	17,800	0	0	2,015	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
88,200	88,200	88,200	42,329	42,329	0	

009-470-092-00                                      2024 Est. T.C.V.                                      KELLEY BRIAN C  
 Property Class: 401                                                                           1906 S WILDROSE AVE  
 Map #:                                      LAKE TOWNSHIP                                      LAKE CITY, MI 49651

. SEC 11 T22N R8W LOTS 92, 93 & 94 MISSAUKEE PARK ORIG PLAT.                                      ,L222P9

CABIN BURNED FOR 99..NEW HOUSE U/C ...COMP FOR 00

Land Value Estimates for Land Table Res11.LAKE MISSAUKEE BACK LOTS SUBS

Description	Frontage	Depth	* Factors *		Rate	%Adj.	Reason	Value
			Front	Depth				
B 50' @\$800/	40.00	140.00	0.8034	1.0393	800	100		26,720
B 50' @\$800/	40.00	140.00	0.8034	1.0393	800	100		26,720
C 50' @ 500/FF	40.00	140.00	0.7690	1.0473	500	100		16,108
120 Actual Front Feet, 0.39 Total Acres                                      Total Est. Land Value =								69,548

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1 Single Family 1.25S                                      Cls CD                                      Blt 1999

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 936 SF      Floor Area = 1170 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Basement	936		
Total:				143,540	114,832

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,230	984
3 Fixture Bath	1	3,860	3,088

Porches

WCP (1 Story)	144	5,736	4,589
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Garages

Class: CD Exterior: Pole (Unfinished)

Base Cost	768	18,263	14,610
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Water/Sewer

Public Sewer	1	1,326	1,061
Water Well, 50 Feet	1	2,585	2,068

Built-Ins

Appliance Allow.	1	1,934	1,547
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Local Cost Items

SANITARY SEWER	1	0	0	*89% Good
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Totals:                                      178,474                                      142,779

Notes:

ECF (404 MISSAUKEE LAKE AREA BACK LOTS) 1.100 => TCV:                                      157,057

2024 Est. T.C.V. 009-470-092-00                                      =                                      227,555

Est. TCV/Total Floor Area = 194.49

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	2024 New Eq. Adjustment	Losses
86,300	86,300	86,300	63,911	5.00	0	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	Tax Adjustment	PRE/MBT
0	27,500	0	0	3,195	0	0

113,800

113,800

113,800

67,106

67,106

67,106



009-470-095-00	2024 Est. T.C.V.	SPEAR DAVID L & MARY J
Property Class: 401		1936 S WILDROSE AVE
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

. SEC 11 T22N R8W LOTS 95 & 96 MISSAUKEE PARK ORIG PLAT. ,L222P9

ADD SEWER FOR 05

Land Value Estimates for Land Table Res11.LAKE MISSAUKEE BACK LOTS SUBS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 50' @\$800/	40.00	140.00	0.8891	1.0393	800	100		29,570
C 50' @ 500/FF	40.00	140.00	0.8685	1.0473	500	100		18,192
80 Actual Front Feet, 0.26 Total Acres								
Total Est. Land Value =								47,762

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Metal Prefab	13.13	100	50	656
Wood Frame	22.46	112	50	1,258
Total Estimated Land Improvements True Cash Value =				1,914

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Low Blt 1965

(11) Heating System: Wall Furnace  
Ground Area = 500 SF Floor Area = 500 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Metal	500		
			Total:	30,051	10,519

Other Additions/Adjustments

Skirting, Metal or Vinyl, Vertical	120	1,295	453	
Deck				
Treated Wood w/Roof (Deck Portion)	140	3,137	1,098	
Treated Wood w/Roof (Roof portion)	140	2,054	719	
Water/Sewer				
Public Sewer	1	1,175	411	
Water Well, 50 Feet	1	2,498	874	
Local Cost Items				
SANITARY SEWER	1	0	0	*94% Good
Totals:			40,210	14,074

Notes:

ECF (404 MISSAUKEE LAKE AREA BACK LOTS) 0.800 => TCV: 11,259

2024 Est. T.C.V. 009-470-095-00			=	60,935
Est. TCV/Total Floor Area = 121.87				
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
19,000	19,000	19,000	12,651	5.00
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	11,500	0	632	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<- PRE/MBT
30,500	30,500	30,500	13,283	13,283 0

009-470-097-00	2024 Est. T.C.V.	WALTZ LAWRENCE L
Property Class: 401		1946 S WILDROSE AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 11 T22N R8W LOT 97 MISSAUKEE PARK ORIG PLAT. ,L222P9

Land Value Estimates for Land Table Res11.LAKE MISSAUKEE BACK LOTS SUBS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 50' @\$800/	40.00	140.00	1.0574	1.0393	800	100		35,165
40 Actual Front Feet, 0.13 Total Acres								Total Est. Land Value = 35,165

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	500	0	0
Wood Frame	28.00	120	50	1,680

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				2,630

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Low Blt 1975

(11) Heating System: Wall Furnace

Ground Area = 980 SF Floor Area = 980 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Comp.Shingle	980		
Total:				44,867	15,704

Other Additions/Adjustments

Skirting, Metal or Vinyl, Vertical 144 1,554 544

Porches

WGEP (1 Story) 192 9,684 3,389  
Foundation: Shallow 192 -1,279 -448

Deck

Treated Wood w/Roof (Deck Portion) 160 3,422 1,198  
Treated Wood w/Roof (Roof portion) 160 2,306 807  
w/Roof (Roof portion) 1152 14,308 5,008

Garages

Class: D Exterior: Pole (Unfinished)

Base Cost 480 11,242 3,935

Water/Sewer

Public Sewer 1 1,175 411  
Water Well, 100 Feet 1 5,506 1,927

Local Cost Items

SANITARY SEWER 1 0 0 \*84% Good

Totals: 92,785 32,475

Notes:

ECF (404 MISSAUKEE LAKE AREA BACK LOTS) 0.800 => TCv: 25,980

2024 Est. T.C.V. 009-470-097-00 = 63,775

Est. TCv/Total Floor Area = 65.08

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
24,200	24,200	24,200	13,121	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	7,700	0	0	656	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
31,900	31,900	31,900	13,777	13,777	13,777	



009-470-098-00                                  2024 Est. T.C.V.                                  WALTZ LAWRENCE L  
 Property Class: 401                                                                   1946 S WILDROSE AVE  
 Map #:                                  LAKE TOWNSHIP                                  LAKE CITY, MI 49651

. SEC 11 T22N R8W LOTS 98, 99 & 100 MISSAUKEE PARK ORIG PLAT. ,L222P9

32X40 PC GRG FOR 03

Land Value Estimates for Land Table Res11.LAKE MISSAUKEE BACK LOTS SUBS

		* Factors *					3 LOTS		
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
B 50' @\$800/	40.00	140.00	0.8211	1.0393	800	100		27,307	
C 50' @ 500/FF	40.00	140.00	0.7894	1.0473	500	100		16,534	
C 50' @ 500/FF	30.00	140.00	0.7894	1.0473	500	100		12,401	
110 Actual Front Feet, 0.35 Total Acres          Total Est. Land Value =								56,243	

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	27.67	128	50	1,771
Total Estimated Land Improvements True Cash Value =				1,771

Cost Est. for Res. Bldg: 1 Single Family GRG                                  Cls C          Blt 2002

(11) Heating System: No Heating/Cooling  
 Ground Area = 0 SF          Floor Area = 0 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					

Garages

Class: C Exterior: Pole (Unfinished)					
Base Cost			1280	30,886	24,709
Totals:				30,886	24,709

Notes:

ECF (404 MISSAUKEE LAKE AREA BACK LOTS) 1.100 => TCV:          27,180

2024 Est. T.C.V. 009-470-098-00					=	85,194
Est. TCV/Total Floor Area = 0.00						
2023 Assessed		MBOR	S.E.V.	Base for Cap	C.P.I.	
26,900	26,900	26,900	19,610	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	15,700	0	0	980	0	
2024 Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
42,600	42,600	42,600	20,590	20,590	20,590	

009-470-101-00  
Property Class: 401  
Map #:

2024 Est. T.C.V.  
LAKE TOWNSHIP

CHANEY RUSSELL J & LINDA E  
1929 S SWEETBRIAR AVE  
LAKE CITY, MI 49651

. LOTS 101, 102, & 103 MISSAUKEE PARK ORIGINAL PLAT ,L222P9

PERMITTED AS GRG,, APPEARS TO BE HOME, ADD FOR 97  
COMP FOR 98

Land Value Estimates for Land Table Res11.LAKE MISSAUKEE BACK LOTS SUBS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
			* Factors *						
						3 LOTS			
B 50' @\$800/	40.00	140.00	0.7953	1.0393	800	100		26,449	
C 50' @ 500/FF	40.00	140.00	0.7597	1.0473	500	100		15,912	
C 50' @ 500/FF	45.00	140.00	0.7597	1.0473	500	100		17,901	
125 Actual Front Feet, 0.40 Total Acres								Total Est. Land Value =	60,262

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.97	2152	50	7,499
Wood Frame	28.83	100	50	1,441
Wood Frame	32.30	80	50	1,292
Total Estimated Land Improvements True Cash Value =				10,232

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 1996

(11) Heating System: Forced Heat & Cool  
Ground Area = 1674 SF Floor Area = 1674 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,418		
1 Story	Siding	Slab	256		
Total:				209,770	157,326

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,476	1,107
3 Fixture Bath	1	4,646	3,484

Porches

CCP (1 Story)	216	5,620	4,215
CPP	256	4,303	3,227

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	408	19,666	14,749
Common Wall: 1 Wall	1	-2,686	-2,014
Door Opener	1	547	410
Class: C Exterior: Pole (Unfinished)			
Base Cost	2304	55,596	41,697

Water/Sewer

Public Sewer	1	1,494	1,120
Water Well, 100 Feet	1	5,808	4,356

Built-Ins

Appliance Allow.	1	2,766	2,074
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Local Cost Items

SANITARY SEWER	1	0	0	*86% Good
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Totals: 309,006 231,751

Notes: 2010 ADDITION

ECF (404 MISSAUKEE LAKE AREA BACK LOTS) 1.100 => TCV: 254,926

Parcel Number: 009-470-101-00

Page: 2

2024 Est. T.C.V. 009-470-101-00						=	325,420
Est. TCV/Total Floor Area = 194.40, Most recent sale 04/25/2018 for 100,000							
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
131,000	131,000	131,000	103,440	5.00			
2024	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	31,700	0	0	5,172	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
162,700	162,700	162,700	108,612	108,612	108,612		

009-470-104-00                      2024 Est. T.C.V.                      ROGERS STEVEN J TRUST  
 Property Class: 401                                                                1919 S SWEETBRIAR AVE  
 Map #:                      LAKE TOWNSHIP                      Lake City, MI 49651

SEC 11 T22N R8W LOTS 104, 105 & 106 MISSAUKEE PARK ORIG PLAT.                      ,L222P9

Land Value Estimates for Land Table Res11.LAKE MISSAUKEE BACK LOTS SUBS  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 50' @\$800/	40.00	140.00	0.8034	1.0393	800	100		26,720
B 50' @\$800/	40.00	140.00	0.8034	1.0393	800	100		26,720
C 50' @ 500/FF	40.00	140.00	0.7690	1.0473	500	100		16,108
120 Actual Front Feet, 0.39 Total Acres							Total Est. Land Value =	69,548

#### Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.18	800	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	2	95	1,900
Total Estimated Land Improvements True Cash Value =				1,900

Cost Est. for Res. Bldg: 1 Single Family HUD                      Cls C                      Blt 1994

(11) Heating System: Forced Heat & Cool  
 Ground Area = 1196 SF                      Floor Area = 1196 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

#### Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,196		
			Total:	161,074	120,806

#### Other Additions/Adjustments

##### Plumbing

Average Fixture(s)	1	1,476	1,107
3 Fixture Bath	1	4,646	3,484

##### Deck

Treated Wood	104	2,635	1,976
Treated Wood	130	3,121	2,341

##### Garages

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

Door Opener	2	1,093	820
Base Cost	1624	57,684	43,263

##### Water/Sewer

Public Sewer	1	1,494	1,120
Water Well, 100 Feet	1	5,808	4,356

##### Built-Ins

Appliance Allow.	1	2,766	2,074
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##### Local Cost Items

SANITARY SEWER	1	0	0	*85% Good
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Totals:                      241,797                      181,347

Notes: 94' DUTCH

ECF (404 MISSAUKEE LAKE AREA BACK LOTS) 0.750 => TCV:                      136,010

2024 Est. T.C.V. 009-470-104-00                      =                      207,458

Est. TCV/Total Floor Area = 173.46, Most recent sale 11/09/2011 for 65,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
81,400	81,400	81,400	52,073	5.00		
2024	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	22,300	0	0	2,603	0

Parcel Number: 009-470-104-00

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2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
103,700	103,700	103,700	54,676	54,676	0



009-470-107-00 2024 Est. T.C.V. CASTOR WARREN JR & JILL  
 Property Class: 401 7417 W MISSAUKEE BLVD  
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

E 50 FT OF LOTS 107, 108 & 109. MISSAUKEE PARK ORIGINAL PLAT ,L222P9

Land Value Estimates for Land Table Res11.LAKE MISSAUKEE BACK LOTS SUBS  
 \* Factors \* EAST 50' OF 3 LOTS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 50' @\$800/	50.00	190.00	1.0000	1.1217	800	100		44,870
50 Actual Front Feet, 0.22 Total Acres Total Est. Land Value =								44,870

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	0.00	0	95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1940

(11) Heating System: Wall/Floor Furnace  
 Ground Area = 448 SF Floor Area = 448 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	448		
Total:				55,232	35,901

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,230	799
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Porches

WGEP (1 Story)	200	13,760	8,944
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Garages

Class: CD Exterior: Siding Foundation: 42 Inch (Finished)  
 Base Cost 352 19,177 12,465

Water/Sewer

Public Sewer	1	1,326	862
Water Well, 50 Feet	1	2,585	1,680

Built-Ins

Appliance Allow.	1	1,934	1,257
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Local Cost Items

SANITARY SEWER	1	0	0	*84% Good
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Totals: 95,244 61,908

Notes:

ECF (404 MISSAUKEE LAKE AREA BACK LOTS) 1.100 => TCV: 68,098

2024 Est. T.C.V. 009-470-107-00 = 113,918

Est. TCV/Total Floor Area = 254.28, Most recent sale 07/29/2022 for 175,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
41,300	41,300	41,300	41,300	5.00	
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	15,700	0	0	2,065	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
57,000	57,000	57,000	43,365	43,365	0







Parcel Number: 009-470-110-00

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Est. TCV/Total Floor Area = 137.15, Most recent sale 06/26/2009 for 88,400

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
110,600	110,600	110,600	65,757	5.00		
2024	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	17,100	0	0	3,287	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
127,700	127,700	127,700	69,044	69,044	69,044	



009-470-117-00 2024 Est. T.C.V. THOMAS ROBERT P & KARIN M (TTEE)  
 Property Class: 401 S SWEETBRIAR AVE  
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

. SEC 11 T22N R8W LOT 117 EXC THE N 10 FT THOF & ENTIRE LOTS 118 & 119. PLAT OF  
 MISSAUKEE PARK ORIGINAL. ,L222P9

Land Value Estimates for Land Table Res11.LAKE MISSAUKEE BACK LOTS SUBS

\* Factors \* LOTS 118,119 & PRT OF 117

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 50' @\$800/	70.00	140.00	0.8473	1.0393	800	100		49,314
C 50' @ 500/FF	27.00	140.00	0.8197	1.0473	500	100		11,590
97 Actual Front Feet, 0.31 Total Acres Total Est. Land Value =								60,904

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.18	575	0	0
Wood Frame	26.33	160	50	2,106
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				3,056

Cost Est. for Res. Bldg: 1 Single Family GRG Cls C Blt 2012

(11) Heating System: No Heating/Cooling  
 Ground Area = 0 SF Floor Area = 0 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					

Garages

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

Door Opener	1	547	438
Base Cost	1071	38,042	30,434
Totals:		38,589	30,872

Notes:

ECF (404 MISSAUKEE LAKE AREA BACK LOTS) 1.100 => TCv: 33,959

2024 Est. T.C.V. 009-470-117-00				=	97,919
Est. TCv/Total Floor Area =	0.00, Most recent sale 10/13/1995 for 4,000				
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
31,500	31,500	31,500	15,872	5.00	
2024	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	17,500	0	0	793	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<- PRE/MBT	
49,000	49,000	49,000	16,665	16,665 16,665	

009-470-120-00	2024 Est. T.C.V.	LOTAN CENTER STAGE LLC
Property Class: 401		1985 S PAVILION DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 11 T22N R8W LOT 120 MISSAUKEE PARK ORIG PLAT. ,L222P9

ADD SEWER FOR 05

Land Value Estimates for Land Table Res11.LAKE MISSAUKEE BACK LOTS SUBS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C 50' @ 500/FF	51.00	143.00	0.9941	1.0540	500	100		26,718
51 Actual Front Feet, 0.17 Total Acres Total Est. Land Value =								26,718

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	128	82	646
Total Estimated Land Improvements True Cash Value =				646

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1960

(11) Heating System: Wall/Floor Furnace  
 Ground Area = 720 SF Floor Area = 720 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	720		
Total:				86,700	47,685

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,230	676
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Porches

CCP (1 Story)	50	1,377	757
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Garages

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

Base Cost	400	15,360	8,448
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Water/Sewer

Public Sewer	1	1,326	729
Water Well, 100 Feet	1	5,640	3,102

Built-Ins

Appliance Allow.	1	1,934	1,064
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Local Cost Items

SANITARY SEWER	1	0	0	*94% Good
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Totals: 113,567 62,461

Notes:

ECF (404 MISSAUKEE LAKE AREA BACK LOTS) 1.100 => TCV: 68,707

2024 Est. T.C.V. 009-470-120-00 = 96,071

Est. TCV/Total Floor Area = 133.43, Most recent sale 07/02/2021 for 42,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
36,800	36,800	36,800	31,185	5.00	
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	11,200	0	0	1,559	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
48,000	48,000	48,000	32,744	32,744	0





Parcel Number: 009-470-121-00

Page: 2

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
61,800	61,800	61,800	43,662	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	14,900	0	0	2,183	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
76,700	76,700	76,700	45,845	45,845	45,845	

009-470-123-00    2024 Est. T.C.V.    WOLF NEIL & MARTHA TRUST  
 Property Class: 401    LAKE TOWNSHIP    1945 S PAVILION DR  
 Map #:    LAKE CITY, MI 49651

SEC 11 T22N R8W N 20 FT OF LOT 123 EXC BEG AT SW COR TH N 01 DEG 54'21"E 4.61 FT  
 S 88 DEG 16' 44"E 140.44 FT, S 01 DEG 50'04"W 4.48 FT N 88 DEG 19'18"W 140.44  
 FT TO POB. ALSO S 2.8 FT OF LOT 126 & ALSO LOTS 124 & 125. MISSAUKEE PARK  
 ORIGINAL PLAT.                      ,L222P9

Land Value Estimates for Land Table Res11.LAKE MISSAUKEE BACK LOTS SUBS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C 50' @ 500/FF	40.00	140.00	0.8172	1.0473	500	100		17,117
C 50' @ 500/FF	58.00	140.00	0.8172	1.0473	500	100		24,820
98 Actual Front Feet, 0.32 Total Acres                      Total Est. Land Value =								41,938

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	540	50	1,776
Metal Prefab	18.44	100	50	922
Total Estimated Land Improvements True Cash Value =				2,698

Cost Est. for Res. Bldg: 1 Mobile Home HUD                      Cls Average                      Blt 1968

(11) Heating System: Wall Furnace  
 Ground Area = 1008 SF      Floor Area = 1008 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Metal	720		
Addition	Siding	Crawl	288		
			Total:	69,314	24,260

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1	964	337	
Porches					
CGEP (1 Story)		160	7,286	5,246	*72% Good
CCP (1 Story)		216	4,685	1,640	
Garages					
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost		396	17,175	6,011	
Class: C Exterior: Pole (Unfinished)					
Base Cost		768	20,513	7,180	
Block Foundation		144	2,022	708	
Water/Sewer					
Public Sewer		1	1,494	523	
Water Well, 50 Feet		1	2,686	940	
Built-Ins					
Appliance Allow.		1	2,766	968	
Deck					
w/Roof (Roof portion)		1416	21,481	7,518	
Local Cost Items					
SANITARY SEWER		1	0	0	*81% Good
			Totals:	150,386	55,331

Notes: 1968 VINDALE MH

ECF (404 MISSAUKEE LAKE AREA BACK LOTS) 0.800 => TCV:                      44,265

Parcel Number: 009-470-123-00

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2024 Est. T.C.V. 009-470-123-00						=	88,901
Est. TCV/Total Floor Area = 88.20, Most recent sale 05/04/2015 for 40,000							
2023 Assessed		MBOR	S.E.V.	Base for Cap	C.P.I.		
40,000		40,000	40,000	19,916	5.00		
2024	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	4,500	0	0	995	0	
2024 Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
44,500		44,500	44,500	20,911	20,911	0	

009-470-126-00	2024 Est. T.C.V.	URIE CHADWICK L & JESSICA SUE
Property Class: 401		1925 S PAVILION DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 11 T22N R8W LOT 126 EXC S 2.8 FT THOF. ALSO S 12.2 FT OF LOT 127. MISSAUKEE  
PARK ORIGINAL PLAT. ,L222P9

Land Value Estimates for Land Table Res11.LAKE MISSAUKEE BACK LOTS SUBS

\* Factors \* MOST 126 & 12' OF 127

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C 50' @ 500/FF	49.40	141.00	1.0036	1.0496	500	100		26,018
49 Actual Front Feet, 0.16 Total Acres				Total Est. Land Value =				26,018

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	266	0	0
Wood Frame	29.53	96	95	2,693

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				3,643

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C -5 Blt 1940

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 879 SF Floor Area = 879 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	779		
1 Story	Siding	Slab	100		
Total:				109,593	71,230

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,476	959
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Water/Sewer

Public Sewer	1	1,494	971
Water Well, 100 Feet	1	5,808	3,775

Built-Ins

Appliance Allow.	1	2,766	1,798
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Local Cost Items

SANITARY SEWER	1	0	0	*89% Good
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Totals: 121,137 78,733

Notes:

ECF (404 MISSAUKEE LAKE AREA BACK LOTS) 1.100 => TCV: 86,606

2024 Est. T.C.V. 009-470-126-00 = 116,267

Est. TCV/Total Floor Area = 132.27, Most recent sale 08/28/2012 for 40,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
49,700	49,700	49,700	26,752	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	8,400	0	0	1,337	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
58,100	58,100	58,100	28,089	28,089	28,089	



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	69,200	69,200	69,200	56,835	5.00	
2024	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	18,800	0	0	2,841	0
2024	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	88,000	88,000	88,000	59,676	59,676	59,676

009-470-128-00	2024 Est. T.C.V.	WIGGINS JON
Property Class: 401		7459 W MISSAUKEE BLVD
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

. SEC 11 T22N R8W THE EAST 45 FT OF LOTS 128 & 129 MISSAUKEE PARK ORIG PLAT.  
L222P9

ADD SEWER FOR 05

Land Value Estimates for Land Table Res11.LAKE MISSAUKEE BACK LOTS SUBS  
\* Factors \* E 45 OF 2 LOTS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C 50' @ 500/FF	45.00	80.00	1.0321	0.8855	500	100		20,563
45 Actual Front Feet,	0.08 Total Acres		Total Est. Land Value =					20,563

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 1950

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 675 SF Floor Area = 675 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

#### Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	675		
Total:				76,554	42,104

#### Other Additions/Adjustments

##### Plumbing

Average Fixture(s)	1	1,025	564
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##### Water/Sewer

Public Sewer	1	1,175	646
Water Well, 50 Feet	1	2,498	1,374

##### Built-Ins

Appliance Allow.	1	1,638	901
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##### Unit-in-Place Cost Items

ROOF STRUCT. (SQ FT)	20	112	95	*85% Good
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##### Local Cost Items

SANITARY SEWER	1	0	0	*94% Good
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Totals: 83,002 45,684

#### Notes:

ECF (404 MISSAUKEE LAKE AREA BACK LOTS) 1.100 => TCV: 50,252

2024 Est. T.C.V. 009-470-128-00 = 70,815

Est. TCV/Total Floor Area = 104.91

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
27,100	27,100	27,100	17,456	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	8,300	0	0	872	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
35,400	35,400	35,400	18,328	18,328	0	







Parcel Number: 009-480-002-00

Page: 2

Interior 1 Story	1	5,338	3,470	
Local Cost Items				
SANITARY SEWER	1	0	0	*90% Good
	Totals:	208,097	135,262	

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.460 =&gt; TCV: 197,482

2024 Est. T.C.V. 009-480-002-00	=	440,075				
Est. TCV/Total Floor Area = 291.05, Most recent sale 05/11/2016 for 272,900						
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
167,000	167,000	167,000	147,598	5.00		
2024	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	53,000	0	0	7,379	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
220,000	220,000	220,000	154,977	154,977	0	

009-480-003-00 2024 Est. T.C.V. GUNNERSON MATTHEW  
 Property Class: 401 7520 W FOREST DR  
 Map #: COMMON BEACH (PUBL LAKE TOWNSHIP LAKE CITY, MI 49651

. SEC 11 T22N R8W LOT 3 MISSAUKEE PARK 1ST ADD.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50' @ 4200/FF	52.00	103.00	0.9902	1.0074	4200	100		217,873
52 Actual Front Feet, 0.12 Total Acres Total Est. Land Value =								217,873

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1937

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 936 SF Floor Area = 1136 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Slab	399		
1 Story	Siding	Slab	489		
1 Story	Siding	Slab	48		
			Total:	122,014	67,108

Other Additions/Adjustments

Plumbing

Average Fixture(s) 1 1,230 676

Garages

Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)  
 Base Cost 280 14,022 7,712  
 Common Wall: 1/2 Wall 1 -1,252 -689

Water/Sewer

Public Sewer 1 1,326 729  
 Water Well, 50 Feet 1 2,585 1,422

Built-Ins

Appliance Allow. 1 1,934 1,064

Fireplaces

Exterior 1 Story 1 5,707 3,139

Breezeways

Frame Wall 98 5,875 3,231

Local Cost Items

SANITARY SEWER 1 0 0 \*84% Good

Totals: 153,441 84,392

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.460 => TCV: 123,212

2024 Est. T.C.V. 009-480-003-00 = 342,035

Est. TCV/Total Floor Area = 301.09, Most recent sale 09/10/2014 for 165,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
124,100	124,100	124,100	106,365	5.00		
2024	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	46,900	0	0	5,318	0

Parcel Number: 009-480-003-00

Page: 2

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2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
171,000	171,000	171,000	111,683	111,683	0



Totals: 234,676 152,540

Notes:

ECF (404 MISSAUKEE LAKE AREA BACK LOTS) 1.100 => TCV: 167,794

2024 Est. T.C.V. 009-480-004-00 = 228,145

Est. TCV/Total Floor Area = 147.76, Most recent sale 03/16/2023 for 223,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
107,200	107,200	107,200	107,200	5.00	
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	6,900	0	0	6,900	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
114,100	114,100	114,100	112,560	114,100	114,100

009-480-005-00	2024 Est. T.C.V.	TOLES MICHAEL J
Property Class: 401		1850 S PAVILION DR
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

SEC 11 T 22N R 8W BEG AT SE COR LOT 5,1ST ADD TO MISSAUKEE PARK TH N 84 DEG  
 38' 27" W 80.17 FT; N 03 DEG 38' 38" E 121.73 FT; S 68 DEG 45' 26" E 80.5 FT; S  
 01 DEG 41' 35" W 99.85 FT TO POB. .20 A M/L PCL B

Land Value Estimates for Land Table Res11.LAKE MISSAUKEE BACK LOTS SUBS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
C 50' @ 500/FF	80.17	58.67	0.7050	0.8068	500	100		22,800	
C 50' @ 500/FF	80.17	50.00	0.7050	0.7690	500	100		21,732	
160 Actual Front Feet, 0.20 Total Acres								Total Est. Land Value =	44,532

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	7.35	570	0	0
D/W/P: 4in Concrete	6.49	72	95	444
Wood Frame	31.19	64	50	998

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				2,392

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

(11) Heating System: Wall/Floor Furnace  
 Ground Area = 780 SF Floor Area = 780 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	660		
1 Story	Siding	Slab	120		
			Total:	90,117	58,576

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,230	799
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Deck

Treated Wood	120	2,880	1,872
Treated Wood	205	4,106	2,669
w/Roof (Roof portion)	25	517	336

Garages

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

Base Cost	768	27,249	17,712
Door Opener	1	485	315

Water/Sewer

Public Sewer	1	1,326	862
Water Well, 100 Feet	1	5,640	3,666

Built-Ins

Appliance Allow.	1	1,934	1,257
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Local Cost Items

SANITARY SEWER	1	0	0	*94% Good
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Totals: 135,484 88,064

Notes:

ECF (404 MISSAUKEE LAKE AREA BACK LOTS) 1.100 => TCV: 96,871

2024 Est. T.C.V. 009-480-005-00	=	143,795
Est. TCV/Total Floor Area = 184.35		



2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
59,300	59,300	59,300	33,829	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	12,600	0	0	1,691	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
71,900	71,900	71,900	35,520	35,520	35,520	

009-480-006-00 2024 Est. T.C.V. MCEWEN GORDON T & BERNADINE  
 Property Class: 401 1860 S PAVILION DR  
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

. SEC 11 T22N R8W LOTS 6 & 7 MISSAUKEE PARK 1ST ADD.

Land Value Estimates for Land Table Res11.LAKE MISSAUKEE BACK LOTS SUBS

		* Factors *		LOTS 6 & 7					
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
C 50' @ 500/FF	50.00	150.00	0.8123	1.0692	500	100		21,712	
C 50' @ 500/FF	50.00	150.00	0.8123	1.0692	500	100		21,712	
100 Actual Front Feet, 0.34 Total Acres								Total Est. Land Value =	43,424

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

(11) Heating System: Wall/Floor Furnace  
 Ground Area = 1320 SF Floor Area = 1320 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Siding	Crawl Space	990			
1 Story	Siding	Slab	330			
			Total:	145,280	94,432	
Other Additions/Adjustments						
Plumbing						
Average Fixture(s)			1	1,230	799	
Porches						
CPP			78	1,559	1,013	
Water/Sewer						
Public Sewer			1	1,326	862	
Water Well, 50 Feet			1	2,585	1,680	
Built-Ins						
Appliance Allow.			1	1,934	1,257	
Local Cost Items						
SANITARY SEWER			1	0	0	*84% Good
				Totals:	153,914	100,043

Notes:

ECF (404 MISSAUKEE LAKE AREA BACK LOTS) 1.100 => TCV: 110,047

2024 Est. T.C.V.	009-480-006-00	=	153,471			
Est. TCV/Total Floor Area = 116.27						
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
74,500	74,500	74,500	35,556	5.00		
2024	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	2,200	0	0	0	1,777	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
76,700	76,700	76,700	37,333	37,333	0	

009-480-008-00                                  2024 Est. T.C.V.                                  KUZAWA MAUREEN M FAMILY TRUST  
Property Class: 401                                  1880 S PAVILION DR  
Map #:    LAKE TOWNSHIP                                  LAKE CITY, MI 49651

. SEC 11 T22N R8W LOTS 8 & 9 AND BEG AT SW COR LOT 9, S 44FT, E TO SE COR LOT 9, NW'LY TO POB. MISSAUKEE PARK 1ST ADD.

Land Value Estimates for Land Table Res11.LAKE MISSAUKEE BACK LOTS SUBS

		* Factors *		LOTS 8 & 9			
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
C 50' @ 500/FF	102.00	150.00	0.8074	1.0692	500	100	44,031
102 Actual Front Feet, 0.35 Total Acres						Total Est. Land Value =	44,031

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	1180	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				2,500

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

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 1154 SF      Floor Area = 1154 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,154		
				Total:	133,509      80,106

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,230	738
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Garages

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

Base Cost	780	24,617	14,770
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Water/Sewer

Public Sewer	1	1,326	796
Water Well, 50 Feet	1	2,585	1,551

Built-Ins

Appliance Allow.	1	1,934	1,160
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Breezeways

Frame Wall	140	8,393	5,036
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Local Cost Items

SANITARY SEWER	1	0	0	*84% Good
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Totals:                                  173,594                                  104,157

Notes:

ECF (404 MISSAUKEE LAKE AREA BACK LOTS) 1.100 => TCV:                                  114,573

2024 Est. T.C.V. 009-480-008-00                                  =                                  161,104

Est. TCV/Total Floor Area = 139.60, Most recent sale 08/30/2010 for 57,900

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
69,100	69,100	69,100	36,092	5.00	
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	11,500	0	0	1,804	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
80,600	80,600	80,600	37,896	37,896	0



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2024	New	Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0		9,100	0	0	1,979	0
2024 Assessed			MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	62,100		62,100	62,100	41,570	41,570	0

009-480-012-00	2024 Est. T.C.V.	NUFFER MICHAEL & MICHELLE
Property Class: 401		1920 S PAVILION DR
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

. SEC 11 T22N R8W LOT 12 & TH N 34 FT; OF LOT 13 MISSAUKEE PARK 1ST ADD.

2014 MLS PUBLIC MARKETING REMARKS LARGE 3 BEDROOM 2 BATH HOME WITHIN WALKING DISTANCE TO LAKE MISSAUKEE. THERE IS ROAD END PUBLIC ACCESS WITH A SANDY BEACH. THE HOME HAS A LARGE YARD, ATTACHED 2 CAR GARAGE, AND A DECK OFF THE LIVING ROOM. LIVING ROOM HAS A CATHEDRAL CEILING AND ADJOINS THE KITCHEN WHICH HAS CUSTOM MADE WALNUT CABINETS AND A LARGE BAY WINDOW. PLENTY OF LARGE CLOSETS THOUGHT OUT THE HOME OFFERING YOU PLENTY OF STORAGE. THE HOME IS WELL INSULATED AND HAS A NEWER BOILER SYSTEM AND GAS WATER HEATER. THE ROOF IS ONLY 2 YEARS OLD AND THE WELL PUMP WAS REPLACED THIS PAST WINTER. THIS PROPERTY IS CLOSE TO THE LAKE, CLOSE TO SHOPPING AND LAKE CITY.

Land Value Estimates for Land Table Res11.LAKE MISSAUKEE BACK LOTS SUBS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C 50' @ 500/FF	50.00	150.00	0.8559	1.0692	500	100		22,878
C 50' @ 500/FF	34.00	150.00	0.8559	1.0692	500	100		15,557
84 Actual Front Feet, 0.29 Total Acres								
Total Est. Land Value =								38,435

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.89	800	73	1,688
Metal Prefab	20.42	48	73	715
Total Estimated Land Improvements True Cash Value =				2,403

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1986

(11) Heating System: Forced Hot Water  
 Ground Area = 1518 SF Floor Area = 1518 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,518		
Total:				174,404	113,362

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,230	799
3 Fixture Bath	1	3,860	2,509

Deck

Treated Wood	208	4,150	2,697
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Garages

Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	462	19,145	12,444
Common Wall: 1 Wall	1	-2,512	-1,633
Door Opener	2	970	630

Water/Sewer

Public Sewer	1	1,326	862
Water Well, 50 Feet	1	2,585	1,680

Built-Ins

Appliance Allow.	1	1,934	1,257
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Local Cost Items

SANITARY SEWER	1	0	0	*94% Good
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Totals: 207,092 134,607

Notes:

ECF (404 MISSAUKEE LAKE AREA BACK LOTS) 1.100 => TCV: 148,068

Parcel Number: 009-480-012-00

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2024 Est. T.C.V. 009-480-012-00	=	188,906				
Est. TCV/Total Floor Area = 124.44, Most recent sale 01/04/2016 for 76,300						
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
78,800	78,800	78,800	49,561	5.00		
2024	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	15,700	0	0	2,478	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
94,500	94,500	94,500	52,039	52,039	52,039	





009-480-015-00 2024 Est. T.C.V. ANDRASH STEPHEN & PATRICIA  
 Property Class: 401 1960 S PAVILION DR  
 Map #: LAKE TOWNSHIP Lake City, MI 49651

. SEC 11 T22N R8W S'LY 33 FT OF LOT 15 & ENT LOT 16 MISSAUKEE PARK 1ST ADD.

ADD SEWER FOR 05

Land Value Estimates for Land Table Res11.LAKE MISSAUKEE BACK LOTS SUBS

* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
C 50' @ 500/FF	83.00	150.00	0.8589	1.0692	500 100	38,114
83 Actual Front Feet, 0.29 Total Acres Total Est. Land Value =						38,114

Land Improvement Cost Estimates

Description	Rate	Size % Good	Cash Value
Wood Frame	21.00	156 45	1,474
Total Estimated Land Improvements True Cash Value =			1,474

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Low Blt 1971

(11) Heating System: Wall Furnace  
 Ground Area = 1200 SF Floor Area = 1200 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Metal	960		
Addition	Siding	Crawl	240		
Total:				71,651	25,078

Other Additions/Adjustments

Skirting, Metal or Vinyl, Vertical	164	1,770	619		
<b>Plumbing</b>					
Average Fixture(s)	1	748	262		
2 Fixture Bath	1	1,578	552		
<b>Water/Sewer</b>					
Public Sewer	1	1,175	411		
Water Well, 100 Feet	1	5,506	1,927		
<b>Built-Ins</b>					
Appliance Allow.	1	1,638	573		
<b>Local Cost Items</b>					
SANITARY SEWER	1	0	0	*94% Good	
Totals:				84,066	29,422

Notes:

ECF (404 MISSAUKEE LAKE AREA BACK LOTS) 0.800 => TCV: 23,538

2024 Est. T.C.V. 009-480-015-00 = 63,126

Est. TCV/Total Floor Area = 52.60, Most recent sale 01/01/2003 for 16,000

2023 Assessed		MBOR		S.E.V.		Base for Cap		C.P.I.	
23,200	23,200	23,200	23,200	9,299	5.00				
2024 New Eq. Adjustment		Loss		Additions		Tax Adjustment		Losses	
0	8,400	0	0	0	464	0	0		
2024 Assessed		MBOR		S.E.V.		Capped		->Taxable<- PRE/MBT	
31,600	31,600	31,600	31,600	9,763	9,763				

009-480-017-00	2024 Est. T.C.V.	AIKIN HEATHER
Property Class: 401		1970 S PAVILION DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 11 T22N R8W LOT 17 MISSAUKEE PARK 1ST ADD.

ADD SEWER FOR 05

Land Value Estimates for Land Table Res11.LAKE MISSAUKEE BACK LOTS SUBS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C 50' @ 500/FF	85.00	151.00	0.8528	1.0714	500	100		38,832
85 Actual Front Feet, 0.29 Total Acres								
Total Est. Land Value =								38,832

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.69	900	50	1,210
Metal Prefab	11.99	160	50	959
Total Estimated Land Improvements True Cash Value =				2,169

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Low Blt 1969

(11) Heating System: Wall Furnace  
 Ground Area = 720 SF Floor Area = 720 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Metal	720		
			Total:	37,097	12,984

Other Additions/Adjustments

Skirting, Metal or Vinyl, Vertical	144	1,554	544
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Porches

WCP (1 Story)	48	2,276	797
WGEP (1 Story)	144	8,407	2,942
Foundation: Shallow	144	-1,094	-383

Deck

Treated Wood	48	1,656	580
w/Roof (Roof portion)	868	10,781	3,773

Garages

Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	320	11,565	4,048

Water/Sewer

Public Sewer	1	1,175	411
Water Well, 100 Feet	1	5,506	1,927

Local Cost Items

SANITARY SEWER	1	0	0	*94% Good
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Totals: 78,923 27,623

Notes:

ECF (404 MISSAUKEE LAKE AREA BACK LOTS) 0.800 => TCV: 22,098

2024 Est. T.C.V. 009-480-017-00 = 63,099

Est. TCV/Total Floor Area = 87.64, Most recent sale 12/07/2018 for 42,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
22,900	22,900	22,900	9,636	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	8,600	0	481	0		
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
31,500	31,500	31,500	10,117	10,117	10,117	



Parcel Number: 009-490-018-00

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0	46,600	0	0	6,129	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
195,900	195,900	195,900	128,728	128,728	0

009-490-019-00 2024 Est. T.C.V. HASTINGS LINN G TRUST  
 Property Class: 401 7204 W LAKE ST  
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

SEC 11 T22N R8W LOT 19 & THAT PART OF SEC 11 LYING N OF MISSAUKEE PARK NO II E  
 OF W LINE LOT 19 EXT TO WATERS EDGE & W OF E LINE LOT 19 EXT TO WATERS EDGE.  
 MISSAUKEE PARK 2ND ADD. , L206P529

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50' @ 4200/FF	50.00	100.00	1.0000	1.0000	4200	100		210,000
50 Actual Front Feet, 0.12 Total Acres Total Est. Land Value =								210,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	200	0	0
Wood Frame	29.53	96	71	2,013

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	2	95	1,900
Total Estimated Land Improvements True Cash Value =				3,913

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

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1078 SF Floor Area = 1858 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	870		
1 Story	Siding	Slab	208		
1 Story	Siding	Overhang	780		
			Total:	209,698	146,789

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,476	1,033
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Porches

CCP (1 Story)	100	2,806	1,964
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Garages

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

Base Cost	780	30,615	21,430
Door Opener	2	1,093	765

Water/Sewer

Public Sewer	1	1,494	1,046
Water Well, 100 Feet	1	5,808	4,066

Built-Ins

Appliance Allow.	1	2,766	1,936
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Fireplaces

Wood Stove	1	2,551	1,786
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Local Cost Items

SANITARY SEWER	1	0	0	*84% Good
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Totals: 258,307 180,815

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.460 => TCV: 263,990

2024 Est. T.C.V. 009-490-019-00 = 477,903  
 Est. TCV/Total Floor Area = 257.21

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2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
190,400	190,400	190,400	120,052	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	48,600	0	0	6,002	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
239,000	239,000	239,000	126,054	126,054	0	



Parcel Number: 009-490-020-00

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0	45,700	0	0	5,728	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
175,900	175,900	175,900	120,288	120,288	120,288





Parcel Number: 009-490-021-00

Page: 2

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Est. TCV/Total Floor Area = 397.32, Most recent sale 08/17/2015 for 245,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
153,400	153,400	153,400	133,712	5.00		
2024	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	46,800	0	0	6,685	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
200,200	200,200	200,200	140,397	140,397	0	

009-490-022-00	2024 Est. T.C.V.	GRETENBERGER GEORGE R TRUST
Property Class: 401		7174 W LAKE ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 11 T22N R8W LOT 22 AND THAT PART OF SEC 11 LYING N OF PLAT OF MISSAUKEE PARK  
 SECOND ADD LYING E OF W LINE LOT 22 EXT TO WATERS EDGE & W OF E LINE OF LOT 22  
 EXT TO WATERS EDGE. MISSAUKEE PARK SECOND ADDITION. , L206P529

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50' @ 4200/FF	50.00	100.00	1.0000	1.0000	4200	100		210,000
50 Actual Front Feet, 0.12 Total Acres								
Total Est. Land Value =								210,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	23.41	96	46	1,034
Wood Frame	27.81	64	71	1,264
Total Estimated Land Improvements True Cash Value =				2,298

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

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 758 SF Floor Area = 758 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	758		
Total:				91,048	54,631

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,025	615
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Porches

CGEP (1 Story)	176	8,997	5,398
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Water/Sewer

Public Sewer	1	1,175	705
Water Well, 100 Feet	1	5,506	3,304

Built-Ins

Appliance Allow.	1	1,638	983
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Fireplaces

Exterior 1 Story	1	4,969	2,981
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Local Cost Items

SANITARY SEWER	1	0	0	*90% Good
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Totals: 114,358 68,617

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.460 => TCV: 100,181

2024 Est. T.C.V. 009-490-022-00 = 312,479

Est. TCV/Total Floor Area = 412.24

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
111,400	111,400	111,400	66,199	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	44,800	0	0	3,309	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
156,200	156,200	156,200	69,508	69,508	0	

009-490-023-00                                    2024 Est. T.C.V.                                    KNIGHT SCOTT D & DIANE L  
 Property Class: 401                                                                       7168 W LAKE ST  
 Map #:                                    LAKE TOWNSHIP                                    LAKE CITY, MI 49651

2013-03243 LOT 23 IN THE PLAT OF SECOND ADDITION TO MISSAUKEE PARK AND ALL THAT LAND LYING NORTH OF THE NORTH LINE OF LOT 23, SECOND ADDITION TO MISSAUKEE PARK AND EXTENDING TO THE WATERS EDGE OF LAKE MISSAUKEE, AND ALSO LYING BETWEEN THE WEST PROPERTY LINE OF SAID LOT 23 AS EXTENDED TO THE WATERS OF LAKE MISSAUKEE AND THE EAST PROPERTY LINE AS EXTENDED TO SAID WATERS OF LAKE MISSAUKEE IN SECTION 11, T22N, R8W. L248P185

FORMERLY ABBREVIATED AS. SEC 11 T22N R8W LOT 23 & THAT PART OF SEC 11 LYING N OF PLAT OF MISSAUKEE PARK SECOND ADDITION LYING E OF W LINE LOT 23 EXT TO WATERS EDGE & W OF E LINE LOT 23 EXT TO WATERS EDGE. MISSAUKEE PARK SECOND ADDITION. , L206P529

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50' @ 4200/FF	50.00	100.00	1.0000	1.0000	4200	100		210,000
50 Actual Front Feet, 0.12 Total Acres                                    Total Est. Land Value =								210,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	7.35	1140	0	0
D/W/P: 4in Ren. Conc.	7.35	360	0	0
Wood Frame	23.41	160	50	1,873
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
Total Estimated Land Improvements True Cash Value =				4,248

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

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1372 SF    Floor Area = 1372 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	964		
1 Story	Siding	Crawl Space	408		
Total:				171,683	154,513

Other Additions/Adjustments

Exterior

Stone Veneer	8	273	246
Basement, Outside Entrance, Below Grade	1	2,160	1,944

Plumbing

Average Fixture(s)	1	1,230	1,107
3 Fixture Bath	1	3,860	3,474

Porches

WPP	360	5,346	4,811
CCP (1 Story)	136	3,411	3,070

Deck

Treated Wood	180	3,775	3,397
Treated Wood	269	4,923	4,431

Garages

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

Base Cost	836	35,321	31,789
Door Opener	2	970	873

Water/Sewer

Parcel Number: 009-490-023-00

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Public Sewer	1	1,326	1,193
Water Well, 100 Feet	1	5,640	5,076
Built-Ins			
Appliance Allow.	1	1,934	1,741
Fireplaces			
Direct-Vented Gas	1	2,149	1,934
Totals:		244,001	219,599

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.460 =&gt; TCV: 320,615

2024 Est. T.C.V. 009-490-023-00	=	534,863			
Est. TCV/Total Floor Area = 389.84, Most recent sale 09/13/2013 for 140,000					
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
222,700	222,700	222,700	183,333	5.00	
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	44,700	0	0	9,166	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
267,400	267,400	267,400	192,499	192,499	192,499

009-490-024-00                                      2024 Est. T.C.V.                                      BOSSCHER RICHARD & BETH TRUST  
Property Class: 401                                      7158 W LAKE ST  
Map #:                                      LAKE TOWNSHIP                                      LAKE CITY, MI 49651

. SEC 11 T22N R8W LOT 24 & THAT PART OF SEC 11 LYING N OF PLAT OF MISSAUKEE PARK  
SECOND ADDITION LYING E OF E LINE LOT 23 EXT TO WATERS EDGE & W OF E LINE LOT 24  
EXT TO WATERS EDGE. MISSAUKEE PARK SECOND ADDITION. L248P185 , L206P529

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50' @ 4200/FF	60.00	100.00	0.9554	1.0000	4200	100		240,772
60 Actual Front Feet, 0.14 Total Acres                      Total Est. Land Value =								240,772

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	140	0	0
Wood Frame	35.08	64	71	1,594

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				2,544

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

(11) Heating System: Space Heater

Ground Area = 936 SF      Floor Area = 936 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Block	Crawl Space	936		
Total:				120,357	72,217

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,433	860
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Garages

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

Base Cost	392	18,612	11,167
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Water/Sewer

Public Sewer	1	1,494	896
Water Well, 50 Feet	1	2,686	1,612

Built-Ins

Appliance Allow.	1	2,766	1,660
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Fireplaces

Interior 1 Story	1	5,338	3,203
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Deck

Treated Wood	968	12,574	7,544
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Unit-in-Place Cost Items

BOAT HOUSE (BY SQ FT)	128	677	454	*67% Good
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Local Cost Items

SANITARY SEWER	1	0	0	*84% Good
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Totals:		165,937	99,613	
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Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.460 => TCV: 145,435

2024 Est. T.C.V. 009-490-024-00                                      = 388,751

Est. TCV/Total Floor Area = 415.33, Most recent sale 08/17/1994 for 112,500

Parcel Number: 009-490-024-00

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2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
142,300	142,300	142,300	82,560	5.00		
2024 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	52,100	0	0	4,128	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
194,400	194,400	194,400	86,688	86,688	0	

009-490-025-00 2024 Est. T.C.V. KARAKASHIAN JAMES E & HEIDI A  
 Property Class: 401 7150 W LAKE ST  
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

. SEC 11 T22N R8W LOT 25 & THAT PART OF SEC 11 LYING N OF PLAT OF MISSAUKEE PARK  
 SECOND ADDITION LYING E OF W LINE LOT 25 EXT TO WATERS EDGE & W OF E LINE LOT 25  
 EXT TO WATERS EDGE. MISSAUKEE PARK SECOND ADDITION. , L206P529

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50' @ 4200/FF	50.00	100.00	1.0000	1.0000	4200	100		210,000
50 Actual Front Feet, 0.12 Total Acres Total Est. Land Value =								210,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	29.53	96	75	2,126

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	97	970
Total Estimated Land Improvements True Cash Value =				3,096

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

(11) Heating System: Forced Heat & Cool  
 Ground Area = 762 SF Floor Area = 1143 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	762		
			Total:	147,850	96,088

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1	1,476	959	
Deck					
Treated Wood		256	4,869	3,165	
Water/Sewer					
Public Sewer		1	1,494	971	
Water Well, 50 Feet		1	2,686	1,746	
Built-Ins					
Appliance Allow.		1	2,766	1,798	
Fireplaces					
Exterior 1 Story		1	6,513	4,233	
Unit-in-Place Cost Items					
BOAT HOUSE (BY SQ FT)		128	677	494	*73% Good
Local Cost Items					
SANITARY SEWER		1	0	0	*84% Good
Totals:				168,331	109,454

Notes: COTTAGE

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.460 => TCV: 159,803

2024 Est. T.C.V. 009-490-025-00 = 372,899

Est. TCV/Total Floor Area = 326.25, Most recent sale 06/10/2011 for 209,900

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
140,300	140,300	140,300	113,005	5.00		
2024 New Eq. Adjustment Loss Additions Tax Adjustment Losses						
0	46,100	0	0	5,650	0	
2024 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT						



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186,400	186,400	186,400	118,655	118,655	0
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Parcel Number: 009-490-026-00

Page: 2

Class: C Exterior: Pole (Unfinished)

Base Cost	1600	38,608	30,886	
Water/Sewer				
Public Sewer	1	1,914	1,531	
Water Well, 100 Feet	1	6,244	4,995	
Built-Ins				
Appliance Allow.	1	3,975	3,180	
Fireplaces				
Exterior 2 Story	1	10,340	8,272	
Local Cost Items				
SANITARY SEWER	1	0	0	*90% Good
	Totals:	568,801	455,040	

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.460 =&gt; TCV: 664,358

2024 Est. T.C.V. 009-490-026-00	=	912,570			
Est. TCV/Total Floor Area = 330.64, Most recent sale 12/01/1997 for 123,500					
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
394,000	394,000	394,000	260,233	5.00	
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	62,300	0	13,011	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
456,300	456,300	456,300	273,244	273,244	273,244

009-490-027-00	2024 Est. T.C.V.	WINKLE GERALD & BEVERLY
Property Class: 401		W LAKE ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 11 T22N R8W LOT 27 MISSAUKEE PARK 2ND ADD. & L206P529 , L206P529

ADD SEWER FOR 05

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50' @ 4200/FF	50.00	100.00	1.0000	1.0000	4200	100		210,000
50 Actual Front Feet, 0.12 Total Acres								Total Est. Land Value = 210,000

2024 Est. T.C.V. 009-490-027-00 = 210,000

Est. TCV/Total Floor Area = 76.09, Most recent sale 10/14/2022 for 254,500

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
62,500	62,500	62,500	62,500	5.00			
2024	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
	0	42,500	0	3,125	0		
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
105,000	105,000	105,000	65,625	65,625	65,625		

009-490-028-00	2024 Est. T.C.V.	WINKLE GERALD I & BEVERLY L TRUST
Property Class: 401		7116 W LAKE ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 11 T22N R8W LOTS 28 & 29 & THAT PART OF SEC 11 LYING N OF PLAT OF MISSAUKEE PARK SECOND ADD LYING E OF W LINE LOT 28 EXT TO WATERS EDGE & W OF W LINE LOT 30 EXT TO WATERS EDGE. MISSAUKEE PARK SECOND ADDITION. , L206P529

HAS SMALL PORTION W MICH BSM'T..DID ALL AS CRAWL.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50' @ 4200/FF	110.00	100.00	0.8211	1.0000	4200	100		379,347
110 Actual Front Feet, 0.25 Total Acres Total Est. Land Value =								379,347

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Vnyl, 2 Rail	16.29	424	50	3,453
D/W/P: 4in Ren. Conc.	8.18	1338	50	5,472
Wood Frame	22.57	560	50	6,319
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 10000	10,000.00	1	95	9,500
Total Estimated Land Improvements True Cash Value =				24,744

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C 10 Blt 1955

(11) Heating System: Forced Heat & Cool  
 Ground Area = 2244 SF Floor Area = 2805 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Crawl Space	2,244		
Total:				365,725	237,713

Other Additions/Adjustments

Exterior

Brick Veneer	160	2,750	1,787
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Plumbing

Average Fixture(s)	1	1,476	959
3 Fixture Bath	2	9,291	6,039

Porches

WGEP (1 Story)	400	26,288	17,087
WCP (1 Story)	21	1,585	1,030

Deck

Treated Wood	108	2,716	1,765
Composite	1211	18,371	11,941
Composite	560	8,495	5,522

Garages

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

Base Cost	676	33,543	21,803
Door Opener	1	547	356

Water/Sewer

Public Sewer	1	1,494	971
Water Well, 100 Feet	1	5,808	3,775

Built-Ins

Appliance Allow.	1	2,766	1,798
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Fireplaces

Exterior 2 Story	1	8,024	5,216
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Parcel Number: 009-490-028-00

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## Breezeways

Frame Wall	316	21,747	14,136
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## Local Cost Items

SANITARY SEWER	1	0	0	*90% Good
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Totals:	510,626	331,898
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## Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.460 => TCV: 484,571

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2024 Est. T.C.V. 009-490-028-00	=	888,662
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Est. TCV/Total Floor Area = 316.81

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
356,000	356,000	356,000	245,945	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	88,300	0	0	12,297	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
444,300	444,300	444,300	258,242	258,242	258,242	









Parcel Number: 009-490-031-00

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Est. TCV/Total Floor Area = 232.43, Most recent sale 10/01/1999 for 200,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
201,400	201,400	201,400	145,174	5.00		
2024	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	49,000	0	0	7,258	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
250,400	250,400	250,400	152,432	152,432	0	

009-490-032-00  
Property Class: 401  
Map #:

2024 Est. T.C.V.  
LAKE TOWNSHIP

CHAMBERS JASON & HOLLY L  
7074 W LAKE ST  
Lake City, MI 49651

. SEC 11 T22N R8W LOT 32 & THAT PART OF SEC 11 LYING N OF PLAT OF MISSAUKEE PARK  
SECOND ADDITION LYING E OF W LINE LOT 32 EXT TO WATERS EDGE & W OF E LINE LOT 32  
EXT TO WATERS EDGE. MISSAUKEE PARK SECOND ADDITION. , L206P529

ADD SEWER FOR 05

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50' @ 4200/FF	50.00	100.00	1.0000	1.0000	4200	100		210,000
50 Actual Front Feet, 0.12 Total Acres								Total Est. Land Value = 210,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.49	357	50	1,158
Wood Frame	24.15	140	50	1,690
Total Estimated Land Improvements True Cash Value =				2,848

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

(11) Heating System: Wall/Floor Furnace  
Ground Area = 850 SF Floor Area = 1062 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Slab	850		
Total:				124,056	74,432

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,476	886
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Deck

Treated Wood	210	4,278	2,567
Treated Wood	170	3,720	2,232

Garages

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

Base Cost	546	21,463	12,878
Common Wall: 1 Wall	1	-2,512	-1,507
Door Opener	1	485	291

Water/Sewer

Public Sewer	1	1,494	896
Water Well, 100 Feet	1	5,808	3,485

Built-Ins

Appliance Allow.	1	2,766	1,660
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Fireplaces

Exterior 1 Story	1	6,513	3,908
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Porches

CCP (1 Story)	8	403	242
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Breezeways

Frame Wall	125	8,603	5,162
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Local Cost Items

SANITARY SEWER	1	0	0	*94% Good
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Totals: 178,553 107,132

Notes:

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ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.460 => TCV: 156,413

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2024 Est. T.C.V. 009-490-032-00					=	369,261
Est. TCV/Total Floor Area = 347.70, Most recent sale 08/01/1998 for 140,000						
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
138,500	138,500	138,500	122,046	5.00		
2024 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	46,100	0	0	6,102	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
184,600	184,600	184,600	128,148	128,148	0	

009-490-033-00 2024 Est. T.C.V. VELDHEER AARON J & JODI  
 Property Class: 401 7070 W LAKE ST  
 Map #: LAKE TOWNSHIP Lake City, MI 49651

. SEC 11 T22N R8W LOT 33 & THAT PART OF SEC 11 LYING N OF PLAT OF MISSAUKEE PARK  
 SECOND ADDITION & E OF W LINE LOT 33 EXT TO WATERS EDGE & W OF E LINE LOT 33 EXT  
 TO WATERS EDGE. MISSAUKEE PARK SECOND ADDITION. , L206P529

ADD SEWER FOR 05

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50' @ 4200/FF	50.00	100.00	1.0000	1.0000	4200	100		210,000
50 Actual Front Feet, 0.12 Total Acres Total Est. Land Value =								210,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Dock: Light posts	42.92	320	0	0
D/W/P: 4in Ren. Conc.	8.18	270	0	0
D/W/P: Patio Blocks	15.61	93	0	0
Wood Frame	35.77	60	94	2,017

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	97	2,425
Total Estimated Land Improvements True Cash Value =				4,442

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C 5 Blt 1964

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1473 SF Floor Area = 1954 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	832		
1.75 Story	Siding	Crawl Space	641		
Total:				236,246	165,374

Other Additions/Adjustments

Exterior					
Stone Veneer		91		3,454	2,418
Plumbing					
Average Fixture(s)		1		1,476	1,033
3 Fixture Bath		2		9,291	6,504
Porches					
CCP (1 Story)		38		1,210	847
CGEP (1 Story)		264		15,146	10,602
WPP		180		4,307	3,015
Deck					
Treated Wood		276		5,120	3,584
Treated Wood		180		3,861	2,703
Water/Sewer					
Public Sewer		1		1,494	1,046
Water Well, 100 Feet		1		5,808	4,066
Built-Ins					
Appliance Allow.		1		2,766	1,936
Fireplaces					
Exterior 1 Story		1		6,513	4,559
Local Cost Items					
SANITARY SEWER		1		0	0

\*94% Good

Totals: 296,692 207,687

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.460 => TCV: 303,223

2024 Est. T.C.V. 009-490-033-00 = 517,665

Est. TCV/Total Floor Area = 264.93, Most recent sale 07/26/2023 for 790,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
196,600	196,600	196,600	129,331	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
17,300	44,900	0	17,300	112,169	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
258,800	258,800	258,800	153,097	258,800	0	

009-490-034-00  
Property Class: 401  
Map #:

2024 Est. T.C.V.  
LAKE TOWNSHIP

WILLIAMSON RICHARD A & KAREN J  
7062 W LAKE ST  
LAKE CITY, MI 49651

SEC 11 T22N R8W LOTS 34 & 35 & THAT PART OF SEC 11 LYING N OF PLAT OF MISSAUKEE  
PARK SECOND ADD LYING E OF W LINE LOT 34 EXT TO WATERS EDGE & W OF E LINE LOT 35  
EXT TO WATERS EDGE, ALSO W'LY 2.5 FT OF THE 10 FT WALKWAY BETWEEN LOTS 35 & 36.  
MISSAUKEE PARK SECOND ADDITION. , L206P529

ADD SEWER FOR 05 DEEDED 2.5 FF WALKWAY TO 036-00 FOR 05

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

		* Factors *		W 2.5' OF WALKWAY			
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
A50' @ 4200/FF	102.50	100.00	0.8357	1.0000	4200	100	359,778
103 Actual Front Feet, 0.23 Total Acres							Total Est. Land Value = 359,778

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	610	50	2,007
D/W/P: 4in Ren. Conc.	8.18	901	50	3,685
D/W/P: 3.5 Concrete	6.58	930	50	3,059
Wood Frame	24.99	192	50	2,399
Total Estimated Land Improvements True Cash Value =				11,150

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C 5 Blt 1950

(11) Heating System: Forced Heat & Cool  
Ground Area = 1938 SF Floor Area = 2214 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Slab	1,102		
1 Story	Siding	Basement	704		
1 Story	Siding	Slab	132		
Total:				292,053	189,818

Other Additions/Adjustments

Plumbing  
Average Fixture(s) 1 1,476 959

Deck  
Treated Wood 80 2,264 1,472

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)  
Base Cost 572 24,693 16,050  
Common Wall: 1 Wall 1 -2,686 -1,746  
Door Opener 1 547 356

Water/Sewer

Public Sewer 1 1,494 971  
Water Well, 50 Feet 1 2,686 1,746

Built-Ins

Appliance Allow. 1 2,766 1,798

Fireplaces

Exterior 1 Story 1 6,513 4,233

Porches

CCP (1 Story) 24 1,208 785

Breezeways

Frame Wall 90 6,194 4,026

Local Cost Items

Parcel Number: 009-490-034-00

Page: 2

SANITARY SEWER	1	0	0	*94% Good
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Totals:	339,208	220,468		
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Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.460 => TCV: 321,883

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2024 Est. T.C.V. 009-490-034-00 = 692,811

Est. TCV/Total Floor Area = 312.92, Most recent sale 06/05/2015 for 325,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
264,100	264,100	264,100	205,305	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
8,600	73,700	0	8,600	10,265	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
346,400	346,400	346,400	224,170	224,170	0	





Parcel Number: 009-490-036-00

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2024 Est. T.C.V. 009-490-036-00			=	568,968		
Est. TCV/Total Floor Area = 285.77						
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
204,500	204,500	204,500	156,293	5.00		
2024	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	80,000	0	0	7,814	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
284,500	284,500	284,500	164,107	164,107	0	



Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.460 => TCV: 284,925

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2024 Est. T.C.V. 009-490-038-00					=	640,477
Est. TCV/Total Floor Area = 364.32						
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
237,500	237,500	237,500	146,847	5.00		
2024	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	82,700	0	0	7,342	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
320,200	320,200	320,200	154,189	154,189	0	

009-490-040-00	2024 Est. T.C.V.	JOHNROE CRYSTAL L TRUST
Property Class: 401		7014 W LAKE ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 11 T22N R8W LOT 40 & THAT PART OF SEC 11 LYING N OF PLAT OF MISSAUKEE PARK SECOND ADDITION LYING E OF W LINE LOT 40 EXT TO WATERS EDGE & W OF E LINE LOT 40 EXT TO WATERS EDGE. MISSAUKEE PARK SECOND ADDITION. , L206P529

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50' @ 4200/FF	50.00	100.00	1.0000	1.0000	4200	100		210,000
50 Actual Front Feet, 0.12 Total Acres								
Total Est. Land Value =								210,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.18	292	0	0
D/W/P: Patio Blocks	15.61	44	0	0
D/W/P: 4in Concrete	6.97	80	0	0
Wood Frame	22.57	400	94	8,486

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				9,436

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

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1128 SF Floor Area = 1848 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,128		
1 Story	Siding	Overhang	720		
Total:				218,619	196,772

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,476	1,328
3 Fixture Bath	1	4,646	4,181

Porches

CPP	138	2,674	2,407
WPP	432	7,258	6,532
WPP	16	848	763

Deck

Treated Wood	140	3,279	2,951
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Garages

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

Base Cost	738	35,712	32,141
Common Wall: 1 Wall	1	-2,686	-2,417
Door Opener	1	547	492

Water/Sewer

Public Sewer	1	1,494	1,345
Water Well, 100 Feet	1	5,808	5,227

Built-Ins

Appliance Allow.	1	2,766	2,489
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Fireplaces

Exterior 1 Story	1	6,513	5,862
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Local Cost Items

SANITARY SEWER	1	0	0	*87% Good
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Totals: 288,954 260,073

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.460 => TCV: 379,707

2024 Est. T.C.V. 009-490-040-00 = 599,143

Est. TCV/Total Floor Area = 324.21, Most recent sale 11/21/2011 for 190,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
248,100	248,100	248,100	178,635	5.00		
2024	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	51,500	0	0	8,931	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
299,600	299,600	299,600	187,566	187,566	0	



Parcel Number: 009-490-041-00

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## Local Cost Items

SANITARY SEWER	1	0	0	*89% Good
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Totals:	250,210	177,657		
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## Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.460 => TCV: 259,379

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2024 Est. T.C.V. 009-490-041-00 = 458,855

Est. TCV/Total Floor Area = 352.97

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
184,100	184,100	184,100	106,150	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	45,300	0	0	5,307	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
229,400	229,400	229,400	111,457	111,457	111,457	





Parcel Number: 009-490-042-00

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2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
98,500	98,500	98,500	71,332	71,332	0



Parcel Number: 009-490-044-00

Page: 2

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
76,200	76,200	76,200	44,013	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	11,500	0	0	2,200	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
87,700	87,700	87,700	46,213	46,213	46,213	







74,800	74,800	74,800	32,411	32,411	0
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Parcel Number: 009-490-050-00

Page: 2

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0	9,000	700	0	2,645	700
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
61,900	61,900	61,900	55,545	55,545	0





68,100

68,100

68,100

34,542

34,542

34,542





Parcel Number: 009-490-056-00

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0	20,200	0	0	2,793	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
122,000	122,000	122,000	58,672	58,672	58,672







009-490-060-00	2024 Est. T.C.V.	VELDHEER AARON J & JODI
Property Class: 402		W MISSAUKEE BLVD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 11 T22N R8W LOTS 60 & 61 MISSAUKEE PARK 2ND ADD.

Land Value Estimates for Land Table Res11.LAKE MISSAUKEE BACK LOTS SUBS

Description	Frontage	Depth	* Factors *		LOTS 60 & 61		Reason	Value
			Front	Depth	Rate	%Adj.		
B 50' @\$800/	50.00	120.00	0.8409	1.0000	800	100		33,636
C 50' @ 500/FF	50.00	120.00	0.8123	1.0000	500	100		20,306
100 Actual Front Feet, 0.28 Total Acres								Total Est. Land Value = 53,942

2024 Est. T.C.V. 009-490-060-00 = 53,942

Est. TCV/Total Floor Area = 0.00, Most recent sale 07/26/2023 for 790,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
25,200	25,200	25,200	4,298	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	1,800	0	22,702	0		
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
27,000	27,000	27,000	4,512	27,000	0	





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2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
60,200	60,200	60,200	34,860	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,500	0	0	1,743	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
62,700	62,700	62,700	36,603	36,603	36,603	



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ECF (404 MISSAUKEE LAKE AREA BACK LOTS) 1.100 => TCV: 139,682

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2024 Est. T.C.V. 009-490-066-00					=	181,981
Est. TCV/Total Floor Area = 126.55, Most recent sale 06/28/2021 for 170,000						
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
75,300	75,300	75,300	71,190	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	15,700	0	3,559	0		
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
91,000	91,000	91,000	74,749	74,749	74,749	



009-490-068-00	2024 Est. T.C.V.	SCHAEDING LAURA
Property Class: 401		7117 W MISSAUKEE BLVD
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

. SEC 11 T22N R8W LOT 68 MISSAUKEE PARK 2ND ADD.

## Land Value Estimates for Land Table Res11.LAKE MISSAUKEE BACK LOTS SUBS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C 50' @ 500/FF	50.00	120.00	1.0000	1.0000	500	100		25,000
50 Actual Front Feet, 0.14 Total Acres								Total Est. Land Value = 25,000

## Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	630	0	0
Wood Frame	26.25	96	71	1,789

## Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				2,739

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

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 672 SF Floor Area = 672 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

## Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	672		
Total:				80,873	48,523

## Other Additions/Adjustments

## Plumbing

Average Fixture(s) 1 1,230 738

## Porches

CGEP (1 Story) 120 7,745 4,647

## Deck

Treated Wood 140 3,207 1,924

## Garages

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

Base Cost 440 16,408 9,845

## Water/Sewer

Public Sewer 1 1,326 796

Water Well, 50 Feet 1 2,585 1,551

## Built-Ins

Appliance Allow. 1 1,934 1,160

## Fireplaces

Exterior 1 Story 1 5,707 3,424

## Breezeways

Frame Wall 168 10,072 6,043

## Local Cost Items

SANITARY SEWER 1 0 0 \*84% Good

Totals: 131,087 78,651

## Notes:

ECF (404 MISSAUKEE LAKE AREA BACK LOTS) 1.100 =&gt; TCV: 86,516

Parcel Number: 009-490-068-00

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 Est. TCV/Total Floor Area = 170.02, Most recent sale 03/19/2004 for 0

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
48,900	48,900	48,900	29,048	5.00		
2024 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	8,200	0	0	1,452	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
57,100	57,100	57,100	30,500	30,500	0	

009-490-069-00	2024 Est. T.C.V.	NEUMAIEER ALBERT F & MARILYN TRUST
Property Class: 402		W LAKE ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 11 T22N R8W LOTS 69, 70 & 71 EXC W 40 FT; OF EACH MISSAUKEE PARK 2ND ADD.

Land Value Estimates for Land Table Res11.LAKE MISSAUKEE BACK LOTS SUBS

Description	Frontage	Depth	* Factors *		Rate	%Adj.	Reason	Value	
			Front	Depth					
B 50' @\$800/	80.00	100.00	0.7477	0.9554	800	100		45,719	
C 50' @ 500/FF	80.00	24.50	0.7054	0.6209	500	100	LOTS 70 & 71	17,520	
160 Actual Front Feet, 0.23 Total Acres								Total Est. Land Value =	63,239

2024 Est. T.C.V. 009-490-069-00 = 63,239

Est. TCV/Total Floor Area = 94.11

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
30,900	30,900	30,900	8,266	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	700	0	0	413	0	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
31,600	31,600	31,600	8,679	8,679	0	0













70,000

70,000

70,000

37,036

37,036

0

009-490-077-00  
 Property Class: 401  
 Map #:

2024 Est. T.C.V.  
 LAKE TOWNSHIP

TACOMA RANDY L & KATHY K  
 7112 RAILROAD ST  
 LAKE CITY, MI 49651

. SEC 11 T22N R8W LOT 77 MISSAUKEE PARK 2ND ADD.

Land Value Estimates for Land Table Res11.LAKE MISSAUKEE BACK LOTS SUBS  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
MISS2ND 250	51.00	121.00	0.9941	1.0025	250	100		12,706
51 Actual Front Feet, 0.14 Total Acres Total Est. Land Value =								12,706

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	720	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

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

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1176 SF Floor Area = 1176 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,176		
			Total:	154,598	100,490

Other Additions/Adjustments

Exterior

Brick Veneer	168	2,656	1,726
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Plumbing

Average Fixture(s)	1	1,230	799
3 Fixture Bath	1	3,860	2,509
2 Fixture Bath	1	2,596	1,687

Porches

WCP (1 Story)	66	3,392	2,205
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Deck

Treated Wood	228	4,416	2,870
Treated Wood	244	4,612	2,998

Garages

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

Base Cost	672	22,129	14,384
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Water/Sewer

Public Sewer	1	1,326	862
Water Well, 50 Feet	1	2,585	1,680

Built-Ins

Appliance Allow.	1	1,934	1,257
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Fireplaces

Wood Stove	1	2,149	1,397
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Breezeways

Frame Wall	132	7,913	5,143
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Local Cost Items

SANITARY SEWER	1	0	0	*90% Good
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Totals: 215,396 140,007

Parcel Number: 009-490-077-00

Page: 2

## Notes:

ECF (404 MISSAUKEE LAKE AREA BACK LOTS) 1.100 => TCV: 154,008

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2024 Est. T.C.V. 009-490-077-00					=	167,664
Est. TCV/Total Floor Area = 142.57						
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
77,600	77,600	77,600	44,938	5.00		
2024 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	6,200	0	0	2,246	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
83,800	83,800	83,800	47,184	47,184	47,184	



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ECF (404 MISSAUKEE LAKE AREA BACK LOTS) 1.100 => TCV: 160,971

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2024 Est. T.C.V. 009-490-078-00							=	179,181
Est. TCV/Total Floor Area = 174.30								
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.				
84,600	84,600	84,600	48,086	5.00				
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses				
0	5,000	0	2,404	0				
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT			
89,600	89,600	89,600	50,490	50,490	0			



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2024	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	22,400	0	0	4,995	0
2024 Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	122,300	122,300	122,300	104,895	104,895	104,895

009-490-080-00	2024 Est. T.C.V.	HATCHER PAUL & DAWN
Property Class: 401		7161 W MISSAUKEE BLVD
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

. SEC 11 T22N R8W LOTS 80 & 81 MISSAUKEE PARK 2ND ADD. JUDGEMENT L248P185

ADD SEWER FOR 05

Land Value Estimates for Land Table Res11.LAKE MISSAUKEE BACK LOTS SUBS

Description	Frontage	Depth	* Factors *		Rate	%Adj.	Reason	Value	
			Front	Depth					
A 50' @ 1200/	50.00	120.00	0.8409	1.0000	1200	100		50,454	
C 50' @ 500/FF	50.00	120.00	0.8123	1.0000	500	100		20,306	
100 Actual Front Feet, 0.28 Total Acres								Total Est. Land Value =	70,760

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.18	1783	50	7,292
D/W/P: 4in Concrete	6.97	265	50	923
D/W/P: 3.5 Concrete	6.58	204	50	671
Total Estimated Land Improvements True Cash Value =				8,886

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C 5 Blt 1958

(11) Heating System: Forced Heat & Cool  
 Ground Area = 2159 SF Floor Area = 2159 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Block	Slab	950		
1 Story	Siding	Slab	440		
1 Story	Siding	Slab	769		
Total:				274,330	178,312

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,457	947
3 Fixture Bath	2	9,176	5,964

Porches

CCP (1 Story)	180	4,738	3,080
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Garages

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

Common Wall: 1 Wall	1	-2,652	-1,724
Door Opener	1	540	351
Base Cost	1524	54,132	35,186

Water/Sewer

Public Sewer	1	1,494	971
Water Well, 100 Feet	1	5,808	3,775

Built-Ins

Appliance Allow.	1	2,766	1,798
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Fireplaces

Exterior 1 Story	1	6,513	4,233
Wood Stove	1	2,551	1,658

Local Cost Items

GENERATOR	1	1	1	*95% Good
SANITARY SEWER	1	0	0	*94% Good

Totals: 360,854 234,552

Notes: CONCRETE BLOCK

ECF (404 MISSAUKEE LAKE AREA BACK LOTS) 1.100 => TCV: 258,007



Parcel Number: 009-490-080-00

Page: 2

2024 Est. T.C.V. 009-490-080-00	=	337,653				
Est. TCV/Total Floor Area = 156.39, Most recent sale 10/07/2016 for 98,000						
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
142,300	142,300	142,300	101,965	5.00		
2024	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	26,500	0	0	5,098	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
168,800	168,800	168,800	107,063	107,063	107,063	





Parcel Number: 009-490-083-00

Page: 2

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0	12,900	0	0	1,636	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
53,300	53,300	53,300	34,360	34,360	0



009-490-085-00                                 2024 Est. T.C.V.                                 MCCURDY JOHN & DONNA  
 Property Class: 401                                 7175 W LAKE ST  
 Map #:   LAKE TOWNSHIP   LAKE CITY, MI 49651

LOT 85 AND THE EAST 60' OF LOT 84 SEC 11 T22N R8W MISSAUKEE PARK 2ND ADD

FORMERLY . SEC 11 T22N R8W LOTS 84 & 85 MISSAUKEE PARK 2ND ADD.  
 SPLIT/COMBINED ON 08/03/2012 FROM 009-490-084-00;

NEW BRICK FIREPLACE FOR 97  
 ADD SEWER FOR 05

Split/Comb. on 08/03/2012 completed 08/03/2012 TIM             ASSESS LOTS SEPARATELY;  
 Parent Parcel(s): 009-490-084-00;  
 Child Parcel(s): 009-490-085-00;  
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Land Value Estimates for Land Table Res11.LAKE MISSAUKEE BACK LOTS SUBS

		* Factors *								Value
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason			
B 50' @\$800/	44.50	119.89	0.8658	0.9998	800	100				30,814
C 50' @ 500/FF	44.50	60.00	0.8412	0.8123	500	50	EAST 60' LOT 84			7,601
89 Actual Front Feet, 0.18 Total Acres             Total Est. Land Value =										38,415

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Patio Blocks	14.27	589	0	0
D/W/P: 4in Concrete	6.49	299	0	0
Wood Frame	23.41	160	50	1,873
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				2,823

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

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 840 SF     Floor Area = 840 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Block	Crawl Space	840		
Total:				102,017	61,211

Other Additions/Adjustments

Plumbing					
Average Fixture(s)			1	1,195	717
Porches					
WGEP (1 Story)			336	19,559	11,735
Water/Sewer					
Public Sewer			1	1,326	796
Water Well, 50 Feet			1	2,585	1,551
Built-Ins					
Appliance Allow.			1	1,934	1,160
Fireplaces					
Exterior 1 Story			1	5,707	3,424
Local Cost Items					
SANITARY SEWER			1	0	0     *94% Good
Totals:				134,323	80,594

Notes:

Parcel Number: 009-490-085-00

Page: 2

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 ECF (404 MISSAUKEE LAKE AREA BACK LOTS) 1.100 => TCV: 88,653
 

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2024 Est. T.C.V. 009-490-085-00 = 129,891  
 Est. TCV/Total Floor Area = 154.63, Most recent sale 08/31/2012 for 60,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
54,100	54,100	54,100	30,708	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	10,800	0	0	1,535	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
64,900	64,900	64,900	32,243	32,243	0	

009-490-086-00	2024 Est. T.C.V.	PIERCE DARRELL & DORIS
Property Class: 401		7195 W MISSAUKEE BLVD
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

. SEC 11 T22N R8W E 1/2 OF LOT 86 MISSAUKEE PARK 2ND ADD.

Land Value Estimates for Land Table Res11.LAKE MISSAUKEE BACK LOTS SUBS  
\* Factors \* EL/2 LOT 86

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C 50' @ 500/FF	50.00	60.00	1.0000	0.8123	500	100		20,306
50 Actual Front Feet, 0.07 Total Acres					Total Est. Land Value =			20,306

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.49	1300	50	4,218
Wood Frame	24.89	120	50	1,493
Total Estimated Land Improvements	True Cash Value =			5,711

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

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 960 SF Floor Area = 960 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	960		
			Total:	130,502	84,826

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,230	799
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Porches

CGEP (1 Story)	50	4,145	2,694
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Water/Sewer

Public Sewer	1	1,326	862
Water Well, 100 Feet	1	5,640	3,666

Built-Ins

Appliance Allow.	1	1,934	1,257
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Local Cost Items

SANITARY SEWER	1	0	0	*87% Good
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Totals: 144,777 94,104

Notes:

ECF (404 MISSAUKEE LAKE AREA BACK LOTS) 1.100 => TCV: 103,514

2024 Est. T.C.V. 009-490-086-00 = 129,531

Est. TCV/Total Floor Area = 134.93, Most recent sale 07/18/2006 for 15,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
56,100	56,100	56,100	33,553	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	8,700	0	1,677	0		
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
64,800	64,800	64,800	35,230	35,230	0	







009-490-088-00                      2024 Est. T.C.V.                      DVORAK MARK PATRICK  
 Property Class: 401                      1918 S ROSE AVE  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

LOT 88 MISSAUKEE PARK 2ND ADD.

Land Value Estimates for Land Table Res11.LAKE MISSAUKEE BACK LOTS SUBS  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
MISS2ND 250	50.00	120.00	1.0000	1.0000	250	100		12,500
50 Actual Front Feet, 0.14 Total Acres                      Total Est. Land Value =								12,500

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.18	1214	50	4,965
Total Estimated Land Improvements True Cash Value =				4,965

Cost Est. for Res. Bldg: 1 Single Family GRG                      Cls C                      Blt 2022

(11) Heating System: No Heating/Cooling  
 Ground Area = 0 SF                      Floor Area = 0 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=97/100/100/100/97

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Plumbing					
	3 Fixture Bath		1	-4,646	-4,507
Garages					
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)					
	Door Opener		1	547	531
	Base Cost		2304	81,838	79,383
Totals:				77,739	75,407

Notes:

ECF (404 MISSAUKEE LAKE AREA BACK LOTS) 1.100 => TCV:                      82,948

2024 Est. T.C.V. 009-490-088-00	=	100,413
Est. TCV/Total Floor Area = 0.00, Most recent sale 03/11/2016 for 7,000		
2023 Assessed	MBOR	S.E.V.
45,400	45,400	45,400
		Base for Cap
		C.P.I.
		43,785
		5.00
2024	New Eq. Adjustment	Loss
		Additions
		Tax Adjustment
		Losses
	0	4,800
		0
		0
		2,189
		0
2024 Assessed	MBOR	S.E.V.
50,200	50,200	50,200
		Capped
		->Taxable<-
		PRE/MBT
		45,974
		45,974
		0

009-490-089-00	2024 Est. T.C.V.	DVORAK MARK & KAREN
Property Class: 402		S ROSE AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 11 T22N R8W LOTS 89 & 90 MISSAUKEE PARK 2ND ADD.

Land Value Estimates for Land Table Res11.LAKE MISSAUKEE BACK LOTS SUBS

Description	Frontage	Depth	* Factors *		LOTS 89 & 90		Reason	Value
			Front	Depth	Rate	%Adj.		
MISS2ND 250	50.00	120.00	0.8279	1.0000	250	100		10,349
MISS2ND 250	43.83	121.00	0.8279	1.0025	250	100		9,095
89 Actual Front Feet, 0.27 Total Acres								Total Est. Land Value = 19,444

2024 Est. T.C.V. 009-490-089-00	=	19,444			
Est. TCV/Total Floor Area = 0.00, Most recent sale 02/03/2023 for 20,000					
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
13,400	13,400	13,400	3,645	5.00	
2024	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-3,700	0	6,055	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
9,700	9,700	9,700	3,827	9,700	0



Parcel Number: 009-490-091-00

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	0	9,900	0	0	2,496	0
2024 Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	99,500	99,500	99,500	52,416	52,416	52,416



009-490-094-00	2024 Est. T.C.V.	EXCEL PROPERTY MANAGEMENT DEVELOPME
Property Class: 401		7211 W MISSAUKEE BLVD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 11 T22N R8W LOTS 94 & 95 MISSAUKEE PARK 2ND ADD.  
SPLIT ON 10/26/2023 FROM 009-490-093-00;

Split/Comb. on 10/26/2023 completed 10/26/2023 TIM ;  
Parent Parcel(s): 009-490-093-00;  
Child Parcel(s): 009-490-094-00;

Land Value Estimates for Land Table Res11.LAKE MISSAUKEE BACK LOTS SUBS  
\* Factors \* HOUSE ON LOT LINE

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C 50' @ 500/FF	50.00	120.00	0.8123	1.0000	500	100		20,306
C 50' @ 500/FF	50.00	120.00	0.8123	1.0000	500	100		20,306
100 Actual Front Feet, 0.28 Total Acres Total Est. Land Value =								40,613

## Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.78	313	50	904
Total Estimated Land Improvements True Cash Value =				904

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

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 1612 SF Floor Area = 1612 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

## Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	260		
1 Story	Siding	Crawl Space	1,352		
Total:				176,999	115,049

## Other Additions/Adjustments

## Exterior

Brick Veneer	150	2,372	1,542
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## Plumbing

Average Fixture(s)	1	1,230	799
3 Fixture Bath	1	3,860	2,509

## Deck

Treated Wood	252	4,707	3,060
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## Garages

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

Base Cost	528	20,972	13,632
Common Wall: 1/2 Wall	1	-1,252	-814
Door Opener	1	485	315

## Water/Sewer

Public Sewer	1	1,326	862
Water Well, 100 Feet	1	5,640	3,666

## Built-Ins

Appliance Allow.	1	1,934	1,257
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## Local Cost Items

SANITARY SEWER	1	0	0	*84% Good
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Totals: 218,273 141,877

## Notes:

ECF (404 MISSAUKEE LAKE AREA BACK LOTS) 0.990 => TCV: 140,458



Parcel Number: 009-490-094-00

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2024 Est. T.C.V. 009-490-094-00				=	181,975	
Est. TCV/Total Floor Area = 112.89						
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
0	0	0	41,463	5.00		
2024	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
91,000	0	0	0	43,536	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
91,000	91,000	91,000	43,536	43,536	0	



009-490-097-00	2024 Est. T.C.V.	BERRY TIMOTHY J TRUST
Property Class: 402		W LAKE ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 11 T22N R8W LOT 97 MISSAUKEE PARK 2ND ADD.

SHARES WE;; & CS W/096

Land Value Estimates for Land Table Res11.LAKE MISSAUKEE BACK LOTS SUBS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 50' @\$800/	41.00	120.00	1.0509	1.0000	800	100		34,468
41 Actual Front Feet, 0.11 Total Acres							Total Est. Land Value =	34,468

2024 Est. T.C.V. 009-490-097-00 = 34,468

Est. TCV/Total Floor Area = 35.03, Most recent sale 12/19/2007 for 0

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.				
17,200	17,200	17,200	9,073	5.00				
2024 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses			
0	0	0	0	453	0			
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT			
17,200	17,200	17,200	9,526	9,526	0			



Parcel Number: 009-500-001-00

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0	63,300	0	0	6,090	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
194,800	194,800	194,800	127,890	127,890	0





195,400	195,400	195,400	98,917	98,917	0
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009-500-004-00	2024 Est. T.C.V.	STROM HARRIET
Property Class: 401		217 S ROBB TRL
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 2 T22N R8W LOT 4 NANCY PLAT.

## Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 67' @ 3000/FF	70.00	148.00	0.9891	1.0390	3000	100		215,813
70 Actual Front Feet, 0.24 Total Acres								Total Est. Land Value = 215,813

## Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.97	102	0	0
D/W/P: 4in Concrete	6.97	264	0	0

## Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

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

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1240 SF Floor Area = 1240 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

## Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,240		
			Total:	174,013	113,096

## Other Additions/Adjustments

Recreation Room	720	13,918	6,959
Basement, Outside Entrance, Below Grade	1	2,560	1,664

## Plumbing

Average Fixture(s)	1	1,476	959
3 Fixture Bath	1	4,646	3,020

## Porches

WCP (1 Story)	40	2,720	1,768
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## Deck

Treated Wood	312	5,544	3,604
Treated Wood	312	5,544	3,604

## Garages

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

Base Cost	468	19,291	12,539
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## Water/Sewer

Public Sewer	1	1,494	971
Water Well, 50 Feet	1	2,686	1,746

## Built-Ins

Appliance Allow.	1	2,766	1,798
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## Fireplaces

Interior 1 Story	1	5,338	3,470
2nd on Same Stack	1	4,364	2,837

## Local Cost Items

SANITARY SEWER	1	0	0	*94% Good
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Totals:		246,360	158,035
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Notes:

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ECF (4082 LAKE MISSAUKEE NORTH SHORE ) 1.460 => TCV: 230,731

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2024 Est. T.C.V. 009-500-004-00					=	447,494
Est. TCV/Total Floor Area = 360.88, Most recent sale 10/01/1997 for 177,000						
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
164,800	164,800	164,800	120,217	5.00		
2024	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	58,900	0	6,010	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
223,700	223,700	223,700	126,227	126,227	126,227	

009-500-005-00	2024 Est. T.C.V.	STROM HARRIET
Property Class: 402		S ROBB TRL
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 2 T22N R8W LOT 5 NANCY PLAT.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 67' @ 3000/FF	60.00	132.00	1.0280	1.0097	3000	100		186,830
60 Actual Front Feet, 0.18 Total Acres							Total Est. Land Value =	186,830

2024 Est. T.C.V. 009-500-005-00 = 186,830

Est. TCV/Total Floor Area = 150.67

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
47,100	47,100	47,100	35,149	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	46,300	0	0	1,757	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
93,400	93,400	93,400	36,906	36,906	36,906	



Parcel Number: 009-500-006-00

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32,800	68,000	0	32,800	142,447	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
317,300	317,300	317,300	181,955	317,300	0



Parcel Number: 009-500-007-00

Page: 2

ECF (409 RURAL PLATTED SUBDIVISIONS) 0.930 =&gt; TCV: 249,395

2024 Est. T.C.V. 009-500-007-00	=	271,449			
Est. TCV/Total Floor Area = 105.79, Most recent sale 04/01/1999 for 20,000					
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
134,400	134,400	134,400	86,742	5.00	
2024	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	1,300	0	4,337	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
135,700	135,700	135,700	91,079	91,079	91,079





Parcel Number: 009-500-008-00

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2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
93,400	93,400	93,400	58,858	58,858	0

009-510-001-00	2024 Est. T.C.V.	BODE ISAAC L & MOLLIE NICOLE
Property Class: 401		8434 CAMPFIRE CT
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SECS 34 & 27 T22N R8W LOT 1 NORTH COUNTRY SUB.

Land Value Estimates for Land Table R510.510 NORTH COUNTRY SUB

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 100' @ 100/	121.60	206.41	0.9523	1.0923	100	100		12,648
122 Actual Front Feet, 0.58 Total Acres							Total Est. Land Value =	12,648

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.18	1600	0	0
D/W/P: 3.5 Concrete	6.58	150	0	0
D/W/P: Crushed Rock	2.27	356	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 5000	5,000.00	1	95	4,750
Total Estimated Land Improvements True Cash Value =				4,750

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

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 960 SF Floor Area = 960 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	960		
			Total:	154,454	100,384

Other Additions/Adjustments

Recreation Room	1076	20,799	13,519
Basement, Outside Entrance, Below Grade	1	2,560	1,664

Plumbing

Average Fixture(s)	1	1,476	959
3 Fixture Bath	1	4,646	3,020

Water/Sewer

1000 Gal Septic	1	4,864	3,162
Water Well, 100 Feet	1	5,808	3,775

Deck

Treated Wood	424	6,780	4,407
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Garages

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

Base Cost	624	31,606	20,544
Common Wall: 1 Wall	1	-2,686	-1,746
Door Opener	1	547	356

Built-Ins

Appliance Allow.	1	2,766	1,798
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Totals: 233,620 151,842

Notes:

ECF (415 CLAM RIVER AREA SUBS & 250, 510) 0.930 => TCV: 141,213

2024 Est. T.C.V. 009-510-001-00	=	158,611
Est. TCV/Total Floor Area = 165.22, Most recent sale 03/18/2022 for 180,000		
2023 Assessed MBOR S.E.V. Base for Cap C.P.I.		
77,100 77,100 77,100 77,100 5.00		
2024 New Eq. Adjustment Loss Additions Tax Adjustment Losses		

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	0	2,200	0	0	2,200	0
2024 Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	79,300	79,300	79,300	80,955	79,300	79,300

009-510-002-00	2024 Est. T.C.V.	BODE ISAAC L & MOLLIE NICOLE
Property Class: 402		CAMPFIRE COURT
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SECS 34 & 27 T22N R8W LOT 2 NORTH COUNTRY SUB.

Land Value Estimates for Land Table R510.510 NORTH COUNTRY SUB  
\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 100' @ 100/	78.54	272.71	1.0623	1.1711	100	100		9,770
79 Actual Front Feet, 0.49 Total Acres							Total Est. Land Value =	9,770

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	21.34	264	50	2,817
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				3,767

2024 Est. T.C.V. 009-510-002-00 = 13,537

Est. TCV/Total Floor Area = 14.10, Most recent sale 03/18/2022 for 180,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
6,700	6,700	6,700	6,700	5.00	
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	100	0	100	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
6,800	6,800	6,800	7,035	6,800	6,800



009-510-004-00	2024 Est. T.C.V.	HUGHES JEFFREY
Property Class: 401		8465 CAMPFIRE CT
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SECS 34 & 27 T22N R8W LOT 4 NORTH COUNTRY SUB.

Land Value Estimates for Land Table R510.510 NORTH COUNTRY SUB

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 100' @ 100/	78.54	388.35	1.0623	1.2793	100	100		10,673
79 Actual Front Feet, 0.70 Total Acres							Total Est. Land Value =	10,673

Cost Est. for Res. Bldg: 1 Single Family HUD Cls C -5 Blt 1996

(11) Heating System: Forced Heat & Cool  
 Ground Area = 1664 SF Floor Area = 1664 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,664		
			Total:	204,722	163,769

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,476	1,181
3 Fixture Bath	1	4,646	3,717

Water/Sewer

1000 Gal Septic	1	4,864	3,891
Water Well, 100 Feet	1	5,808	4,646

Deck

Treated Wood	100	2,554	2,043
Treated Wood	9	411	329
Treated Wood	16	731	585

Built-Ins

Appliance Allow.	1	2,766	2,213
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Totals: 227,978 182,374

Notes:

ECF (415 CLAM RIVER AREA SUBS & 250, 510) 0.750 => TCv: 136,781

2024 Est. T.C.V. 009-510-004-00 = 147,454

Est. TCv/Total Floor Area = 88.61, Most recent sale 01/12/2010 for 0

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
64,600	64,600	64,600	30,477	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	9,100	0	0	1,523	0	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
73,700	73,700	73,700	32,000	32,000	0	0

009-510-005-00	2024 Est. T.C.V.	LIZOTTE SHIRLEY A
Property Class: 402		CAMPFIRE COURT
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SECS 34 & 27 T22N R8W LOT 5 NORTH COUNTRY SUB.

Land Value Estimates for Land Table R510.510 NORTH COUNTRY SUB

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 100' @ 100/	78.54	345.44	1.0623	1.2424	100	100		10,365
79 Actual Front Feet, 0.62 Total Acres							Total Est. Land Value =	10,365

2024 Est. T.C.V. 009-510-005-00 = 10,365

Est. TCV/Total Floor Area = 6.23

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
5,200	5,200	5,200	2,341	5.00			
2024 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	117	0		
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
5,200	5,200	5,200	2,458	2,458	2,458		

009-510-006-00	2024 Est. T.C.V.	LIZOTTE SHIRLEY A
Property Class: 401		5068 S NORTH COUNTRY DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SECS 34 & 27 T22N R8W LOT 6 NORTH COUNTRY SUB.

Land Value Estimates for Land Table R510.510 NORTH COUNTRY SUB

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 100' @ 100/	120.00	135.00	0.9554	0.9823	100	100		11,262
120 Actual Front Feet, 0.37 Total Acres							Total Est. Land Value =	11,262

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Solid, 6 ft.	28.81	50	0	0
D/W/P: 4in Concrete	6.49	765	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	100	1,000
Total Estimated Land Improvements True Cash Value =				1,000

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

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1482 SF Floor Area = 1482 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,110		
1 Story	Siding	Crawl Space	84		
1 Story	Siding	Crawl Space	288		
			Total:	183,821	128,675

Other Additions/Adjustments

Recreation Room	1000	18,530	12,971
Basement, Outside Entrance, Below Grade	1	2,160	1,512

Plumbing

Average Fixture(s)	1	1,230	861
3 Fixture Bath	1	3,860	2,702
2 Fixture Bath	1	2,596	1,817

Water/Sewer

1000 Gal Septic	1	4,550	3,185
Water Well, 100 Feet	1	5,640	3,948

Porches

CCP (1 Story)	252	5,824	4,077
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Deck

Treated Wood	154	3,410	2,387
Treated Wood	60	1,913	1,339

Garages

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

Base Cost	720	23,270	16,289
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Built-Ins

Appliance Allow.	1	1,934	1,354
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Breezeways

Frame Wall	192	11,510	8,057
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Totals: 270,248 189,174

Notes:



Parcel Number: 009-510-006-00

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 ECF (415 CLAM RIVER AREA SUBS & 250, 510) 0.930 => TCV: 175,932
 

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2024 Est. T.C.V. 009-510-006-00							=	188,194
Est. TCV/Total Floor Area = 126.99								
2023 Assessed		MBOR	S.E.V.	Base for Cap	C.P.I.			
91,400		91,400	91,400	56,967	5.00			
2024	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
	0	2,700	0	0	2,848	0		
2024 Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
94,100		94,100	94,100	59,815	59,815	59,815		

009-510-007-00	2024 Est. T.C.V.	LIZOTTE SHIRLEY A
Property Class: 402		S NORTH COUNTRY DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SECS 34 & 27 T22N R8W LOT 7 NORTH COUNTRY SUB.

Land Value Estimates for Land Table R510.510 NORTH COUNTRY SUB

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 100' @ 100/	125.00	148.00	0.9457	1.0051	100	100		11,882
125 Actual Front Feet, 0.42 Total Acres							Total Est. Land Value =	11,882

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	24.89	120	50	1,493
Total Estimated Land Improvements				1,493
True Cash Value =				1,493

2024 Est. T.C.V. 009-510-007-00 = 13,375

Est. TCV/Total Floor Area = 9.02

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
6,600	6,600	6,600	2,692	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	100	0	0	134	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
6,700	6,700	6,700	2,826	2,826	2,826	







78,800

78,800

78,800

49,654

78,800

78,800









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0	3,900	0	0	3,500	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
120,200	120,200	120,200	73,511	73,511	73,511





Parcel Number: 009-510-015-00

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2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
115,700	115,700	115,700	71,598	71,598	71,598



107,500

107,500

107,500

74,251

74,251

74,251

009-510-018-00	2024 Est. T.C.V.	FRALEY CHRISTINE
Property Class: 401		8405 W WHISPERING PINE CIR S
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SECS 34 &amp; 27 T22N R8W LOT 18 NORTH COUNTRY SUB.

UNCAPPED FOR 04 BY LTR 10-18-05

Land Value Estimates for Land Table R510.510 NORTH COUNTRY SUB

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 100' @ 50/	105.00	159.00	1.0117	0.9984	50	100		5,303
105 Actual Front Feet, 0.38 Total Acres							Total Est. Land Value =	5,303

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Picket, 12-24	18.72	382	50	3,575
D/W/P: 3.5 Concrete	6.58	60	50	197
Wood Frame	24.87	195	50	2,425
Total Estimated Land Improvements True Cash Value =				6,197

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C -5 Blt 1998

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1144 SF Floor Area = 1144 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,144		
			Total:	142,973	107,221

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,476	1,107
3 Fixture Bath	1	4,646	3,484

Water/Sewer

1000 Gal Septic	1	4,864	3,648
Water Well, 100 Feet	1	5,808	4,356

Deck

Treated Wood	192	4,028	3,021
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Garages

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

Base Cost	400	19,396	14,547
Common Wall: 1 Wall	1	-2,686	-2,014
Door Opener	1	547	410

Built-Ins

Appliance Allow.	1	2,766	2,074
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Totals: 183,818 137,854

Notes:

ECF (415 CLAM RIVER AREA SUBS &amp; 250, 510) 0.930 =&gt; TCV: 128,204

2024 Est. T.C.V. 009-510-018-00 = 139,704

Est. TCV/Total Floor Area = 122.12, Most recent sale 05/12/2017 for 89,500

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
67,600	67,600	67,600	54,968	5.00	
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,300	0	2,748	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
69,900	69,900	69,900	57,716	57,716	57,716



009-510-019-00	2024 Est. T.C.V.	GOULDER JOAN
Property Class: 401		8395 W WHISPERING PINE CIR S
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SECS 34 & 27 T22N R8W LOT 19 NORTH COUNTRY SUB.

Land Value Estimates for Land Table R510.510 NORTH COUNTRY SUB

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 100' @ 50/	110.00	161.00	1.0000	1.0016	50	100		5,509
110 Actual Front Feet, 0.41 Total Acres								Total Est. Land Value = 5,509

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.18	674	50	2,756
Wood Frame	28.00	120	50	1,680
Total Estimated Land Improvements True Cash Value =				4,436

Cost Est. for Res. Bldg: 1 Single Family HUD Cls C 10 Blt 1999

(11) Heating System: Forced Heat & Cool  
 Ground Area = 1248 SF Floor Area = 1248 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,248		
Total:				184,002	165,594

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,476	1,328
3 Fixture Bath	1	4,646	4,181

Water/Sewer

1000 Gal Septic	1	4,864	4,378
Water Well, 100 Feet	1	5,808	5,227

Deck

Treated Wood	240	4,670	4,203
Treated Wood	120	2,947	2,652

Garages

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

Base Cost	576	29,854	26,869
Common Wall: 1 Wall	1	-2,686	-2,417

Built-Ins

Appliance Allow.	1	2,766	2,489
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Totals: 238,347 214,504

Notes:

ECF (415 CLAM RIVER AREA SUBS & 250, 510) 0.750 => TCV: 160,878

2024 Est. T.C.V. 009-510-019-00 = 170,823

Est. TCV/Total Floor Area = 136.88, Most recent sale 08/12/2021 for 125,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
74,600	74,600	74,600	66,780	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	10,800	0	0	3,339	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
85,400	85,400	85,400	70,119	70,119	70,119	

009-510-020-00	2024 Est. T.C.V.	ROOT RENTALS LLC
Property Class: 401		W WHISPERING PINE CIR S
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SECS 34 & 27 T22N R8W LOT 20 NORTH COUNTRY SUB.

Land Value Estimates for Land Table R510.510 NORTH COUNTRY SUB

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 100' @ 50/	100.00	162.00	1.0241	1.0031	50	100		5,137
100 Actual Front Feet, 0.37 Total Acres								Total Est. Land Value = 5,137

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	7.35	336	50	1,235
D/W/P: 3.5 Concrete	6.16	40	50	123
D/W/P: 3.5 Concrete	6.16	40	50	123

Ad-Hoc Unit-In-Place Items

Description	Rate	Size	% Good	Cash Value
/CI16/YARI/CHALF/06'/211	14.00	200	50	1,400
Total Estimated Land Improvements True Cash Value =				2,881

Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE Cls CD Blt 2013

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1848 SF Floor Area = 1848 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,848		
			Total:	200,008	180,006

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,230	1,107
3 Fixture Bath	1	3,860	3,474

Water/Sewer

1000 Gal Septic	1	4,550	4,095
Water Well, 50 Feet	1	2,585	2,326

Deck

Treated Wood	280	5,051	4,546
Treated Wood	96	2,443	2,199

Garages

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

Base Cost	784	27,628	24,865
Totals:		247,355	222,618

Notes:

ECF (415 CLAM RIVER AREA SUBS & 250, 510) 0.930 => TCv: 207,035

2024 Est. T.C.V. 009-510-020-00	=	215,053			
Est. TCv/Total Floor Area = 116.37, Most recent sale 06/20/2013 for 6,000					
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
98,100	98,100	98,100	49,888	5.00	
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	9,400	0	2,494	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
107,500	107,500	107,500	52,382	52,382	0

009-510-021-00	2024 Est. T.C.V.	ROOT RENTALS LLC
Property Class: 401		W WHISPERING PINE CIR S
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SECS 34 & 27 T22N R8W LOT 21 NORTH COUNTRY SUB.

Land Value Estimates for Land Table R510.510 NORTH COUNTRY SUB

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 100' @ 50/	100.00	162.00	1.0241	1.0031	50	100		5,137
100 Actual Front Feet, 0.37 Total Acres							Total Est. Land Value =	5,137

2024 Est. T.C.V. 009-510-021-00 = 5,137

Est. TCV/Total Floor Area = 2.78

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
2,600	2,600	2,600	1,754	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	87	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
2,600	2,600	2,600	1,841	1,841	0	



009-510-023-00	2024 Est. T.C.V.	OTBERG KRISTOPHER L & WAGONER BRITT
Property Class: 402		W WHISPERING PINE CIR S
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SECS 34 & 27 T22N R8W LOT 23 NORTH COUNTRY SUB.

Land Value Estimates for Land Table R510.510 NORTH COUNTRY SUB

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 100' @ 50/	100.00	164.00	1.0241	1.0062	50	100		5,152
100 Actual Front Feet, 0.38 Total Acres							Total Est. Land Value =	5,152

2024 Est. T.C.V. 009-510-023-00 = 5,152

Est. TCV/Total Floor Area = 0.00, Most recent sale 12/30/2021 for 251,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
2,600	2,600	2,600	2,100	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	105	0		
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
2,600	2,600	2,600	2,205	2,205	2,205	



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2024	New	Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0		3,300	0	0	5,124	0
2024 Assessed			MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	109,900		109,900	109,900	107,604	107,604	107,604

009-510-025-00	2024 Est. T.C.V.	SKIERA JAMES H & CHRISTY
Property Class: 402		W WHISPERING PINE CIR S
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SECS 34 & 27 T22N R8W LOT 25 NORTH COUNTRY SUB.

Land Value Estimates for Land Table R510.510 NORTH COUNTRY SUB

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 100' @ 50/	100.00	246.00	1.0241	1.1135	50	100		5,702
100 Actual Front Feet, 0.56 Total Acres							Total Est. Land Value =	5,702

2024 Est. T.C.V. 009-510-025-00 = 5,702

Est. TCV/Total Floor Area = 4.29

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
2,900	2,900	2,900	1,754	5.00			
2024 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	87	0		
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
2,900	2,900	2,900	1,841	1,841	1,841		





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	95,800	95,800	95,800	60,235	5.00	
2024	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	2,800	0	0	3,011	0
2024	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	98,600	98,600	98,600	63,246	63,246	63,246

009-510-027-00	2024 Est. T.C.V.	SKIERA JAMES M
Property Class: 402		W FRIENDLY CT
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SECS 34 & 27 T22N R8W LOT 27 NORTH COUNTRY SUB.

Land Value Estimates for Land Table R510.510 NORTH COUNTRY SUB

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 100' @ 100/	110.00	225.00	0.9765	1.1161	100	100		11,988
110 Actual Front Feet, 0.57 Total Acres							Total Est. Land Value =	11,988

2024 Est. T.C.V. 009-510-027-00 = 11,988

Est. TCV/Total Floor Area = 6.75

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
6,000	6,000	6,000	2,341	5.00		
2024 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	117	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
6,000	6,000	6,000	2,458	2,458	2,458	

009-510-028-00	2024 Est. T.C.V.	SKIERA JAMES M & CHRISTY
Property Class: 402		W FRIENDLY CT
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SECS 34 & 27 T22N R8W LOT 28 NORTH COUNTRY SUB.

Land Value Estimates for Land Table R510.510 NORTH COUNTRY SUB

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 100' @ 50/	100.00	210.00	1.0241	1.0703	50	100		5,481
100 Actual Front Feet, 0.48 Total Acres							Total Est. Land Value =	5,481

2024 Est. T.C.V. 009-510-028-00 = 5,481

Est. TCV/Total Floor Area = 3.09, Most recent sale 06/01/1996 for 5,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
2,700	2,700	2,700	1,754	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	87	0		
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
2,700	2,700	2,700	1,841	1,841	1,841	

009-510-029-00	2024 Est. T.C.V.	SKIERA JAMES M & CHRISTY
Property Class: 402		W FIRENDLY CT
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SECS 34 & 27 T22N R8W LOT 29 NORTH COUNTRY SUB.

Land Value Estimates for Land Table R510.510 NORTH COUNTRY SUB

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 100' @ 50/	90.00	168.00	1.0514	1.0123	50	100		4,790
90 Actual Front Feet, 0.35 Total Acres							Total Est. Land Value =	4,790

2024 Est. T.C.V. 009-510-029-00 = 4,790

Est. TCV/Total Floor Area = 2.70

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
2,400	2,400	2,400	1,754	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	87	0		
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
2,400	2,400	2,400	1,841	1,841	1,841	



009-510-031-00	2024 Est. T.C.V.	FEISTER MICHAEL L & CATHY
Property Class: 401		FRIENDLY CT
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SECS 34 & 27 T22N R8W LOT 31 NORTH COUNTRY SUB.

Land Value Estimates for Land Table R510.510 NORTH COUNTRY SUB

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 100' @ 100/	132.00	145.20	0.9329	1.0003	100	100		12,319
132 Actual Front Feet, 0.44 Total Acres							Total Est. Land Value =	12,319

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	19.81	192	94	3,576
Total Estimated Land Improvements				True Cash Value = 3,576

2024 Est. T.C.V. 009-510-031-00 = 15,895

Est. TC/Total Floor Area = 14.19, Most recent sale 10/01/2002 for 158,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
7,800	7,800	7,800	3,747	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	100	0	0	187	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
7,900	7,900	7,900	3,934	3,934	3,934	





Parcel Number: 009-510-032-00

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2024 Est. T.C.V. 009-510-032-00			=	200,991		
Est. TCV/Total Floor Area = 128.43						
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
97,600	97,600	97,600	64,571	5.00		
2024	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	2,900	0	0	3,228	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
100,500	100,500	100,500	67,799	67,799	67,799	

009-510-033-00	2024 Est. T.C.V.	FEISTER MICHAEL L & CATHY
Property Class: 402		FRIENDLY CT
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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SECS 34 & 27 T22N R8W E'LY 25 FT OF LOT 33. NORTH COUNTRY SUB

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Land Value Estimates for Land Table R510.510 NORTH COUNTRY SUB

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 100' @ 100/	25.00	186.00	1.4142	1.0642	100	100	PRT OF LOT 33	3,763
25 Actual Front Feet, 0.11 Total Acres							Total Est. Land Value =	3,763

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2024 Est. T.C.V. 009-510-033-00 = 3,763

Est. TCV/Total Floor Area = 2.40

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
1,900	1,900	1,900	1,433	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	71	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
1,900	1,900	1,900	1,504	1,504	1,504	



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	0	3,900	0	0	4,179	0
2024 Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	129,900	129,900	129,900	87,776	87,776	87,776

009-510-034-00	2024 Est. T.C.V.	HINKSTON JEFFERY E & TONJA S
Property Class: 401		W WHISPERING PINE CIR N
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SECS 34 & 27 T22N R8W LOT 34 NORTH COUNTRY SUB.

Land Value Estimates for Land Table R510.510 NORTH COUNTRY SUB

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 100' @ 100/	135.00	187.00	0.9277	1.0657	100	100		13,347
135 Actual Front Feet, 0.58 Total Acres							Total Est. Land Value =	13,347

2024 Est. T.C.V. 009-510-034-00 = 13,347

Est. TCV/Total Floor Area = 7.32, Most recent sale 04/01/2000 for 176,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
6,700	6,700	6,700	2,927	5.00			
2024 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	146	0		
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
6,700	6,700	6,700	3,073	3,073	3,073		



009-510-036-00  
 Property Class: 401  
 Map #:

2024 Est. T.C.V.  
 LAKE TOWNSHIP

HOLMES ALVIN J JR & AMANDA MARIE  
 8304 W WHISPERING PINE CIR N  
 LAKE CITY, MI 49651

. SECS 34 & 27 T22N R8W LOT 36 NORTH COUNTRY SUB.

Land Value Estimates for Land Table R510.510 NORTH COUNTRY SUB

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 100' @ 100/	96.00	161.00	1.0103	1.0265	100	100		9,956
96 Actual Front Feet, 0.35 Total Acres Total Est. Land Value =								9,956

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.97	66	50	230
D/W/P: Brick on Sand	18.02	260	50	2,342
D/W/P: 4in Ren. Conc.	8.18	890	50	3,640
Wood Frame	35.77	60	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	97	970

Ad-Hoc Unit-In-Place Items

Description	Rate	Size	% Good	Cash Value
/CI16/YARI/CHALF/04'/211	9.70	380	100	3,686
Total Estimated Land Improvements True Cash Value =				10,868

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

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1120 SF Floor Area = 1120 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,120		
Total:				159,499	135,575

Other Additions/Adjustments

Recreation Room	1000	19,330	16,430
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Plumbing

Average Fixture(s)	1	1,476	1,255
3 Fixture Bath	1	4,646	3,949
2 Fixture Bath	1	3,108	2,642

Water/Sewer

1000 Gal Septic	1	4,864	4,134
Water Well, 100 Feet	1	5,808	4,937

Porches

WCP (1 Story)	120	5,521	4,693
WPP	384	6,459	5,490

Deck

Treated Wood	128	3,089	2,626
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Garages

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

Base Cost	784	30,717	26,109
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Built-Ins

Appliance Allow.	1	2,766	2,351
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Totals: 247,283 210,191

Notes:

ECF (415 CLAM RIVER AREA SUBS & 250, 510) 0.930 => TCV: 195,478

Parcel Number: 009-510-036-00

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2024 Est. T.C.V. 009-510-036-00	=	216,302				
Est. TCV/Total Floor Area = 193.13, Most recent sale 03/16/2022 for 249,900						
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
104,900	104,900	104,900	104,900	5.00		
2024	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	3,300	0	0	3,300	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
108,200	108,200	108,200	110,145	108,200	108,200	





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	81,700	81,700	81,700	55,373	5.00	
2024	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	2,400	0	0	2,768	0
2024	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	84,100	84,100	84,100	58,141	58,141	58,141

009-510-038-00	2024 Est. T.C.V.	MCGINESS WILLIAM & MARCIA TRUST
Property Class: 401		8348 W WHISPERING PINE CIR N
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SECS 34 & 27 T22N R8W LOT 38 NORTH COUNTRY SUB.

Land Value Estimates for Land Table R510.510 NORTH COUNTRY SUB

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 100' @ 100/	95.95	211.33	1.0104	1.0987	100	100		10,652
96 Actual Front Feet, 0.47 Total Acres							Total Est. Land Value =	10,652

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	277	0	0
D/W/P: 4in Ren. Conc.	8.18	1134	0	0
D/W/P: Brick on Sand	18.02	111	0	0
D/W/P: Patio Blocks	15.61	440	0	0
Wood Frame	28.00	120	50	1,680

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 5000	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				6,680

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

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1716 SF Floor Area = 1716 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,324		
1 Story	Siding	Basement	392		
			Total:	241,931	169,351

Other Additions/Adjustments

Exterior

Brick Veneer	200	3,438	2,407
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Plumbing

Average Fixture(s)	1	1,476	1,033
2 Fixture Bath	1	3,108	2,176

Water/Sewer

1000 Gal Septic	1	4,864	3,405
Water Well, 50 Feet	1	2,686	1,880

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	550	24,057	16,840
Common Wall: 1 Wall	1	-2,686	-1,880
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	672	27,660	19,362

Built-Ins

Appliance Allow.	1	2,766	1,936
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Fireplaces

Interior 1 Story	1	5,338	3,737
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Totals:		314,638	220,247
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Notes:

ECF (415 CLAM RIVER AREA SUBS & 250, 510) 0.930 => TCV: 204,830

2024 Est. T.C.V. 009-510-038-00	=	222,162
Est. TCV/Total Floor Area = 129.47		

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2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
107,800	107,800	107,800	69,561	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,300	0	0	3,478	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
111,100	111,100	111,100	73,039	73,039	73,039	

009-510-039-00 2024 Est. T.C.V. GOSSETT TRAVIS & SAMANTHA  
 Property Class: 401 8358 W WHISPERING PINE CIR N  
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

. SECS 34 & 27 T22N R8W LOT 39 NORTH COUNTRY SUB.

Land Value Estimates for Land Table R510.510 NORTH COUNTRY SUB

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 100' @ 100/	100.00	145.00	1.0000	1.0000	100	100		10,000
100 Actual Front Feet, 0.33 Total Acres					Total Est. Land Value =			10,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.18	1116	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	2	95	1,900
Total Estimated Land Improvements True Cash Value =				1,900

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

(11) Heating System: Forced Heat & Cool  
 Ground Area = 1144 SF Floor Area = 1188 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	572		
1 Story	Siding	Crawl Space	572		
1 Story	Siding	Overhang	44		
			Total:	180,584	117,363

Other Additions/Adjustments

Recreation Room	462	8,930	5,804
Plumbing			
Average Fixture(s)	1	1,476	959
Water/Sewer			
1000 Gal Septic	1	4,864	3,162
Water Well, 50 Feet	1	2,686	1,746
Deck			
Treated Wood	88	2,393	1,555
Treated Wood	308	5,495	3,572
Garages			
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	1008	37,205	24,183
Built-Ins			
Appliance Allow.	1	2,766	1,798
Porches			
CPP	20	559	363
Totals:			246,958 160,505

Notes:

ECF (415 CLAM RIVER AREA SUBS & 250, 510) 0.930 => TCV: 149,270

2024 Est. T.C.V. 009-510-039-00	=	161,170
Est. TCV/Total Floor Area = 135.66, Most recent sale 10/15/2021 for 191,000		
2023 Assessed MBOR S.E.V. Base for Cap C.P.I.		
78,300 78,300 78,300 74,025 5.00		
2024 New Eq. Adjustment Loss Additions Tax Adjustment Losses		
0 2,300 0 0 3,701 0		

Parcel Number: 009-510-039-00

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2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
80,600	80,600	80,600	77,726	77,726	77,726



009-510-042-00	2024 Est. T.C.V.	RICHARDSON CODY T & KATHERINE K
Property Class: 402		W WHISPERING PINE CIRCLE N
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SECS 34 & 27 T22N R8W LOT 42 NORTH COUNTRY SUB.

Land Value Estimates for Land Table R510.510 NORTH COUNTRY SUB

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 100' @ 100/	105.00	141.00	0.9879	0.9930	100	100		10,300
105 Actual Front Feet, 0.34 Total Acres							Total Est. Land Value =	10,300

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	23.41	160	50	1,873
Total Estimated Land Improvements				1,873
True Cash Value =				1,873

2024 Est. T.C.V. 009-510-042-00 = 12,173

Est. TCV/Total Floor Area = 11.70, Most recent sale 05/09/2006 for 7,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
6,000	6,000	6,000	2,711	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	100	0	0	135	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
6,100	6,100	6,100	2,846	2,846	2,846	







009-510-044-00	2024 Est. T.C.V.	OAKLAND TERRY JO
Property Class: 401		8376 W WHISPERING PINE CIR N
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

LOTS 41 & 44. NORTH COUNTRY SUB.

00 COMBOW/041-00 FOR 01

Land Value Estimates for Land Table R510.510 NORTH COUNTRY SUB

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 100' @ 100/	105.00	285.00	0.9879	1.1840	100	100	LOT 44	12,282
105 Actual Front Feet, 0.69 Total Acres							Total Est. Land Value =	12,282

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.18	840	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
Total Estimated Land Improvements True Cash Value =				2,375

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

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 970 SF Floor Area = 1869 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Bi-Level	Siding	Bi-Lev. 80%	970		
1 Story	Siding	Overhang	82		
1 Story	Siding	Overhang	41		
Total:				195,529	127,096

Other Additions/Adjustments

Basement, Outside Entrance, Above Grade	1	1,870	1,215
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Plumbing

Average Fixture(s)	1	1,476	959
3 Fixture Bath	1	4,646	3,020

Water/Sewer

1000 Gal Septic	1	4,864	3,162
Water Well, 50 Feet	1	2,686	1,746

Porches

CPP	126	2,475	1,609
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Deck

Treated Wood	548	8,017	5,211
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Garages

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

Base Cost	576	24,808	16,125
Common Wall: 1 Wall	1	-2,686	-1,746
Door Opener	2	1,093	710

Built-Ins

Appliance Allow.	1	2,766	1,798
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Fireplaces

Wood Stove	1	2,551	1,658
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Totals:		250,095	162,563
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Notes:

ECF (415 CLAM RIVER AREA SUBS & 250, 510) 0.930 => TCV: 151,184

Parcel Number: 009-510-044-00

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2024 Est. T.C.V. 009-510-044-00						=	165,841
Est. TCV/Total Floor Area = 88.73, Most recent sale 09/08/2015 for 106,000							
2023 Assessed		MBOR	S.E.V.	Base for Cap	C.P.I.		
	80,600	80,600	80,600	63,957	5.00		
2024	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	2,300	0	0	3,197	0	
2024 Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
	82,900	82,900	82,900	67,154	67,154	0	



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2024	New	Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0		2,300	0	0	2,319	0
2024 Assessed			MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	77,800		77,800	77,800	48,701	48,701	48,701



009-510-047-00	2024 Est. T.C.V.	BURNS GERALD P SR
Property Class: 402		8375 W WHISPERING PINE CIR N
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SECS 34 & 27 T22N R8W LOT 47 NORTH COUNTRY SUB.

Land Value Estimates for Land Table R510.510 NORTH COUNTRY SUB

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 100' @ 100/	100.00	162.00	1.0000	1.0281	100	100		10,281
100 Actual Front Feet, 0.37 Total Acres							Total Est. Land Value =	10,281

2024 Est. T.C.V. 009-510-047-00 = 10,281

Est. TCV/Total Floor Area = 9.31

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
5,100	5,100	5,100	2,341	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	117	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
5,100	5,100	5,100	2,458	2,458	0	





Parcel Number: 009-510-048-00

Page: 2

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	0	1,700	0	0	1,700	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
	87,400	87,400	87,400	89,985	87,400	87,400







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	95,700	95,700	95,700	59,271	5.00		
2024	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	3,000	0	0	2,963	0	
2024	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
	98,700	98,700	98,700	62,234	62,234	62,234	



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	0	2,800	0	0	2,800	0
2024 Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	96,700	96,700	96,700	98,595	96,700	96,700







Parcel Number: 009-510-054-00

Page: 2

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2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
128,700	128,700	128,700	83,116	83,116	83,116



Parcel Number: 009-510-055-00

Page: 2

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2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
117,200	117,200	117,200	83,166	83,166	83,166

009-510-056-00	2024 Est. T.C.V.	SCHOLTEN DRUSCILLA
Property Class: 401		8378 W WHISPERING PINE CIR S
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SECS 34 &amp; 27 T22N R8W LOT 56 NORTH COUNTRY SUB.

## Land Value Estimates for Land Table R510.510 NORTH COUNTRY SUB

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 100' @ 100/	110.00	150.00	0.9765	1.0085	100	100		10,832
110 Actual Front Feet, 0.38 Total Acres							Total Est. Land Value =	10,832

## Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.18	276	0	0
Wood Frame	28.00	120	50	1,680

## Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	100	1,000
Total Estimated Land Improvements True Cash Value =				2,680

Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE Cls C Blt 2020

(11) Heating System: Forced Heat & Cool  
 Ground Area = 2040 SF Floor Area = 2040 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=96/100/100/100/96

## Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	2,040		
Total:				288,554	277,012

## Other Additions/Adjustments

## Plumbing

Average Fixture(s)	1	1,476	1,417
3 Fixture Bath	1	4,646	4,460

## Water/Sewer

1000 Gal Septic	1	4,864	4,669
Water Well, 100 Feet	1	5,808	5,576

## Porches

WCP (1 Story)	240	8,926	8,569
WGEP (1 Story)	264	18,319	17,586

## Deck

Treated Wood	48	1,730	1,661
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## Garages

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

Base Cost	644	32,361	31,067
Common Wall: 1 Wall	1	-2,686	-2,579
Door Opener	1	547	525

## Built-Ins

Appliance Allow.	1	2,766	2,655
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## Local Cost Items

GENERATOR	1	1	1	*100% Good
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Totals: 367,312 352,619

## Notes:

ECF (415 CLAM RIVER AREA SUBS &amp; 250, 510) 0.930 =&gt; TCY: 327,936

2024 Est. T.C.V. 009-510-056-00 = 341,448

Est. TCY/Total Floor Area = 167.38, Most recent sale 10/19/2015 for 2,000

2023 Assessed MBOR S.E.V. Base for Cap C.P.I.

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	157,900	157,900	157,900	137,552	5.00	
2024	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	12,800	0	0	6,877	0
2024	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	170,700	170,700	170,700	144,429	144,429	144,429









009-510-059-00	2024 Est. T.C.V.	ROOT RENTALS LLC
Property Class: 401		5201 S NORTH COUNTRY DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SECS 34 & 27 T22N R8W LOT 59 NORTH COUNTRY SUB.

Land Value Estimates for Land Table R510.510 NORTH COUNTRY SUB

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 100' @ 100/	156.00	152.00	0.8948	1.0119	100	100		14,124
156 Actual Front Feet, 0.54 Total Acres							Total Est. Land Value =	14,124

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Crushed Rock	2.27	200	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1 Single Family HUD Cls C Blt 1995

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1620 SF Floor Area = 1620 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,620		
			Total:	204,309	163,447

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,476	1,181
3 Fixture Bath	1	4,646	3,717

Water/Sewer

1000 Gal Septic	1	4,864	3,891
Water Well, 100 Feet	1	5,808	4,646

Deck

Treated Wood	220	4,413	3,530
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Garages

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

Base Cost	585	25,073	20,058
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Built-Ins

Appliance Allow.	1	2,766	2,213
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Fireplaces

Prefab 1 Story	1	2,592	2,074
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Totals: 255,947 204,757

Notes: 1995 REDMAN

ECF (415 CLAM RIVER AREA SUBS & 250, 510) 0.750 => TCV: 153,568

2024 Est. T.C.V. 009-510-059-00 = 168,642

Est. TCV/Total Floor Area = 104.10, Most recent sale 12/13/2013 for 33,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
74,100	74,100	74,100	38,066	5.00	
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	10,200	0	1,903	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
84,300	84,300	84,300	39,969	39,969	0





Parcel Number: 009-520-002-00

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2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
194,900	194,900	194,900	129,173	129,173	0



Parcel Number: 009-520-003-00

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	0	52,400	0	0	5,263	0
2024 Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	212,500	212,500	212,500	110,530	110,530	110,530





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2023	Assessed		MBOR	S.E.V.	Base for Cap	C.P.I.	
	223,500		223,500	223,500	127,529	5.00	
2024	New	Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0		58,800	0	0	6,376	0
2024	Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	282,300		282,300	282,300	133,905	133,905	133,905

009-520-005-00  
 Property Class: 401  
 Map #:

2024 Est. T.C.V.  
 LAKE TOWNSHIP

WEISE ANDREW J & PAULA J  
 6563 W NORTHSHORE DR  
 LAKE CITY, MI 49651

. LOT 5 NORTH LAWN BEACH.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 67' @ 3400/	103.00	191.00	0.8981	1.1074	3400	100		348,284
103 Actual Front Feet, 0.45 Total Acres Total Est. Land Value =								348,284

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	3.10	1260	0	0
D/W/P: 3.5 Concrete	6.58	132	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	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 1974

(11) Heating System: Electric Baseboard  
 Ground Area = 1923 SF Floor Area = 1923 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=62/100/100/100/62

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,347		
1 Story	Siding	Slab	576		
Total:				221,930	137,591

Other Additions/Adjustments

Exterior

Stone Veneer	304	11,540	7,155
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Plumbing

Average Fixture(s)	1	1,476	915
3 Fixture Bath	1	4,646	2,881

Porches

WPP	40	1,862	1,154
WCP (1 Story)	32	2,343	1,453
CGEP (1 Story)	336	18,369	11,389

Deck

Treated Wood	144	3,338	2,070
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Garages

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

Base Cost	1012	33,791	20,950
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Water/Sewer

Public Sewer	1	1,494	926
Water Well, 100 Feet	1	5,808	3,601

Built-Ins

Appliance Allow.	1	2,766	1,715
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Fireplaces

Exterior 1 Story	1	6,513	4,038
Wood Stove	1	2,551	1,582

Local Cost Items

SANITARY SEWER	1	0	0	*81% Good
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Totals: 318,427 197,420

## Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE ) 1.460 => TCV: 288,233

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2024 Est. T.C.V. 009-520-005-00					=	638,892
Est. TCV/Total Floor Area = 332.24, Most recent sale 06/21/2019 for 375,000						
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
241,100	241,100	241,100	202,369	5.00		
2024	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	78,300	0	0	10,118	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
319,400	319,400	319,400	212,487	212,487	0	



Parcel Number: 009-520-006-00

Page: 2

Deck				
w/Roof (Roof portion)	104	1,893	1,874	
Local Cost Items				
GENERATOR	1	1	1	*100% Good
	Totals:	674,519	667,735	

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE ) 1.460 => TCV: 974,893

2024 Est. T.C.V. 009-520-006-00					=	1,375,918
Est. TCV/Total Floor Area = 300.16, Most recent sale 11/13/2009 for 282,900						
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
482,700	482,700	482,700	436,278	5.00		
2024 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
110,000	95,300	0	110,000	21,813	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
688,000	688,000	688,000	568,091	568,091	568,091	



Totals: 497,916 443,144

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE ) 1.460 => TCV: 646,990

2024 Est. T.C.V. 009-520-007-00 = 991,587

Est. TCV/Total Floor Area = 369.58, Most recent sale 06/07/2010 for 185,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
423,100	423,100	423,100	273,350	5.00		
2024	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	72,700	0	0	13,667	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
495,800	495,800	495,800	287,017	287,017	287,017	





Parcel Number: 009-520-008-00

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Est. TCV/Total Floor Area = 427.12

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
239,200	239,200	239,200	143,968	5.00		
2024	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	72,600	0	0	7,198	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
311,800	311,800	311,800	151,166	151,166	0	

009-520-009-00  
 Property Class: 401  
 Map #:

2024 Est. T.C.V.  
 LAKE TOWNSHIP

HIRSCHMAN JAMES & LAURA  
 6639 W NORTH SHORE DR  
 LAKE CITY, MI 49651

. LOT 9 NORTH LAWN BEACH.

24X36 GRG FOR 98  
 ADD 1S/CR FOR 00  
 28X30 GRG FOR 03

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 67' @ 3400/	101.00	252.00	0.9025	1.1869	3400	100		367,822
101 Actual Front Feet, 0.58 Total Acres								Total Est. Land Value = 367,822

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.18	2695	50	11,022
D/W/P: Patio Blocks	15.61	320	50	2,497
D/W/P: 3.5 Concrete	6.58	186	50	612
D/W/P: Brick on Sand	18.02	192	50	1,730
Total Estimated Land Improvements True Cash Value =				15,861

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

(11) Heating System: Forced Heat & Cool  
 Ground Area = 2568 SF Floor Area = 2568 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,488		
1 Story	Siding	Slab	504		
1 Story	Siding	Crawl Space	576		
Total:				312,245	202,959

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,476	959
3 Fixture Bath	1	4,646	3,020
2 Fixture Bath	1	3,108	2,020

Porches

CCP (1 Story)	28	934	607
WGEP (1 Story)	168	13,506	8,779

Garages

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

Door Opener	1	547	356
Base Cost	1704	60,526	39,342

Water/Sewer

Public Sewer	1	1,494	971
Water Well, 100 Feet	1	5,808	3,775

Built-Ins

Appliance Allow.	1	2,766	1,798
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Fireplaces

Exterior 1 Story	1	6,513	4,233
Wood Stove	1	2,551	1,658

Local Cost Items

SANITARY SEWER	1	0	0	*81% Good
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Totals: 416,120 270,477

Notes:

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ECF (4082 LAKE MISSAUKEE NORTH SHORE ) 1.460 => TCV: 394,896

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2024 Est. T.C.V. 009-520-009-00					=	778,579
Est. TCV/Total Floor Area = 303.18, Most recent sale 09/30/2014 for 340,000						
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
305,500	305,500	305,500	225,438	5.00		
2024	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	83,800	0	11,271	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
389,300	389,300	389,300	236,709	236,709	0	



Totals: 446,658 401,961

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE ) 1.460 => TCV: 586,863

2024 Est. T.C.V. 009-520-010-00 = 931,340

Est. TCV/Total Floor Area = 339.66

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
389,400	389,400	389,400	278,785	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	76,300	0	0	13,939	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
465,700	465,700	465,700	292,724	292,724	292,724	



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2024	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	71,400	0	0	13,842	0
2024 Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	424,200	424,200	424,200	290,683	290,683	290,683







200,600

200,600

200,600

128,694

128,694

128,694



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2024	New	Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0		54,300	0	0	7,548	0
2024 Assessed			MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	248,100		248,100	248,100	158,521	158,521	0









Parcel Number: 009-520-016-00

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2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
198,600	198,600	198,600	102,061	102,061	0





Parcel Number: 009-520-018-00

Page: 2

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	0	56,200	0	0	7,662	0
2024 Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	292,800	292,800	292,800	160,907	160,907	160,907



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2024	New	Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0		55,100	0	0	4,439	0
2024 Assessed			MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	195,000		195,000	195,000	93,228	93,228	93,228

009-520-020-00	2024 Est. T.C.V.	PEDLAR TODD J & EMILY S
Property Class: 401		6771 W NORTHSHORE DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. LOT 20 NORTH LAWN BEACH.

OWNS ADJ LOT 21 &amp; LOTS 27 &amp; 28 ACROSS RD (CALDWELL TWP)

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 67' @ 3000/FF	60.00	197.00	1.0280	1.1160	3000	100		206,500
60 Actual Front Feet, 0.27 Total Acres							Total Est. Land Value =	206,500

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.18	646	0	0
D/W/P: Patio Blocks	15.61	120	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	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 2017

(11) Heating System: Forced Heat & Cool  
 Ground Area = 1796 SF Floor Area = 2404 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=93/100/100/100/93

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	1,216		
1 Story	Siding	Crawl Space	320		
1 Story	Siding	Crawl Space	117		
1 Story	Siding	Crawl Space	143		
			Total:	293,316	272,802

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,476	1,373
3 Fixture Bath	1	4,646	4,321
2 Fixture Bath	1	3,108	2,890

Water/Sewer

1000 Gal Septic	1	4,864	4,524
Water Well, 100 Feet	1	5,808	5,401

Porches

CCP (1 Story)	52	1,556	1,447
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Garages

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

Base Cost	420	23,974	22,296
Common Wall: 1 Wall	1	-2,686	-2,498
Door Opener	1	547	509

Built-Ins

Appliance Allow.	1	2,766	2,572
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Fireplaces

Direct-Vented Gas	1	3,021	2,810
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Deck

Composite	395	6,762	6,289
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Totals:		349,158	324,736
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Notes:

Parcel Number: 009-520-020-00

Page: 2

ECF (4082 LAKE MISSAUKEE NORTH SHORE ) 1.460 =&gt; TCV: 474,115

2024 Est. T.C.V. 009-520-020-00					=	682,990
Est. TCV/Total Floor Area = 284.11, Most recent sale 09/15/2016 for 75,000						
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
287,800	287,800	287,800	212,718	5.00		
2024	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	53,700	0	10,635	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
341,500	341,500	341,500	223,353	223,353	223,353	





Parcel Number: 009-520-021-00

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 ECF (4082 LAKE MISSAUKEE NORTH SHORE ) 1.460 => TCV: 208,738
 

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2024 Est. T.C.V. 009-520-021-00							=	418,857
Est. TCV/Total Floor Area = 303.52								
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.				
153,100	153,100	153,100	83,269	5.00				
2024	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses			
	0	56,300	0	4,163	0			
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT			
209,400	209,400	209,400	87,432	87,432	87,432			



Parcel Number: 009-520-022-00

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Est. TCV/Total Floor Area = 301.00

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
135,000	135,000	135,000	61,164	5.00		
2024 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	49,100	0	0	3,058	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
184,100	184,100	184,100	64,222	64,222	64,222	

009-520-023-00 2024 Est. T.C.V. THOMSEN ALLEN CHARLES  
 Property Class: 401 6731 W NORTHSHORE DR  
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

. LOT 23 NORTH LAWN BEACH.

OWNS 001-002-00 ACROSS STREET

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 67' @ 3000/FF	62.00	102.00	1.0196	0.9467	3000	100		179,528
62 Actual Front Feet, 0.14 Total Acres Total Est. Land Value =								179,528

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	100	71	467

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	94	940
Total Estimated Land Improvements True Cash Value =				1,407

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

(11) Heating System: Electric Baseboard  
 Ground Area = 1110 SF Floor Area = 1110 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,110		
			Total:	145,825	94,787

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,476	959
2 Fixture Bath	1	3,108	2,020

Porches

CCP (1 Story)	210	5,487	3,567
WGEP (1 Story)	112	10,470	6,805

Deck

Pine w/Roof (Deck Portion)	192	3,222	2,094
Pine w/Roof (Roof portion)	192	3,256	2,116

Water/Sewer

Public Sewer	1	1,494	971
Water Well, 50 Feet	1	2,686	1,746

Built-Ins

Appliance Allow.	1	2,766	1,798
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Fireplaces

Interior 1 Story	1	5,338	3,470
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Local Cost Items

SANITARY SEWER	1	0	0	*81% Good
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Totals: 185,128 120,333

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE ) 1.460 => TCV: 175,686

2024 Est. T.C.V. 009-520-023-00 = 356,621

Est. TCV/Total Floor Area = 321.28

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
129,100	0	0	0	5.00

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2024	New	Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	178,300		0	0	74,996	0	0
2024 Assessed		MBOR		S.E.V.	Capped	->Taxable<-	PRE/MBT
	178,300	178,300		178,300	74,996	74,996	74,996







009-520-025-00	2024 Est. T.C.V.	T J'S TRUCKING INC
Property Class: 402		W NORTHSHORE DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. LOT 25 NORTH LAWN BEACH.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE  
\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
D 67' @ 2800/FF	60.00	105.00	1.0000	0.9536	2800	100		160,197
60 Actual Front Feet, 0.14 Total Acres							Total Est. Land Value =	160,197

2024 Est. T.C.V. 009-520-025-00 = 160,197

Est. TCV/Total Floor Area = 142.52

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
33,700	33,700	33,700	25,814	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	46,400	0	0	1,290	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
80,100	80,100	80,100	27,104	27,104	0	









009-520-031-00	2024 Est. T.C.V.	HIRSCHMAN JIM & LAURA TRUST
Property Class: 401		6558 W NORTHSHORE DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

LOTS 31 NORTH LAWN BEACH.  
 SPLIT ON 08/31/2015 FROM 009-520-029-00;  
 SPLIT ON 06/23/2022 FROM 009-520-030-00;

Split/Comb. on 06/23/2022 completed 06/23/2022 TIM ;  
 Parent Parcel(s): 009-520-030-00;  
 Child Parcel(s): 009-520-031-00;

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
E 67' @ 170/	86.00	180.05	0.9395	1.0912	170	100		14,988
86 Actual Front Feet, 0.35 Total Acres							Total Est. Land Value =	14,988

2024 Est. T.C.V. 009-520-031-00 = 14,988

Est. TCv/Total Floor Area = 0.00, Most recent sale 06/23/2022 for 15,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
7,500	7,500	7,500	7,500	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	0		
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
7,500	7,500	7,500	7,875	7,500	0	

009-530-001-00  
 Property Class: 401  
 Map #:

2024 Est. T.C.V.  
 LAKE TOWNSHIP

ROBERTS GEROGE D SR & CATHERINE J  
 8020 W RIDGEVIEW DR  
 LAKE CITY, MI 49651

. SEC 10 T22N R8W LOT 1 OAKRIDGE VIEW. LIBER 202 PAGE 898 EASEMENT

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 80'@ 2500/ 68 Actual Front Feet, 0.64 Total Acres	77.86	336.00	1.0000	1.1585	2500	100		225,492
Total Est. Land Value =								225,492

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Picket, 30-40	13.76	63	0	0
Wood Frame	39.24	32	46	578

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				1,528

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C 5 Blt 1987

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1128 SF Floor Area = 1128 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,128		
Total:				177,352	115,261

Other Additions/Adjustments

Recreation Room	1100	21,263	13,821
Basement, Outside Entrance, Below Grade	1	2,560	1,664

Plumbing

Average Fixture(s)	1	1,476	959
3 Fixture Bath	1	4,646	3,020
2 Fixture Bath	1	3,108	2,020

Porches

WCP (1 Story)	208	8,226	5,347
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Deck

Treated Wood	440	6,943	4,513
Treated Wood	176	3,803	2,472

Garages

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

Base Cost	864	33,005	21,453
Common Wall: 1 Wall	1	-2,686	-1,746

Water/Sewer

Public Sewer	1	1,494	971
Water Well, 100 Feet	1	5,808	3,775

Built-Ins

Appliance Allow.	1	2,766	1,798
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Fireplaces

Exterior 1 Story	1	6,513	4,233
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Local Cost Items

SANITARY SEWER	1	0	0	*91% Good
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Totals: 276,277 179,561

## Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.460 => TCV: 262,159

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2024 Est. T.C.V. 009-530-001-00	=	489,179			
Est. TCV/Total Floor Area = 433.67, Most recent sale 08/06/2020 for 390,000					
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
216,100	216,100	216,100	201,390	5.00	
2024 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	28,500	0	0	10,069	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
244,600	244,600	244,600	211,459	211,459	0





Parcel Number: 009-530-002-00

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## Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.460 => TCV: 362,547

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2024 Est. T.C.V. 009-530-002-00				=		592,604
Est. TCV/Total Floor Area = 338.05, Most recent sale 07/15/2010 for 325,000						
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
265,500	265,500	265,500	193,521	5.00		
2024	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	30,800	0	0	9,676	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
296,300	296,300	296,300	203,197	203,197	203,197	

009-530-003-00	2024 Est. T.C.V.	HENNING JOHN G TRUST
Property Class: 401		8060 W RIDGEVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 10 T22N R8W LOT 3 OAKRIDGE VIEW.

## Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 80'@ 2500/	77.00	263.00	1.0000	1.1167	2500	100		214,965
77 Actual Front Feet, 0.47 Total Acres								Total Est. Land Value = 214,965

## Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.18	1331	0	0
D/W/P: 4in Ren. Conc.	8.18	353	0	0
D/W/P: Patio Blocks	15.61	161	0	0
D/W/P: 4in Ren. Conc.	8.18	3600	0	0

## Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 5000	5,000.00	2	95	9,500
Total Estimated Land Improvements True Cash Value =				9,500

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C 10 Blt 1974

(11) Heating System: Forced Heat & Cool  
 Ground Area = 1375 SF Floor Area = 1375 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

## Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,375		
Total:				225,973	146,878

## Other Additions/Adjustments

Recreation Room	1200	23,196	15,077
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## Exterior

Brick Veneer	192	3,300	2,145
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Basement, Outside Entrance, Below Grade	1	2,560	1,664
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## Plumbing

Average Fixture(s)	1	1,476	959
2 Fixture Bath	2	6,217	4,041

## Porches

CCP (1 Story)	133	3,654	2,375
WSEP (1 Story)	144	7,932	5,156

## Deck

Treated Wood	192	4,028	2,618
Treated Wood	278	5,143	3,343

## Garages

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

Common Wall: 1 Wall	1	-2,686	-1,746
Door Opener	3	1,640	1,066
Base Cost	1245	44,222	28,744

## Water/Sewer

Public Sewer	1	1,494	971
Water Well, 100 Feet	1	5,808	3,775

## Built-Ins

Appliance Allow.	1	2,766	1,798
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## Fireplaces

Parcel Number: 009-530-003-00

Page: 2

Exterior 1 Story	1	6,513	4,233	
Local Cost Items				
SANITARY SEWER	1	0	0	*84% Good
Totals:		343,236	223,097	

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.460 =&gt; TCV: 325,722

2024 Est. T.C.V. 009-530-003-00	=	550,187			
Est. TCV/Total Floor Area = 400.14, Most recent sale 03/31/2015 for 330,000					
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
246,200	246,200	246,200	190,935	5.00	
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	28,900	0	9,546	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
275,100	275,100	275,100	200,481	200,481	0



Parcel Number: 009-530-004-00

Page: 2

2024 Est. T.C.V. 009-530-004-00						=	484,539
Est. TCV/Total Floor Area = 373.87, Most recent sale 12/12/2014 for 290,000							
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
213,100	213,100	213,100	155,820	5.00			
2024	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	29,200	0	0	7,791	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
242,300	242,300	242,300	163,611	163,611	0		



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ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.460 => TCV: 376,330

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2024 Est. T.C.V.	009-530-005-00				=	647,846
Est. TCV/Total Floor Area = 481.67						
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
289,200	289,200	289,200	195,918	5.00		
2024 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	34,700	0	0	9,795	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
323,900	323,900	323,900	205,713	205,713	0	



009-530-006-00	2024 Est. T.C.V.	MEIJER MARK D & SHEHAN MARY E
Property Class: 401		8108 W RIDGEVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 10 T22N R8W LOT 6 OAKRIDGE VIEW.

Land Value Estimates for Land Table Res11.LAKE MISSAUKEE BACK LOTS SUBS

Description	Frontage	Depth	* Factors *		IRR SHAPE		Reason	Value
			Front	Depth	Rate	%Adj.		
C 50' @ 500/FF	89.28	276.66	0.8404	1.2848	500	100		48,197
89 Actual Front Feet, 0.57 Total Acres      Total Est. Land Value =								48,197

2024 Est. T.C.V. 009-530-006-00 = 48,197

Est. TCV/Total Floor Area = 35.83, Most recent sale 10/17/2013 for 130,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
19,000	19,000	19,000	12,671	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	5,100	0	0	633	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
24,100	24,100	24,100	13,304	13,304	0	



Parcel Number: 009-530-007-00

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Built-Ins				
Appliance Allow.	1	2,766	1,936	
Fireplaces				
Wood Stove	1	2,551	1,786	
Local Cost Items				
SANITARY SEWER	1	0	0	*84% Good
Totals:		213,041	149,129	

Notes:

ECF (404 MISSAUKEE LAKE AREA BACK LOTS) 1.100 =&gt; TCV: 164,042

2024 Est. T.C.V. 009-530-007-00		=	215,841
Est. TCV/Total Floor Area = 181.38, Most recent sale 05/27/2016 for 120,000			
2023 Assessed	MBOR	S.E.V.	Base for Cap
85,200	85,200	85,200	69,128
			C.P.I.
			5.00
2024 New Eq.	Adjustment	Loss	Additions
0	22,700	0	0
			Tax Adjustment
			3,456
			Losses
			0
2024 Assessed	MBOR	S.E.V.	Capped
107,900	107,900	107,900	72,584
			->Taxable<-
			72,584
			PRE/MBT
			72,584



Parcel Number: 009-530-008-00

Page: 2

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2024	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	1,600	29,800	0	1,600	4,973	0
2024 Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	135,400	135,400	135,400	106,035	106,035	106,035

009-530-009-00	2024 Est. T.C.V.	GAINES JEFFREY A & BLAIR RODNEY R
Property Class: 402		W RIDGEVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 10 T22N R8W LOT 9 OAKRIDGE VIEW.

Land Value Estimates for Land Table Res11.LAKE MISSAUKEE BACK LOTS SUBS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C 50' @ 500/FF	135.00	312.00	0.7423	1.3320	500	100		66,740
135 Actual Front Feet, 0.97 Total Acres							Total Est. Land Value =	66,740

2024 Est. T.C.V. 009-530-009-00 = 66,740

Est. TCV/Total Floor Area = 40.84, Most recent sale 07/08/2022 for 36,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
16,700	16,700	16,700	16,700	5.00			
2024 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses		
0	16,700	0	0	835	0		
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
33,400	33,400	33,400	17,535	17,535	0		



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2024	New	Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0		23,500	0	0	3,104	0
2024 Assessed			MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	98,100		98,100	98,100	65,190	65,190	65,190



009-530-011-00	2024 Est. T.C.V.	ORIZABA HEATHER H
Property Class: 401		8021 W RIDGEVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 10 T22N R8W LOT 11 OAKRIDGE VIEW.

Land Value Estimates for Land Table Res11.LAKE MISSAUKEE BACK LOTS SUBS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C 50' @ 500/FF	196.00	83.00	0.6638	0.8953	500	100		58,238
196 Actual Front Feet, 0.37 Total Acres								Total Est. Land Value = 58,238

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.97	54	0	0
D/W/P: Asphalt Paving	3.10	1636	0	0
D/W/P: Brick on Sand	18.02	63	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				2,500

Cost Est. for Res. Bldg: 1 Single Family HUD Cls C 5 Blt 1988

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1430 SF Floor Area = 1430 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,430		
Total:				192,341	125,011

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,476	959
3 Fixture Bath	1	4,646	3,020

Porches

WPP	246	4,930	3,204
Foundation: Shallow	246	-1,501	-976
CPP	72	1,611	1,047

Deck

Treated Wood	149	3,411	2,217
Treated Wood	216	4,359	2,833

Garages

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

Base Cost	624	26,220	17,043
Door Opener	1	547	356

Water/Sewer

Public Sewer	1	1,494	971
Water Well, 50 Feet	1	2,686	1,746

Built-Ins

Appliance Allow.	1	2,766	1,798
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Breezeways

Frame Wall	198	13,626	8,857
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Local Cost Items

SANITARY SEWER	1	0	0	*91% Good
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Totals: 258,612 168,086

Notes:

Parcel Number: 009-530-011-00

Page: 2

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 ECF (404 MISSAUKEE LAKE AREA BACK LOTS) 0.750 => TCV: 126,065
 

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2024 Est. T.C.V. 009-530-011-00	=	186,803			
Est. TCV/Total Floor Area = 130.63, Most recent sale 02/27/2024 for 197,400					
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
95,000	95,000	95,000	36,994	5.00	
2024	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-1,600	0	1,849	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
93,400	93,400	93,400	38,843	38,843	38,843

009-550-001-00	2024 Est. T.C.V.	BELÉN JASON & ERIN
Property Class: 401		6110 W LAKEVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 1 EXC W 10 FT THEREOF PALMER'S PINE OAK PLAT.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE  
 \* Factors \* LAKE VIEW OVER PRIVATE PK

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50' @ 4200/FF	43.00	146.00	1.0384	1.0992	4200	100		206,149
43 Actual Front Feet, 0.14 Total Acres								Total Est. Land Value = 206,149

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.18	845	50	3,456
D/W/P: 4in Concrete	6.97	330	50	1,150
D/W/P: 3.5 Concrete	6.58	144	50	474
Total Estimated Land Improvements True Cash Value =				5,080

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

(11) Heating System: Forced Hot Water  
 Ground Area = 1140 SF Floor Area = 1140 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Brick	Basement	1,140		
			Total:	191,736	124,620

Other Additions/Adjustments

Recreation Room	1000	19,330	12,564
Basement, Outside Entrance, Below Grade	1	2,560	1,664

Plumbing

Average Fixture(s)	1	1,476	959
3 Fixture Bath	1	4,646	3,020

Porches

WCP (1 Story)	165	7,047	4,581
WPP	165	4,095	2,662
CCP (1 Story)	40	1,261	820

Garages

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

Base Cost	726	26,318	17,107
Door Opener	1	547	356

Water/Sewer

Public Sewer	1	1,494	971
Water Well, 100 Feet	1	5,808	3,775

Built-Ins

Appliance Allow.	1	2,766	1,798
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Fireplaces

Exterior 2 Story	1	8,024	5,216
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Deck

w/Roof (Roof portion)	306	4,722	3,069
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Local Cost Items

SANITARY SEWER	1	0	0	*84% Good
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Totals: 281,830 183,182

Notes:

Parcel Number: 009-550-001-00

Page: 2

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.460 =&gt; TCV: 267,446

2024 Est. T.C.V. 009-550-001-00	=	478,675			
Est. TCV/Total Floor Area = 419.89, Most recent sale 08/25/2023 for 480,000					
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
193,500	193,500	193,500	116,639	5.00	
2024	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	45,800	0	122,661	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
239,300	239,300	239,300	122,470	239,300	0

009-550-001-50	2024 Est. T.C.V.	MISSAUKEE COUNTY ROAD COMMISSION
Property Class: 402		W LAKEVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 12 T22N R8W W 10 FT OF LOT 1 ACCORDING TO THE RECORDED PLAT THEREOF PALMER'S PINE OAKS PLAT.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 80'@ 2500/	10.00	126.00	1.0000	1.0000	2500	100		25,000
10 Actual Front Feet, 0.03 Total Acres							Total Est. Land Value =	25,000

2024 Est. T.C.V. 009-550-001-50 = 0

Est. TCV/Total Floor Area = 0.00

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
0	0	0	0	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	0		
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
0	0	0	0	0	0	









Parcel Number: 009-550-004-00

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Wood Stove	1	2,551	1,531	
Local Cost Items				
SANITARY SEWER	1	0	0	*84% Good
Totals:		403,969	242,387	

Notes: 3 UNITS

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.460 =&gt; TCV: 353,885

2024 Est. T.C.V. 009-550-004-00	=	673,006			
Est. TCV/Total Floor Area = 221.75, Most recent sale 08/25/2021 for 300,000					
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
264,800	264,800	264,800	193,272	5.00	
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	71,700	0	0	9,663	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
336,500	336,500	336,500	202,935	202,935	135,276



Parcel Number: 009-550-005-00

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ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.460 =&gt; TCV: 158,832

2024 Est. T.C.V. 009-550-005-00	=	345,264			
Est. TCV/Total Floor Area = 403.35, Most recent sale 06/01/2000 for 139,000					
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
131,600	131,600	131,600	81,761	5.00	
2024	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	41,000	0	4,088	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
172,600	172,600	172,600	85,849	85,849	0







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126,400	126,400	126,400	53,964	53,964	0
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86,100

86,100

86,100

46,084

46,084

0



Parcel Number: 009-550-011-00

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0	14,200	0	0	2,347	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
78,700	78,700	78,700	49,300	49,300	0



Parcel Number: 009-560-003-00

Page: 2

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 Totals: 515,055 499,604
 

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Notes:

 ECF (4082 LAKE MISSAUKEE NORTH SHORE ) 1.460 => TCV: 729,422
 

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2024 Est. T.C.V. 009-560-003-00 = 1,165,528

Est. TCV/Total Floor Area = 428.19, Most recent sale 06/29/2018 for 450,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
480,100	480,100	480,100	466,620	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	102,700	0	0	23,331	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
582,800	582,800	582,800	489,951	489,951	489,951	

009-560-004-00	2024 Est. T.C.V.	MAURY RICHARD C
Property Class: 402		S NORA DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SECS 2 & 1 T22N R8W LOTS 4 & 39 REDMAN ISLE.

LOT SIZE ADJUSTED FOR EROSION

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 67' @ 3400/	78.19	122.00	0.9621	0.9900	3400	100		253,213
100 Actual Front Feet, 0.19 Total Acres							Total Est. Land Value =	253,213

2024 Est. T.C.V. 009-560-004-00 = 253,213

Est. TCV/Total Floor Area = 93.02

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
73,800	73,800	73,800	47,699	5.00			
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses			
0	52,800	0	0	2,384	0		
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
126,600	126,600	126,600	50,083	50,083	50,083		





235,700

235,700

235,700

108,976

108,976

108,976



Parcel Number: 009-560-006-00

Page: 2

2023	Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
	212,400	212,400	212,400	158,587	5.00	
2024	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	51,200	0	0	7,929	0
2024	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	263,600	263,600	263,600	166,516	166,516	166,516

009-560-007-00	2024 Est. T.C.V.	RINK JAMES A TRUST
Property Class: 401		141 S NORA DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SECS 2 & 1 T22N R8W LOTS 7 & 42 REDMAN ISLE.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE  
\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 67' @ 3400/	65.33	127.00	1.0063	1.0000	3400	100		223,537
73 Actual Front Feet, 0.18 Total Acres							Total Est. Land Value =	223,537

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.97	591	50	2,059
Total Estimated Land Improvements True Cash Value =				2,059

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

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 1022 SF Floor Area = 1533 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	1,022		
Total:				186,562	121,251

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,476	959
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Porches

WGEP (1 Story)	265	18,365	11,937
WPP	80	2,692	1,750

Deck

Treated Wood	608	8,585	5,580
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Balcony

Wood Balcony	48	1,956	1,271
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Garages

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

Base Cost	484	22,066	14,343
Common Wall: 1/2 Wall	1	-1,343	-873

Water/Sewer

Public Sewer	1	1,494	971
Water Well, 100 Feet	1	5,808	3,775

Built-Ins

Appliance Allow.	1	2,766	1,798
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Local Cost Items

SANITARY SEWER	1	0	0	*94% Good
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Totals: 250,427 162,762

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE ) 1.460 => TCV: 237,633

2024 Est. T.C.V. 009-560-007-00	=	463,229				
Est. TCV/Total Floor Area = 302.17, Most recent sale 01/02/2015 for 198,000						
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
180,200	180,200	180,200	101,119	5.00		
2024	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	51,400	0	0	5,055	0

Parcel Number: 009-560-007-00

Page: 2

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2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
231,600	231,600	231,600	106,174	106,174	0

009-560-008-00	2024 Est. T.C.V.	RINK COTTAGE LLC
Property Class: 401		151 S NORA DR
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

. SECS 2 &amp; 1 T22N R8W LOTS 8 &amp; 43 REDMAN ISLE.

ADD 2ND STY TO GRG..PRICE AS OVERHANG

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 67' @ 3400/	63.67	140.00	1.0128	1.0247	3400	100		224,653
68 Actual Front Feet, 0.20 Total Acres							Total Est. Land Value =	224,653

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	1476	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
Total Estimated Land Improvements True Cash Value =				2,375

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

(11) Heating System: Forced Heat & Cool  
 Ground Area = 1448 SF Floor Area = 1810 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Crawl Space	1,448		
			Total:	243,400	158,211

Other Additions/Adjustments

Exterior

Stone Veneer	64	2,429	1,579
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Plumbing

Average Fixture(s)	1	1,476	959
3 Fixture Bath	1	4,646	3,020
2 Fixture Bath	1	3,108	2,020

Porches

CCP (1 Story)	60	1,777	1,155
WGEP (1 Story)	200	15,096	9,812
WCP (1 Story)	188	7,712	5,013
WPP	659	10,992	7,145

Balcony

Wood Balcony	96	3,911	2,542
Wood Balcony	48	1,956	1,271

Garages

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

Base Cost	816	31,596	20,537
Storage Over Garage	816	11,212	7,288

Water/Sewer

Public Sewer	1	1,494	971
Water Well, 100 Feet	1	5,808	3,775

Built-Ins

Appliance Allow.	1	2,766	1,798
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Local Cost Items

SANITARY SEWER	1	0	0	*94% Good
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Totals:		349,379	227,096
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Parcel Number: 009-560-008-00

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## Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE ) 1.460 => TCV: 331,560

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2024 Est. T.C.V. 009-560-008-00					=	558,588
Est. TCV/Total Floor Area = 308.61, Most recent sale 09/28/2012 for 398,165						
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
226,000	226,000	226,000	164,265	5.00		
2024	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	53,300	0	0	8,213	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
279,300	279,300	279,300	172,478	172,478	0	



009-560-009-00	2024 Est. T.C.V.	RINK COTTAGE LLC
Property Class: 402		S NORA DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SECS 2 & 1 T22N R8W LOTS 9 & 44 REDMAN ISLE.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

Description	Frontage	Depth	* Factors *		Rate	%Adj.	Reason	Value	
			Front	Depth					
A 67' @ 3400/	59.00	135.00	1.0076	1.0154	3400	100		205,236	
D 67' @ 2800/FF	6.00	135.00	1.0000	1.0154	2800	50	ENCROCH FROM #8	8,529	
66 Actual Front Feet, 0.20 Total Acres								Total Est. Land Value =	213,765

2024 Est. T.C.V. 009-560-009-00 = 213,765

Est. TCV/Total Floor Area = 118.10

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
62,500	62,500	62,500	57,594	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	44,400	0	0	2,879	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
106,900	106,900	106,900	60,473	60,473	0	

009-560-010-00	2024 Est. T.C.V.	RINK COTTAGE LLC
Property Class: 402		S NORA DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SECS 2 & 1 T22N R8W LOTS 10 & 45 REDMAN ISLE.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 67' @ 3400/	62.33	121.00	1.0182	0.9880	3400	100		213,198
66 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	213,198

2024 Est. T.C.V. 009-560-010-00 = 213,198

Est. TCV/Total Floor Area = 117.79

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
62,800	62,800	62,800	60,197	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	43,800	0	0	3,009	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
106,600	106,600	106,600	63,206	63,206	0	





Parcel Number: 009-560-012-00

Page: 2

## Local Cost Items

SANITARY SEWER	1	0	0	*84% Good
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Totals:	563,480	394,470		
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## Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE ) 1.460 => TCV: 575,926

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2024 Est. T.C.V. 009-560-012-00 = 799,891

Est. TCV/Total Floor Area = 220.36

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
340,300	340,300	340,300	204,343	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	59,600	0	0	10,217	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
399,900	399,900	399,900	214,560	214,560	0	



Parcel Number: 009-560-013-00

Page: 2

2023	Assessed		MBOR	S.E.V.	Base for Cap	C.P.I.	
	253,200		253,200	253,200	137,394	5.00	
2024	New	Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0		50,900	0	0	6,869	0
2024	Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	304,100		304,100	304,100	144,263	144,263	0

009-560-014-00	2024 Est. T.C.V.	KEEGAN ESTHER V TRUST
Property Class: 402		S NORA DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SECS 2 & 1 T22N R8W N'LY 1/2 OF LOTS 14 & 49 REDMAN ISLE.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
D 67' @ 2800/FF	30.00	107.00	1.0000	L0.4500	2800	100		37,799
		0.07	Total Acres		Total Est.		Land Value =	37,799

2024 Est. T.C.V. 009-560-014-00 = 37,799

Est. TCV/Total Floor Area = 19.85

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
17,000	17,000	17,000	13,015	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,900	0	0	650	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
18,900	18,900	18,900	13,665	13,665	0	



009-560-014-50	2024 Est. T.C.V.	ROWLAND ROBERT S
Property Class: 402		S NORA DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SECS 2 & 1 T22N R8W S'LY 1/2 OF LOTS 14 & 49 REDMAN ISLE.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
D 67' @ 2800/FF	30.00	107.00	1.0000	L0.4500	2800	100		37,799
		0.07	Total Acres		Total Est.	Land Value =		37,799

2024 Est. T.C.V. 009-560-014-50 = 37,799

Est. TCV/Total Floor Area = 19.85

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
17,000	17,000	17,000	13,015	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,900	0	0	650	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
18,900	18,900	18,900	13,665	13,665	0	



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270,600	270,600	270,600	166,094	166,094	0
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Parcel Number: 009-560-016-00

Page: 2

Built-Ins				
Appliance Allow.	1	2,766	1,881	
Fireplaces				
Interior 2 Story	1	6,647	4,520	
Local Cost Items				
SANITARY SEWER	1	0	0	*84% Good
Totals:		463,705	315,311	

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE ) 1.460 =&gt; TCV: 460,354

2024 Est. T.C.V. 009-560-016-00 = 670,742

Est. TCV/Total Floor Area = 222.99

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
282,100	282,100	282,100	186,262	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	53,300	0	0	9,313	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
335,400	335,400	335,400	195,575	195,575	0	



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291,700	291,700	291,700	156,111	156,111	0
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009-560-018-00	2024 Est. T.C.V.	TRAUSCH THOMAS C & JULIA E
Property Class: 401		251 S NORA DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SECS 2 &amp; 1 T22N R8W LOTS 18 &amp; 53 REDMAN ISLE.

## Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 67' @ 3400/	61.00	135.00	1.0237	1.0154	3400	100		215,589
61 Actual Front Feet, 0.19 Total Acres								Total Est. Land Value = 215,589

## Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Solid, 6 ft.	30.88	30	0	0
D/W/P: 4in Concrete	6.97	628	0	0
D/W/P: 4in Concrete	6.97	1478	0	0

## Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				2,500

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

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1008 SF Floor Area = 1512 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

## Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	1,008		
			Total:	184,286	119,766

## Other Additions/Adjustments

## Plumbing

Average Fixture(s) 1 1,476 959

## Porches

WPP 49 2,044 1,329

## Deck

Treated Wood 620 8,692 5,650

## Garages

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

Base Cost 576 22,285 14,485

Storage Over Garage 400 5,496 3,572

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

Base Cost 572 22,176 14,414

Storage Over Garage 143 1,965 1,277

## Water/Sewer

Public Sewer 1 1,494 971

Water Well, 50 Feet 1 2,686 1,746

## Built-Ins

Appliance Allow. 1 2,766 1,798

## Fireplaces

Interior 1 Story 1 5,338 3,470

## Local Cost Items

SANITARY SEWER 1 0 0 \*84% Good

Totals: 260,704 169,437

## Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE ) 1.460 =&gt; TCV: 247,378



Parcel Number: 009-560-018-00

Page: 2

2024 Est. T.C.V. 009-560-018-00						=	465,467
Est. TCV/Total Floor Area = 307.85, Most recent sale 08/04/2014 for 200,000							
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
183,200	183,200	183,200	116,494	5.00			
2024	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	49,500	0	0	5,824	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
232,700	232,700	232,700	122,318	122,318	0		



Parcel Number: 009-560-019-00

Page: 2

## Local Cost Items

SANITARY SEWER	2	0	0	*84% Good
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Totals:	425,419	297,810		
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## Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE ) 1.460 => TCV: 434,803

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2024 Est. T.C.V. 009-560-019-00 = 661,394

Est. TCV/Total Floor Area = 270.62

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
276,900	276,900	276,900	182,120	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	53,800	0	0	9,106	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
330,700	330,700	330,700	191,226	191,226	0	



Local Cost Items

SANITARY SEWER 1 0 0 \*81% Good

Totals: 345,460 226,481

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE ) 1.460 => TCV: 330,662

Cost Est. for Res. Bldg: 2 Single Family GRG Cls C Blt 2020

(11) Heating System: Space Heater

Ground Area = 0 SF Floor Area = 0 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					

Deck

Treated Wood			351	5,985	4,489
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Garages

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

Base Cost			936	35,147	26,360
Storage Over Garage			456	6,265	4,699
Door Opener			1	547	410

Water/Sewer

Public Sewer			1	1,494	1,120
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Totals: 49,438 37,078

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE ) 1.460 => TCV: 54,134

2024 Est. T.C.V. 009-560-020-00 = 735,572

Est. TCV/Total Floor Area = 302.46

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
286,600	286,600	286,600	209,193	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	81,200	0	0	10,459	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
367,800	367,800	367,800	219,652	219,652	219,652	



Parcel Number: 009-560-022-00

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 ECF (4082 LAKE MISSAUKEE NORTH SHORE ) 1.460 => TCV: 338,561
 

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2024 Est. T.C.V. 009-560-022-00 = 565,757

Est. TCV/Total Floor Area = 289.83, Most recent sale 08/01/1997 for 159,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
230,000	230,000	230,000	164,569	5.00		
2024 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	52,900	0	0	8,228	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
282,900	282,900	282,900	172,797	172,797	0	

009-560-023-00	2024 Est. T.C.V.	ENGLISH MAROLE & WAINRIGHT K TTEE
Property Class: 401		301 S NORA DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SECS 2 & 1 T22N R8W LOTS 23 & 58 EXC NE'LY 16 FT OF LOT 58. REDMAN ISLE.

NEW HOUSE & GRG FOR 94 ADD'N TO HOUSE, NEW GRG & GSA FOR 96 ADD'N FOR 00  
ADD OHG, WD, & SEWER TO GRG FOR 08.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 67' @ 3400/	60.00	164.00	1.0280	1.0660	3400	100		223,548
60 Actual Front Feet, 0.23 Total Acres					Total Est. Land Value =			223,548

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.18	480	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
Total Estimated Land Improvements True Cash Value =				2,375

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

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 1520 SF Floor Area = 2824 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1.75 Story	Siding	Crawl Space	864			
1 Story	Siding	Slab	656			*89% Good
1 Story	Siding	Overhang	656			
			Total:	301,674	236,777	

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,476	1,107
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Deck

Treated Wood	656	9,013	6,760
Treated Wood	300	5,397	4,048

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	576	24,808	18,606
Storage Over Garage	200	2,748	2,061
Door Opener	1	547	410
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	1008	37,205	27,904
Storage Over Garage	288	3,957	2,968
Door Opener	2	1,093	820

Water/Sewer

Public Sewer	2	2,988	2,241
Water Well, 100 Feet	1	5,808	4,356

Built-Ins

Appliance Allow.	1	2,766	2,074
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Fireplaces

Wood Stove	1	2,551	1,913
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Local Cost Items

SANITARY SEWER	2	0	0	*84% Good
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Totals:		402,031	312,045
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## Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE ) 1.460 => TCV: 455,586

2024 Est. T.C.V. 009-560-023-00					=	681,509
Est. TCV/Total Floor Area = 241.33						
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
297,000	297,000	297,000	194,827	5.00		
2024	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	43,800	0	0	9,741	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
340,800	340,800	340,800	204,568	204,568	0	



Parcel Number: 009-560-024-00

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Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

## Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					

## Plumbing

3	Fixture Bath		1	-4,646	-3,949
2	Fixture Bath		1	3,108	2,642

## Deck

	Treated Wood		490	7,453	6,335
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## Garages

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

	Base Cost		1008	37,205	31,624
	Storage Over Garage		756	10,387	8,829
	Door Opener		5	2,733	2,323

## Water/Sewer

	Public Sewer		1	1,494	1,270
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	Totals:			57,734	49,074
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Notes: D.G.

	ECF (4082 LAKE MISSAUKEE NORTH SHORE )	1.460 =>	TCV:	71,648
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2024 Est. T.C.V. 009-560-024-00	=	601,443
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Est. TCV/Total Floor Area = 301.48, Most recent sale 08/13/2018 for 390,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
248,500	248,500	248,500	208,118	5.00	
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
500	51,700	0	500	10,405	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
300,700	300,700	300,700	219,023	219,023	219,023



Est. TCV/Total Floor Area = 239.85

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
291,700	291,700	291,700	192,521	5.00		
2024 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	53,700	0	0	9,626	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
345,400	345,400	345,400	202,147	202,147	0	

009-560-026-00	2024 Est. T.C.V.	FRIEND BONNIE
Property Class: 401		331 S NORA DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SECS 2 & 1 T22N R8W LOTS 26 & 61 REDMAN ISLE.

REMOVE NEG 10% LOC ADJ FOR 05..LOT IS COMPARABLE TO ALL  
ADJACENT LOTS

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 67' @ 3400/	50.00	112.00	0.9891	0.9691	3400	100		162,947
D 67' @ 2800/FF	20.00	112.00	0.9891	0.9691	2800	100		53,677
70 Actual Front Feet, 0.18 Total Acres								Total Est. Land Value = 216,624

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	720	50	2,217
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	97	970
Total Estimated Land Improvements True Cash Value =				3,187

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

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 1594 SF Floor Area = 1594 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,594		
			Total:	176,255	114,566

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,230	799
3 Fixture Bath	1	3,860	2,509

Porches

CCP (1 Story)	64	1,729	1,124
CPP	16	422	274

Deck

Treated Wood	307	5,360	3,484
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Garages

Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	396	17,262	11,220
Common Wall: 1 Wall	1	-2,512	-1,633
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	528	18,628	12,108

Water/Sewer

Public Sewer	1	1,326	862
Water Well, 50 Feet	1	2,585	1,680

Built-Ins

Appliance Allow.	1	1,934	1,257
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Local Cost Items

SANITARY SEWER	1	0	0	*84% Good
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Totals: 228,079 148,250

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE ) 1.460 => TCV: 216,445

Parcel Number: 009-560-026-00

Page: 2

2024 Est. T.C.V. 009-560-026-00					=	436,256
Est. TCV/Total Floor Area = 273.69						
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
163,700	163,700	163,700	133,004	5.00		
2024	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	54,400	0	6,650	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
218,100	218,100	218,100	139,654	139,654	139,654	

009-560-027-00	2024 Est. T.C.V.	DETWILER GARY TRUST
Property Class: 401		341 S NORA DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SECS 2 & 1 T22N R8W LOTS 27, 62 & 63 & BEG 30 FT N 65 DEG 28' E OF NW COR OF LOT 28 TH TO NE COR TH TO SE COR TH TO A PT ON WATERS EDGE 31 FT E'LY OF S COR TH N'LY TO POB REDMAN ISLE.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 67' @ 3400/	60.00	114.00	0.9047	0.9734	3400	100		179,649
D 67' @ 2800/FF	40.00	114.00	0.9047	0.9734	2800	100	SURPLUS	98,631
100 Actual Front Feet, 0.26 Total Acres								
Total Est. Land Value =								278,279

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	1602	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	97	2,425
Total Estimated Land Improvements True Cash Value =				2,425

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

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1602 SF Floor Area = 2129 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/60/100/39  
 Functional Depreciation because of: ATRIUM WINDOWS MBOR'14

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Bi-Level	Siding	Bi-Lev. 60%	785		
1 Story	Siding	Basement	817		
1 Story	Siding	Overhang	56		
			Total:	223,419	87,134

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade	1	2,160	842
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Plumbing

Average Fixture(s)	1	1,230	480
3 Fixture Bath	1	3,860	1,505

Porches

CPP	72	1,475	575
WPP	140	3,290	1,283
WPP	173	3,758	1,466
CGEP (2 Story)	351	27,203	10,609

Deck

Treated Wood	140	3,207	1,251
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Balcony

Wood Balcony	84	3,116	1,215
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Garages

Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	396	17,262	6,732
Common Wall: 1 Wall	1	-2,512	-980
Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	441	18,548	7,234
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	400	15,360	5,990

Water/Sewer

Public Sewer	1	1,326	517
Water Well, 100 Feet	1	5,640	2,200



Parcel Number: 009-560-027-00

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## Built-Ins

Appliance Allow.	1	1,934	754
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## Fireplaces

Interior 2 Story	1	5,875	2,291
2nd on Same Stack	1	3,928	1,532

## Local Cost Items

SANITARY SEWER	1	0	0	*94% Good
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Totals:		340,079	132,630
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## Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE ) 1.460 => TCV: 193,640

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2024 Est. T.C.V. 009-560-027-00 = 474,344

Est. TCV/Total Floor Area = 222.80, Most recent sale 05/30/2014 for 180,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
165,600	165,600	165,600	136,010	5.00	
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	71,600	0	0	6,800	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
237,200	237,200	237,200	142,810	142,810	0



Parcel Number: 009-560-029-00

Page: 2

2024 Est. T.C.V. 009-560-029-00	=	801,317				
Est. TCV/Total Floor Area = 279.20, Most recent sale 06/15/2007 for 358,000						
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
325,900	325,900	325,900	228,247	5.00		
2024	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	74,800	0	0	11,412	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
400,700	400,700	400,700	239,659	239,659	0	



Parcel Number: 009-560-030-00

Page: 2

Est. TC/Total Floor Area = 389.97

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
171,400	171,400	171,400	111,610	5.00		
2024 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	31,600	0	0	5,580	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
203,000	203,000	203,000	117,190	117,190	0	



Parcel Number: 009-560-031-00

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2024 Est. T.C.V. 009-560-031-00						=	513,021
Est. TCV/Total Floor Area = 339.30							
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
204,900	204,900	204,900	130,186	5.00			
2024	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	51,600	0	0	6,509	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
256,500	256,500	256,500	136,695	136,695	0		

009-560-032-00	2024 Est. T.C.V.	KUIPERS TERRY & SHEILA
Property Class: 402		S NORA DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SECS 2 & 1 T22N R8W LOTS 32 & 68 REDMAN ISLE.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 67' @ 3400/	60.00	183.00	1.0280	1.0956	3400	100		229,759
60 Actual Front Feet, 0.25 Total Acres							Total Est. Land Value =	229,759

2024 Est. T.C.V. 009-560-032-00 = 229,759

Est. TCV/Total Floor Area = 151.96

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
69,200	69,200	69,200	52,103	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	45,700	0	0	2,605	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
114,900	114,900	114,900	54,708	54,708	0	



009-560-033-00	2024 Est. T.C.V.	KEEGAN MICHAEL J & CATHERINE E
Property Class: 402		S NORA DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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SECS 2 & 1 T22N R8W LOTS 33 & 69 REDMAN ISLE.

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Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 67' @ 3400/	60.00	183.00	1.0280	1.0956	3400	100		229,759
60 Actual Front Feet, 0.25 Total Acres							Total Est. Land Value =	229,759

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2024 Est. T.C.V. 009-560-033-00 = 229,759

Est. TCV/Total Floor Area = 151.96, Most recent sale 01/10/2024 for 300,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
69,200	69,200	69,200	59,850	5.00		
2024 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	45,700	0	0	2,992	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
114,900	114,900	114,900	62,842	62,842	0	



Parcel Number: 009-560-034-00

Page: 2

Base Cost	576	29,854	25,376	
Common Wall: 1 Wall	1	-2,686	-2,283	
Door Opener	2	1,093	929	
Water/Sewer				
Public Sewer	1	1,494	1,270	
Water Well, 100 Feet	1	5,808	4,937	
Built-Ins				
Appliance Allow.	1	2,766	2,351	
Fireplaces				
Direct-Vented Gas	1	3,021	2,568	
Deck				
Treated Wood	793	10,301	8,756	
Local Cost Items				
SANITARY SEWER	1	0	0	*94% Good
Totals:		440,110	374,102	

Notes: 2021 STRIP INTERIOR TO STUDS

ECF (4082 LAKE MISSAUKEE NORTH SHORE ) 1.460 =&gt; TCV: 546,189

2024 Est. T.C.V. 009-560-034-00		=	933,099		
Est. TCV/Total Floor Area = 349.74, Most recent sale 12/19/2008 for 0					
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
378,300	378,300	378,300	327,903	5.00	
2024	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	88,200	0	16,395	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
466,500	466,500	466,500	344,298	344,298	0

009-560-036-00  
 Property Class: 402  
 Map #:

2024 Est. T.C.V.  
 LAKE TOWNSHIP

KEEGAN PATRICK G & KATHRYN G TRUST  
 S NORA DR  
 LAKE CITY, MI 49651

REVISED PARCEL "C" A PART OF LOTS 35, 36 & 71 , PLAT OF REDMAN ISLE, A PART OF THE EAST½ OF SECTION 2. T22N-R7W, REEDER [SIC] TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS COMMENCING AT THE NORTHEAST CORNER OF LOT 34 OF SAID PLAT OF REDMAN ISLE: THENCE 91.90 FEET ALONG A CURVE TO THE RIGHT (RADIUS=50.00 FEET, LONG CHOR.D=S27°24'56"W, 79.49 FEET) TO THE POINT OF BEGINNING; THENCE S05°06'58"E, 149.83 FEET TO A MEANDER LINE FOR LAKE MISSAUKEE; THENCE ALONG SAID MEANDER LINE THE FOLLOWING 12 CALLS: S57°32'43"W, 49.97 FEET; THENCE S60°00'27"W 76.36 FEET; THENCE S83°51'07"W, 16.77 FEET; THENCE N75°41'38"W, 12.73 FEET; THENCE N58°00'57"W, 23.52 FEET; THENCE N18°47'40"W, 15.87 FEET; THENCE N31°32'45"E, 35.23 FEET; THENCE N45°13'08"E, 20.92 FEET; THENCE 24°44'05"E, 40.64 FEET; THENCE N19°14'45"E, 25.29 FEET; THENCE N04°13'08"E, 160.18 FEET; THENCE N31°50'51"E, 8.03 FEET; THENCE LEAVING SAID MEANDER LINE, S86°33'13"E, 25.38 FEET; THENCE S19°05'42"W, 20.04 FEET; THENCE 104.55 FEET ALONG A CURVE TO THE LEFT (RADIUS=50.00 FEET, LONG CHORD=N39°59'17"E, 86.50 FEET) TO THE POINT OF BEGINNING. CONTAINING 0.60± ACRES.  
 10/2021 BOUNDARY LINE CHANGE WITH 560-036-00  
 FORMERLY PARCEL C AS SHOWN IN BOOK OF SURVEYS S-4 P-190 (PART OF LOTS 36 & 71).  
 REDMAN'S ISLE.

02 SPLIT FROM 034 FOR 03  
 ADJ BACK SIDE TO APPROX LETTICH COVE RATE

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 67' @ 3000/FF	130.55	221.50	0.8464	1.1492	3000	100		380,955
156 Actual Front Feet, 0.60 Total Acres							Total Est. Land Value =	380,955

2024 Est. T.C.V. 009-560-036-00							=	380,955
Est. TCV/Total Floor Area = 142.79								
2023 Assessed	MBOR	S.E.V.			Base for Cap	C.P.I.		
131,500	131,500	131,500			116,760	5.00		
2024 New Eq. Adjustment		Loss			Additions	Tax Adjustment	Losses	
0	59,000	0			0	5,838	0	
2024 Assessed	MBOR	S.E.V.			Capped	->Taxable<-	PRE/MBT	
190,500	190,500	190,500			122,598	122,598	0	

009-560-067-00	2024 Est. T.C.V.	KUIPERS TERRY & SHEILA
Property Class: 402		S NORA DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SECS 2 & 1 T22N R8W LOT 67 REDMAN ISLE.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

		* Factors *		74X45IRR				Value
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	
E 67' @ 170/	74.00	45.00	0.9755	0.7715	170	100	REDMOND ISLE BACK LOT	9,468
74 Actual Front Feet, 0.08 Total Acres Total Est. Land Value =								9,468

2024 Est. T.C.V. 009-560-067-00 = 9,468

Est. TCV/Total Floor Area = 3.55

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
4,700	4,700	4,700	1,517	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	75	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
4,700	4,700	4,700	1,592	1,592	0	



009-570-002-00	2024 Est. T.C.V.	PRAY JOSEPH E TRUST
Property Class: 402		W WHITE BIRCH AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 2 T22N R8W LOT 2 REDMAN'S MISSAUKEE LAKE PLAT.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE  
\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 67' @ 3400/	60.00	144.00	1.0280	1.0319	3400	100		216,397
60 Actual Front Feet, 0.20 Total Acres							Total Est. Land Value =	216,397

2024 Est. T.C.V. 009-570-002-00 = 216,397

Est. TCV/Total Floor Area = 210.91

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
64,400	64,400	64,400	41,273	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	43,800	0	2,063	0		
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
108,200	108,200	108,200	43,336	43,336	0	







Parcel Number: 009-570-004-00

Page: 2

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0	34,500	0	0	7,751	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
247,900	247,900	247,900	162,775	162,775	0





009-570-007-00  
 Property Class: 401  
 Map #:

2024 Est. T.C.V.  
 LAKE TOWNSHIP

COOK LINDA L & HARTMANN JEROME J  
 7619 W WHITE BIRCH AVE  
 LAKE CITY, MI 49651

. SEC 2 T22N R8W LOT 7 REDMAN'S MISSAUKEE LAKE PLAT.

NEGATIVE MISC ADJ IS FOR PARTIAL BASEMENT - RAY

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 67' @ 3400/ 62 Actual Front Feet, 0.28 Total Acres	62.00	198.00	1.0196	1.1174	3400	100		240,163
Total Est. Land Value =								240,163

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	442	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

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

(11) Heating System: Forced Hot Water  
 Ground Area = 845 SF Floor Area = 1268 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	845		
			Total:	150,266	90,160

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade	1	2,160	1,296
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Plumbing

Average Fixture(s)	1	1,230	738
3 Fixture Bath	1	3,860	2,316

Porches

WCP (1 Story)	72	3,591	2,155
WPP	286	4,470	2,682

Deck

Treated Wood	78	2,179	1,307
Treated Wood	104	2,571	1,543

Garages

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

Base Cost	440	16,408	9,845
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Water/Sewer

Public Sewer	1	1,326	796
Water Well, 50 Feet	1	2,585	1,551

Built-Ins

Appliance Allow.	1	1,934	1,160
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Fireplaces

Interior 2 Story	1	5,875	3,525
Wood Stove	1	2,149	1,289

Local Cost Items

SANITARY SEWER	1	0	0	*94% Good
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Totals: 200,604 120,363

Notes:

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ECF (4082 LAKE MISSAUKEE NORTH SHORE ) 1.460 => TCV: 175,730

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2024 Est. T.C.V. 009-570-007-00					=	416,843
Est. TCV/Total Floor Area = 328.74, Most recent sale 07/15/2015 for 210,000						
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
156,900	156,900	156,900	125,318	5.00		
2024	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	51,500	0	6,265	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
208,400	208,400	208,400	131,583	131,583	131,583	

009-570-008-00  
Property Class: 401  
Map #:

2024 Est. T.C.V.  
LAKE TOWNSHIP

BOHAC ANTHONY G & PAGGY A  
7609 W WHITE BIRCH AVE  
LAKE CITY, MI 49651

. SEC 2 T22N R8W LOT 8 REDMAN'S MISSAUKEE LAKE PLAT.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE  
\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 67' @ 3400/	60.00	206.00	1.0280	1.1285	3400	100		236,661
60 Actual Front Feet, 0.28 Total Acres Total Est. Land Value =								236,661

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Dock: Light posts	42.92	240	0	0
D/W/P: 3.5 Concrete	6.58	128	50	421
Total Estimated Land Improvements True Cash Value =				421

Cost Est. for Res. Bldg: 1 Single Family GRG Cls C 5 Blt 1964

(11) Heating System: No Heating/Cooling  
Ground Area = 0 SF Floor Area = 0 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Plumbing					
	3 Fixture Bath		1	-4,646	-3,252
Garages					
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)					
	Base Cost		480	19,637	13,746
	Door Opener		1	547	383
Local Cost Items					
	SANITARY SEWER		1	0	0 *87% Good
Totals:				15,538	10,877

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE ) 1.460 => TCY: 15,880

Cost Est. for Res. Bldg: 2 Single Family 1.5S Cls C 5 Blt 2024

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 1008 SF Floor Area = 1463 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
	Recreation Room		1008	19,485	19,290
	Basement, Outside Entrance, Above Grade		1	1,870	1,851
Plumbing					
	Average Fixture(s)		1	1,476	1,461
	3 Fixture Bath		1	4,646	4,600

Porches

Parcel Number: 009-570-008-00

Page: 2

WPP	592	9,898	9,799
WPP	48	2,028	2,008
WPP	30	1,558	1,542
Water/Sewer			
Public Sewer	1	1,494	1,479
Water Well, 150 Feet	1	8,594	8,508
Built-Ins			
Appliance Allow.	1	2,766	2,738
Totals:		258,242	255,665

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE ) 1.460 => TCV: 373,271  
 80% Completed => Est. True Cash Value 2024 = 298,617

2024 Est. T.C.V. 009-570-008-00		=	551,579
Est. TCV/Total Floor Area = 377.02, Most recent sale 11/17/2016 for 234,000			
2023 Assessed	MBOR	S.E.V.	Base for Cap
79,500	79,500	79,500	51,849
			5.00
2024 New Eq.	Adjustment	Loss	Additions
150,400	45,900	0	150,400
			2,592
2024 Assessed	MBOR	S.E.V.	Capped
275,800	275,800	275,800	204,841
			204,841
			->Taxable<-
			PRE/MBT
			0





Parcel Number: 009-570-009-00

Page: 2

2023	Assessed		MBOR	S.E.V.	Base for Cap	C.P.I.	
			371,700	371,700	308,000	5.00	
2024	New	Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
			0	54,600	0	15,400	0
2024	Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
			426,300	426,300	323,400	323,400	0



Parcel Number: 009-570-010-00

Page: 2

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2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
222,300	222,300	222,300	114,613	114,613	0



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ECF (4082 LAKE MISSAUKEE NORTH SHORE ) 1.460 => TCV: 365,511

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2024 Est. T.C.V. 009-570-011-00						=	604,096
Est. TCV/Total Floor Area = 240.10							
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
247,200	247,200	247,200	159,627	5.00			
2024 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	54,800	0	0	7,981	0		
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
302,000	302,000	302,000	167,608	167,608	0		



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	299,200	299,200	299,200	273,027	5.00	
2024	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	2,400	59,700	0	2,400	13,651	0
2024	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	361,300	361,300	361,300	289,078	289,078	0





Parcel Number: 009-570-013-00

Page: 2

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0	50,000	0	0	6,191	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
203,000	203,000	203,000	130,018	130,018	130,018



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	206,400	206,400	206,400	128,684	5.00	
2024	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	52,500	0	0	6,434	0
2024	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	258,900	258,900	258,900	135,118	135,118	0



Parcel Number: 009-570-015-00

Page: 2

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2024	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	52,500	0	0	7,718	0
2024 Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	259,900	259,900	259,900	162,091	162,091	0



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	312,300	312,300	312,300	207,419	5.00	
2024	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	56,200	0	0	10,370	0
2024	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	368,500	368,500	368,500	217,789	217,789	217,789





Totals: 456,217 387,785

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE ) 1.460 => TCV: 566,166

2024 Est. T.C.V. 009-570-017-00 = 800,925

Est. TCV/Total Floor Area = 263.46

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
341,900	341,900	341,900	234,643	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	58,600	0	0	11,732	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
400,500	400,500	400,500	246,375	246,375	0	

009-570-018-00  
 Property Class: 401  
 Map #:

2024 Est. T.C.V.  
 LAKE TOWNSHIP

CURRIER ROBERT J TRUST  
 7509 W WHITE BIRCH AVE  
 LAKE CITY, MI 49651

. SEC 2 T22N R8W LOT 18 REDMAN'S MISSAUKEE LAKE PLAT.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 67' @ 3400/	60.00	172.00	1.0280	1.0788	3400	100		226,226
60 Actual Front Feet, 0.24 Total Acres Total Est. Land Value =								226,226

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.18	1250	0	0
Wood Frame	27.67	128	50	1,771

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	92	2,300
Total Estimated Land Improvements True Cash Value =				4,071

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

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 884 SF Floor Area = 1105 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Crawl Space	884		
Total:				145,725	94,715

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,476	959
2 Fixture Bath	1	3,108	2,020

Porches

WGEP (1 Story)	286	19,248	12,511
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Balcony

Wood Balcony	56	2,281	1,483
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Garages

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

Base Cost	572	29,715	19,315
Common Wall: 1 Wall	1	-2,686	-1,746
Door Opener	1	547	356

Water/Sewer

Public Sewer	1	1,494	971
Water Well, 100 Feet	1	5,808	3,775

Built-Ins

Appliance Allow.	1	2,766	1,798
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Fireplaces

Exterior 1 Story	1	6,513	4,233
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Deck

Treated Wood	711	9,236	6,003
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Local Cost Items

SANITARY SEWER	1	0	0	*94% Good
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Totals: 225,231 146,393

Notes:

Parcel Number: 009-570-018-00

Page: 2

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 ECF (4082 LAKE MISSAUKEE NORTH SHORE ) 1.460 => TCV: 213,734
 

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2024 Est. T.C.V. 009-570-018-00					=	444,031
Est. TCV/Total Floor Area = 401.84, Most recent sale 01/10/2024 for 595,000						
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
171,500	171,500	171,500	134,348	5.00		
2024	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	50,500	0	0	6,717	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
222,000	222,000	222,000	141,065	141,065	0	



009-575-002-00	2024 Est. T.C.V.	BARTHOLOMEW FRED & KAREN
Property Class: 402		DICKERSON RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 27 T22N R8W LOT 2 RIVER WOODS ESTATES.

Land Value Estimates for Land Table Res 8.RES 8 RURAL SUBS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 100' @ 65/	163.00	270.00	0.8637	1.0144	65	100		9,282
163 Actual Front Feet, 1.01 Total Acres							Total Est. Land Value =	9,282

2024 Est. T.C.V. 009-575-002-00 = 9,282

Est. TCV/Total Floor Area = 4.85, Most recent sale 07/22/2022 for 7,200

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
5,100	5,100	5,100	5,100	5.00			
2024	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-500	0	0	-500	0		
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
4,600	4,600	4,600	5,355	4,600	4,600		







009-575-005-00	2024 Est. T.C.V.	TUCK TIMOTHY
Property Class: 402		S DICKERSON RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 27 T22N R8W LOT 5 RIVER WOODS ESTATES.

Land Value Estimates for Land Table Res 8.RES 8 RURAL SUBS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 100' @ 65/	163.00	270.00	0.8637	1.0144	65	100		9,282
163 Actual Front Feet, 1.01 Total Acres							Total Est. Land Value =	9,282

2024 Est. T.C.V. 009-575-005-00 = 9,282

Est. TCV/Total Floor Area = 6.91, Most recent sale 12/15/2023 for 15,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
5,100	5,100	5,100	5,100	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-500	0	-500	0		
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
4,600	4,600	4,600	5,355	4,600	0	

009-575-006-00	2024 Est. T.C.V.	TUCK TIMOTHY
Property Class: 402		S DICKERSON RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 27 T22N R8W LOT 6 RIVER WOODS ESTATES.

Land Value Estimates for Land Table Res 8.RES 8 RURAL SUBS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 100' @ 65/	162.00	270.00	0.8653	1.0144	65	100		9,242
162 Actual Front Feet, 1.00 Total Acres							Total Est. Land Value =	9,242

2024 Est. T.C.V. 009-575-006-00 = 9,242

Est. TCV/Total Floor Area = 6.88, Most recent sale 12/15/2023 for 15,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
5,100	5,100	5,100	5,100	5.00		
2024 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	-500	0	0	-500	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
4,600	4,600	4,600	5,355	4,600	0	

009-575-007-00	2024 Est. T.C.V.	RIVER WOODS ESTATES LLC
Property Class: 402		DICKERSON RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 27 T22N R8W LOT 7 RIVER WOODS ESTATES.

Land Value Estimates for Land Table Res 8.RES 8 RURAL SUBS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 100' @ 65/	135.00	298.00	0.9139	1.0397	65	100		8,338
135 Actual Front Feet, 0.92 Total Acres							Total Est. Land Value =	8,338

2024 Est. T.C.V. 009-575-007-00 = 8,338

Est. TCV/Total Floor Area = 6.20

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
3,300	3,300	3,300	483	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	900	0	0	24	0	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
4,200	4,200	4,200	507	507	0	0

009-575-008-00	2024 Est. T.C.V.	RUHF DONALD JAMES & CYNTHIA ANN
Property Class: 402		W BLUE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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SEC 27 T22N R8W LOT 8 RIVER WOODS ESTATES.

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Land Value Estimates for Land Table Res 8.RES 8 RURAL SUBS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> 140-Blue Road					8000	100		8,000
135 Actual Front Feet, 0.91 Total Acres							Total Est. Land Value =	8,000

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2024 Est. T.C.V. 009-575-008-00 = 8,000

Est. TCV/Total Floor Area = 5.95, Most recent sale 08/16/2019 for 7,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
4,000	4,000	4,000	2,711	5.00			
2024 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	135	0		
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
4,000	4,000	4,000	2,846	2,846	0		

009-575-009-00	2024 Est. T.C.V.	RIVER WOODS ESTATES LLC
Property Class: 402		W BLUE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 27 T22N R8W LOT 9 RIVER WOODS ESTATES.

Land Value Estimates for Land Table Res 8.RES 8 RURAL SUBS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> 140-Blue Road					8000	100		8,000
135 Actual Front Feet, 0.91 Total Acres							Total Est. Land Value =	8,000

2024 Est. T.C.V. 009-575-009-00 = 8,000

Est. TCV/Total Floor Area = 5.95

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
4,000	4,000	4,000	483	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	24	0	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
4,000	4,000	4,000	507	507	0	0

009-575-010-00	2024 Est. T.C.V.	RENDON BRUCE R & DAIRE L
Property Class: 402		W BLUE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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SEC 27 T22N R8W LOT 10 RIVER WOODS ESTATES.

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Land Value Estimates for Land Table Res 8.RES 8 RURAL SUBS

Description	Frontage	Depth	* Factors *		EFF		Reason	Value
			Front	Depth	Rate	%Adj.		
A 100' @ 90/	135.00	263.00	0.9277	1.0078	90	100		11,359
135 Actual Front Feet, 0.81 Total Acres							Total Est. Land Value =	11,359

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2024 Est. T.C.V. 009-575-010-00	=	11,359			
Est. TCV/Total Floor Area = 8.45, Most recent sale 03/13/2020 for 6,000					
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
4,400	4,400	4,400	2,711	5.00	
2024 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses
0	1,300	0	0	135	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
5,700	5,700	5,700	2,846	2,846	0







009-575-012-00	2024 Est. T.C.V.	GAULD HOLLY D
Property Class: 402		W BLUE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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SEC 27 T22N R8W LOT 12 RIVER WOODS ESTATES.

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Land Value Estimates for Land Table Res 8.RES 8 RURAL SUBS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 100' @ 90/	130.00	205.07	0.9365	0.9470	90	100		10,376
130 Actual Front Feet, 0.61 Total Acres							Total Est. Land Value =	10,376

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2024 Est. T.C.V. 009-575-012-00 = 10,376

Est. TCV/Total Floor Area = 6.24, Most recent sale 08/18/2005 for 12,500

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
4,000	4,000	4,000	2,867	5.00		
2024 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	1,200	0	0	143	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
5,200	5,200	5,200	3,010	3,010	3,010	











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0	4,100	0	0	3,331	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
99,200	99,200	99,200	69,952	69,952	69,952

009-576-016-00	2024 Est. T.C.V.	IKERD JAMES & BETTY
Property Class: 401		4798 RIVER WOODS RD
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

LOT 16. RIVER WOODS ESTATES NO 2.

Land Value Estimates for Land Table Res 8.RES 8 RURAL SUBS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value F> SITE	\$16000				16000	100		16,000
150 Actual Front Feet, 0.88 Total Acres							Total Est. Land Value =	16,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	3.10	1700	0	0
D/W/P: 4in Ren. Conc.	8.18	432	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				2,500

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C 10 Blt 2005

(11) Heating System: Forced Heat & Cool  
 Ground Area = 1445 SF Floor Area = 1445 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,445		
			Total:	235,779	212,193

Other Additions/Adjustments

Recreation Room	1310	25,322	22,790
Exterior			
Brick Veneer	200	3,438	3,094
Basement, Outside Entrance, Below Grade	1	2,560	2,304
Plumbing			
Average Fixture(s)	1	1,476	1,328
3 Fixture Bath	1	4,646	4,181
2 Fixture Bath	1	3,108	2,797
Water/Sewer			
1000 Gal Septic	1	4,864	4,378
Water Well, 100 Feet	1	5,808	5,227
Porches			
CCP (1 Story)	64	1,885	1,696
CCP (1 Story)	88	2,510	2,259
Deck			
Treated Wood	180	3,861	3,475
Garages			
Class: C Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	576	29,854	26,869
Common Wall: 1 Wall	1	-2,686	-2,417
Door Opener	1	547	492
Built-Ins			
Appliance Allow.	1	2,766	2,489
Security System	1	5,573	5,016
Fireplaces			
Interior 2 Story	1	6,647	5,982



Totals: 337,958 304,153

Notes:

ECF (414 RIVER WOODS, 240 CLAM RIVER SUB) 0.930 => TCV: 282,862

2024 Est. T.C.V. 009-576-016-00 = 301,362

Est. TCV/Total Floor Area = 208.56, Most recent sale 06/06/2022 for 359,900

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
146,300	146,300	146,300	146,300	5.00	
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	4,400	0	0	4,400	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
150,700	150,700	150,700	153,615	150,700	150,700

009-576-017-00	2024 Est. T.C.V.	VORPAGEL KEVIN & KAYLA
Property Class: 402		RIVER WOODS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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LOT 17. RIVER WOODS ESTATES NO 2.

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Land Value Estimates for Land Table Res 8.RES 8 RURAL SUBS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value F> SITE	\$16000				16000	100		16,000
150 Actual Front Feet, 0.82 Total Acres							Total Est. Land Value =	16,000

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2024 Est. T.C.V. 009-576-017-00 = 16,000

Est. TCV/Total Floor Area = 11.07, Most recent sale 05/03/2019 for 185,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
8,000	8,000	8,000	4,338	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	216	0		
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
8,000	8,000	8,000	4,554	4,554	4,554	



116,300

116,300

116,300

101,392

101,392

101,392



Parcel Number: 009-576-019-00

Page: 2

2024 Est. T.C.V. 009-576-019-00						=	297,230
Est. TCV/Total Floor Area = 189.80, Most recent sale 02/29/2024 for 440,000							
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
138,400	138,400	138,400	103,563	5.00			
2024	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
	6,500	3,700	0	6,500	5,178	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
148,600	148,600	148,600	115,241	115,241	115,241		



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	182,700	182,700	182,700	182,700	5.00	
2024	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	5,500	0	0	5,500	0
2024	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	188,200	188,200	188,200	191,835	188,200	188,200



009-576-021-00	2024 Est. T.C.V.	FLINT ASHLEY & AARON
Property Class: 402		RIVER WOODS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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LOT 21. RIVER WOODS ESTATES NO 2.

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Land Value Estimates for Land Table Res 8.RES 8 RURAL SUBS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value F> SITE	\$16000				16000	100		16,000
173 Actual Front Feet, 1.01 Total Acres							Total Est. Land Value =	16,000

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2024 Est. T.C.V. 009-576-021-00 = 16,000

Est. TCV/Total Floor Area = 6.37, Most recent sale 02/25/2022 for 410,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
8,000	8,000	8,000	8,000	5.00			
2024 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	0	0		
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
8,000	8,000	8,000	8,400	8,000	8,000		

009-576-022-00	2024 Est. T.C.V.	BALL SAM R & RACHEL
Property Class: 402		RIVER WOODS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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LOT 22. RIVER WOODS ESTATES NO 2.

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Land Value Estimates for Land Table Res 8.RES 8 RURAL SUBS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value F> SITE	\$16000				16000	100		16,000
163 Actual Front Feet, 1.01 Total Acres							Total Est. Land Value =	16,000

---

2024 Est. T.C.V. 009-576-022-00 = 16,000

Est. TCV/Total Floor Area = 6.37, Most recent sale 06/30/2017 for 2,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
8,000	8,000	8,000	4,016	5.00			
2024 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	200	0		
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
8,000	8,000	8,000	4,216	4,216	0		

009-576-023-00	2024 Est. T.C.V.	RIVER WOODS ESTATES LLC
Property Class: 402		RIVER WOODS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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LOT 23. RIVER WOODS ESTATES NO 2.

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Land Value Estimates for Land Table Res 8.RES 8 RURAL SUBS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value F> SITE		\$16000			16000	100		16,000
163 Actual Front Feet, 1.01 Total Acres							Total Est. Land Value =	16,000

---

2024 Est. T.C.V. 009-576-023-00 = 16,000

Est. TCV/Total Floor Area = 6.37

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
8,000	8,000	8,000	1,321	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	66	0	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
8,000	8,000	8,000	1,387	1,387	0	0

009-576-024-00	2024 Est. T.C.V.	RIVER WOODS ESTATES LLC
Property Class: 402		RIVER WOODS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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LOT 24. RIVER WOODS ESTATES NO 2.

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Land Value Estimates for Land Table Res 8.RES 8 RURAL SUBS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value F> SITE		\$16000			16000	100		16,000
163 Actual Front Feet, 1.01 Total Acres							Total Est. Land Value =	16,000

---

2024 Est. T.C.V. 009-576-024-00 = 16,000

Est. TCV/Total Floor Area = 6.37

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
8,000	8,000	8,000	1,320	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	66	0	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
8,000	8,000	8,000	1,386	1,386	0	0

009-576-025-00	2024 Est. T.C.V.	RIVER WOODS ESTATES LLC
Property Class: 402		RIVER WOODS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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LOT 25. RIVER WOODS ESTATES NO 2.

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Land Value Estimates for Land Table Res 8.RES 8 RURAL SUBS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value F> SITE		\$16000			16000	100		16,000
148 Actual Front Feet, 0.94 Total Acres							Total Est. Land Value =	16,000

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2024 Est. T.C.V. 009-576-025-00 = 16,000

Est. TCV/Total Floor Area = 6.37

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
8,000	8,000	8,000	1,470	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	73	0	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
8,000	8,000	8,000	1,543	1,543	0	0

009-576-026-00  
 Property Class: 402  
 Map #:

2024 Est. T.C.V.  
 LAKE TOWNSHIP

RILEY DOUGLAS K & TINA K  
 RIVER WOODS RD  
 LAKE CITY, MI 49651

LOT 26 & 27. RIVER WOODS ESTATES NO 2.  
 6/2021 COMBINE LOT 27  
 FORMERLY LOT 26

6/2021 COMBINE LOTS 26 & 27

Land Value Estimates for Land Table Res 8.RES 8 RURAL SUBS

\* Factors \*

LOTS 26 & 27

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value F> SITE	\$16000				16000	100		16,000
<Site Value F> SITE	\$16000				16000	100		16,000
175 Actual Front Feet, 1.31 Total Acres Total Est. Land Value =								32,000

2024 Est. T.C.V. 009-576-026-00 = 32,000

Est. TCV/Total Floor Area = 12.74, Most recent sale 03/17/2021 for 18,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
16,000	16,000	16,000	15,750	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	250	0		
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
16,000	16,000	16,000	16,537	16,000		0

009-576-028-00	2024 Est. T.C.V.	GERNAAT TREVOR & COURTNEY B
Property Class: 401		4857 RIVER WOODS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

LOT 28. RIVER WOODS ESTATES NO 2.

GAVE XTRA + LOCATION ADJ..ABUTTS UNPLATTED LANDS..VERY PRIVATE

## Land Value Estimates for Land Table Res 8.RES 8 RURAL SUBS

		* Factors *		EFF			
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
<Site Value F> SITE	\$16000				16000	100	16,000
126 Actual Front Feet,	0.70 Total Acres				Total Est.	Land Value =	16,000

## Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.18	625	0	0
D/W/P: 3.5 Concrete	6.58	120	0	0
D/W/P: Asphalt Paving	3.10	1600	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				2,500

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

(11) Heating System: Forced Heat & Cool  
 Ground Area = 1948 SF Floor Area = 1948 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

## Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,948		
Total:				291,168	262,082

## Other Additions/Adjustments

Recreation Room	1000	19,330	17,397	
Basement, Outside Entrance, Below Grade	1	2,560	2,304	
Plumbing				
Average Fixture(s)	1	1,476	1,328	
3 Fixture Bath	3	13,937	12,543	
Water/Sewer				
1000 Gal Septic	1	4,864	4,378	
Water Well, 100 Feet	1	5,808	5,227	
Porches				
CCP (1 Story)	90	2,560	2,406	*94% Good
Deck				
Treated Wood	372	6,224	5,602	

## Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)				
Base Cost	576	29,854	26,869	
Common Wall: 2 Wall	1	-5,371	-4,834	
Door Opener	1	547	492	
Class: C Exterior: Siding Foundation: 42 Inch (Finished)				
Common Wall: 1 Wall	1	-2,686	-2,417	
Door Opener	1	547	492	
Base Cost	180	12,051	10,846	

## Built-Ins

Appliance Allow.	1	2,766	2,489	
Totals:		385,635	347,204	

Parcel Number: 009-576-028-00

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## Notes:

ECF (414 RIVER WOODS, 240 CLAM RIVER SUB) 0.930 => TCV: 322,900

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2024 Est. T.C.V. 009-576-028-00				=		341,400
Est. TCV/Total Floor Area = 175.26, Most recent sale 10/05/2023 for 385,000						
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
156,000	156,000	156,000	104,210	5.00		
2024	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	10,700	4,000	0	10,700	55,790	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
170,700	170,700	170,700	120,120	170,700	170,700	





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2024	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	3,400	0	0	4,096	0
2024	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	119,500	119,500	119,500	86,018	86,018	86,018



## Notes:

ECF (414 RIVER WOODS, 240 CLAM RIVER SUB) 0.930 => TCV: 427,249

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2024 Est. T.C.V. 009-576-030-00	=	453,385				
Est. TCV/Total Floor Area = 226.24, Most recent sale 05/24/2007 for 37,500						
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
224,500	224,500	224,500	150,837	5.00		
2024	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	2,200	0	0	7,541	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
226,700	226,700	226,700	158,378	158,378	158,378	



Parcel Number: 009-580-001-00

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Est. TCV/Total Floor Area = 289.09, Most recent sale 06/01/2018 for 255,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
154,600	154,600	154,600	124,623	5.00		
2024	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	14,500	0	0	6,231	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
169,100	169,100	169,100	130,854	130,854	0	









Parcel Number: 009-580-003-00

Page: 2

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2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
220,400	220,400	220,400	181,100	181,100	181,100





Parcel Number: 009-580-005-00

Page: 2

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SANITARY SEWER	1	0	0	*82% Good
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Totals:	291,552	262,384	
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Notes:

ECF (4087 SAPPHIRE LAKE) 1.460 => TCV: 383,081

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2024 Est. T.C.V. 009-580-005-00 = 461,613

Est. TCV/Total Floor Area = 286.36, Most recent sale 08/03/2020 for 380,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
214,100	214,100	214,100	190,247	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	16,700	0	0	9,512	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
230,800	230,800	230,800	199,759	199,759	199,759	

009-580-007-00	2024 Est. T.C.V.	SMITH CHRISTOPHER
Property Class: 401		1792 S SCHNEIDER ST
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

SEC 10 T22N R8W LOT 7 & W 1/2 OF LOT 6. SAPPHIRE LAKE ACRES.

ADD SEWER FOR 05  
REMOVE OLD MH FOR 05..NO VALUE

04 Combo w/568-006-00 for 05

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1200/	68.00	121.00	0.9260	1.0488	1200	100		79,250
68 Actual Front Feet, 0.19 Total Acres					Total Est.		Land Value =	79,250

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	6.61	792	50	2,617
Total Estimated Land Improvements True Cash Value =				2,617

Cost Est. for Res. Bldg: 1 Single Family 2S Cls C 5 Blt 2008

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 960 SF Floor Area = 1960 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Basement	960		
1 Story	Siding	Overhang	20		
1 Story	Siding	Overhang	20		
			Total:	246,329	209,369

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade	1	2,560	2,176
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Plumbing

Average Fixture(s)	1	1,476	1,255
3 Fixture Bath	2	9,291	7,897

Porches

CCP (1 Story)	64	1,885	1,602
WCP (2 Story)	144	7,775	6,609

Garages

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

Base Cost	576	24,808	21,087
Common Wall: 1 Wall	1	-2,686	-2,283
Door Opener	1	547	465

Water/Sewer

Public Sewer	1	1,494	1,270
Water Well, 100 Feet	1	5,808	4,937

Built-Ins

Appliance Allow.	1	2,766	2,351
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Local Cost Items

SANITARY SEWER	1	0	0	*94% Good
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Totals:	302,053	256,735
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Notes:

ECF (4087 SAPPHIRE LAKE) 1.460 => TCV: 374,833

2024 Est. T.C.V. 009-580-007-00 = 456,700

Parcel Number: 009-580-007-00

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Est. TCV/Total Floor Area = 233.01, Most recent sale 11/14/2007 for 95,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
222,000	222,000	222,000	122,279	5.00		
2024	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	6,400	0	0	6,113	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
228,400	228,400	228,400	128,392	128,392	0	

009-580-008-00	2024 Est. T.C.V.	SEJAT JOSEPH J & SUSAN Y
Property Class: 401		1792 S SCHNEIDER ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. LOT 8 SAPPHIRE LAKE ACRES.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1200/	60.00	110.00	0.9554	1.0241	1200	100		70,451
60 Actual Front Feet, 0.15 Total Acres Total Est. Land Value =								70,451

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Patio Blocks	14.27	16	50	114
Wood Frame	26.25	96	50	1,260
Total Estimated Land Improvements True Cash Value =				1,374

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1960

(11) Heating System: Wall/Floor Furnace  
 Ground Area = 656 SF Floor Area = 656 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Block	Slab	656		
Total:				78,221	46,933

Other Additions/Adjustments

<b>Plumbing</b>					
Average Fixture(s)			1	1,195	717
<b>Porches</b>					
CGEP (1 Story)			75	5,369	3,221
<b>Deck</b>					
Treated Wood			270	4,793	2,876
<b>Water/Sewer</b>					
Public Sewer			1	1,326	796
Water Well, 50 Feet			1	2,585	1,551
<b>Built-Ins</b>					
Appliance Allow.			1	1,934	1,160
<b>Local Cost Items</b>					
SANITARY SEWER			1	0	0
*86% Good					

Totals: 95,423 57,254

Notes: COTTAGE

ECF (4087 SAPPHIRE LAKE) 1.460 => TCv: 83,591

2024 Est. T.C.V. 009-580-008-00 = 155,416

Est. TCv/Total Floor Area = 236.91, Most recent sale 09/06/2011 for 85,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
68,400	68,400	68,400	49,326	5.00		
2024 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	9,300	0	0	2,466	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
77,700	77,700	77,700	51,792	51,792	0	





Parcel Number: 009-580-009-00

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2024 Est. T.C.V. 009-580-009-00	=	521,482				
Est. TCV/Total Floor Area = 246.91, Most recent sale 07/12/2021 for 475,000						
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
251,000	251,000	251,000	231,210	5.00		
2024	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	9,700	0	0	11,560	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
260,700	260,700	260,700	242,770	242,770	0	

009-580-010-00	2024 Est. T.C.V.	ST PIERRE M EILEEN (LE)
Property Class: 402		S SCHNEIDER ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. LOT 10 SAPPHIRE LAKE ACRES.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1200/	60.00	88.00	0.9554	0.9685	1200	100		66,628
60 Actual Front Feet, 0.12 Total Acres					Total Est.		Land Value =	66,628

2024 Est. T.C.V. 009-580-010-00 = 66,628

Est. TCV/Total Floor Area = 31.55

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
26,400	26,400	26,400	18,735	5.00			
2024 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses		
0	6,900	0	0	936	0		
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
33,300	33,300	33,300	19,671	19,671	19,671		

009-580-011-00	2024 Est. T.C.V.	BENITES RICARDO & DEBORAH
Property Class: 402		1774 S SCHNEIDER ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. LOT 11 SAPPHIRE LAKE ACRES.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1200/	170.00	263.92	0.7364	1.2746	1200	100		191,483
170 Actual Front Feet, 1.03 Total Acres							Total Est. Land Value =	191,483

2024 Est. T.C.V. 009-580-011-00 = 191,483

Est. TCV/Total Floor Area = 90.66, Most recent sale 07/09/2020 for 139,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
75,800	75,800	75,800	64,536	5.00			
2024 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses		
0	19,900	0	0	3,226	0		
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
95,700	95,700	95,700	67,762	67,762	0		

009-590-001-00	2024 Est. T.C.V.	CARLSON SARA L LE
Property Class: 402		S SAPPHIRE AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 10 T22N R8W LOT 1 SAPPHIRE LAKE PLAT.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

Description	Frontage	Depth	* Factors *		PUBLIC BEACH		Value
			Front	Depth	Rate	%Adj.	
GROUP A 1200/	49.00	100.00	1.0051	1.0000	1200	100	59,098
49 Actual Front Feet, 0.11 Total Acres					Total Est.	Land Value =	59,098

2024 Est. T.C.V. 009-590-001-00 = 59,098

Est. TCV/Total Floor Area = 27.98

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
23,400	23,400	23,400	18,078	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	6,100	0	0	903	0	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
29,500	29,500	29,500	18,981	18,981	0	



009-590-003-00	2024 Est. T.C.V.	BECK JOHN S
Property Class: 401		1770 S SAPPHIRE AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 10 T22N R8W LOT 3 SAPPHIRE LAKE PLAT.

## Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1200/	51.00	100.00	0.9951	1.0000	1200	100	PRIVATE RD	60,898
51 Actual Front Feet, 0.12 Total Acres					Total Est.		Land Value =	60,898

## Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	260	99	1,586
Wood Frame	26.25	96	78	1,966
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	94	940
Total Estimated Land Improvements True Cash Value =				4,492

Cost Est. for Res. Bldg: 1	Single Family	1S	Cls CD	Blt 2009
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(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1176 SF Floor Area = 1176 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

## Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,176		
			Total:	154,598	139,137

## Other Additions/Adjustments

Recreation Room	800	14,824	7,412
Basement, Outside Entrance, Below Grade	1	2,160	1,944

## Plumbing

Average Fixture(s)	1	1,230	1,107
3 Fixture Bath	1	3,860	3,474

## Deck

Treated Wood	120	2,880	2,592
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## Garages

Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	672	24,810	22,329
Common Wall: 1 Wall	1	-2,512	-2,261
Door Opener	1	485	436

## Water/Sewer

Public Sewer	1	1,326	1,193
Water Well, 50 Feet	1	2,585	2,326

## Built-Ins

Appliance Allow.	1	1,934	1,741
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## Unit-in-Place Cost Items

BOAT HOUSE (BY SQ FT)	70	370	314	*85% Good
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## Local Cost Items

SANITARY SEWER	1	0	0	*84% Good
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Totals:		208,550	181,744
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Notes:

ECF (4087 SAPPHIRE LAKE) 1.460 => TCV:	265,346
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Parcel Number: 009-590-003-00

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2024 Est. T.C.V. 009-590-003-00			=	330,736		
Est. TCV/Total Floor Area = 281.24						
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
152,900	152,900	152,900	96,861	5.00		
2024	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	12,500	0	0	4,843	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
165,400	165,400	165,400	101,704	101,704	0	



009-590-004-00	2024 Est. T.C.V.	STOLP KIMBERLY & STAFFORD BRUCE
Property Class: 401		1760 S SAPPHIRE AVE
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

. SEC 10 T22N R8W LOT 4 SAPPHIRE LAKE PLAT.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1200/	51.00	100.00	0.9951	1.0000	1200	100	PUBLIC BEACH	60,898
51 Actual Front Feet, 0.12 Total Acres					Total Est. Land Value =			60,898

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 1942

(11) Heating System: Electric Wall Heat  
 Ground Area = 924 SF Floor Area = 924 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	924		
			Total:	96,675	53,172

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,025	564
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Porches

CGEP (1 Story)	175	8,960	4,928
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Deck

Treated Wood	259	4,688	2,578
Treated Wood	217	4,182	2,300
Treated Wood	132	3,018	1,660
Treated Wood	115	2,722	1,497

Water/Sewer

Public Sewer	1	1,175	646
Water Well, 50 Feet	1	2,498	1,374

Built-Ins

Appliance Allow.	1	1,638	901
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Fireplaces

Exterior 1 Story	1	4,969	2,733
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Local Cost Items

SANITARY SEWER	1	0	0	*84% Good
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Totals: 131,550 72,353

Notes:

ECF (4087 SAPPHIRE LAKE) 1.460 => TCv: 105,635

2024 Est. T.C.V. 009-590-004-00 = 166,533

Est. TCv/Total Floor Area = 180.23

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
74,800	74,800	74,800	41,204	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	8,500	0	0	2,060	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
83,300	83,300	83,300	43,264	43,264	0	0

009-590-005-00	2024 Est. T.C.V.	RITCHIE J C & GILLESPIE M J JT & LE
Property Class: 401		1750 S SAPPHIRE AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 10 T22N R8W LOT 5 SAPPHIRE LAKE PLAT.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1200/	51.00	100.00	0.9951	1.0000	1200	100		60,898
51 Actual Front Feet, 0.12 Total Acres							Total Est. Land Value =	60,898

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	94	940
Total Estimated Land Improvements True Cash Value =				940

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

(11) Heating System: Electric Baseboard  
 Ground Area = 816 SF Floor Area = 816 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	816		
Total:				98,367	59,021

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1	1,230	738	
Porches					
CSEP (1 Story)		112	4,779	2,867	
Deck					
Pine		332	4,505	2,703	
Water/Sewer					
Public Sewer		1	1,326	796	
Water Well, 50 Feet		1	2,585	1,551	
Built-Ins					
Appliance Allow.		1	1,934	1,160	
Fireplaces					
Exterior 1 Story		1	5,707	3,424	
Local Cost Items					
SANITARY SEWER		1	0	0	*84% Good
Totals:				120,433	72,260

Notes:

ECF (4087 SAPPHIRE LAKE) 1.460 => TCV: 105,499

2024 Est. T.C.V. 009-590-005-00 = 167,337

Est. TCV/Total Floor Area = 205.07

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
74,900	74,900	74,900	46,721	5.00	
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	8,800	0	0	2,336	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
83,700	83,700	83,700	49,057	49,057	0

009-590-006-00	2024 Est. T.C.V.	EDWARDS MELVIN A
Property Class: 401		1740 W SAPPHIRE AVE
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

. SEC 10 T22N R8W LOT 6 SAPPHIRE LAKE PLAT.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1200/	51.00	100.00	0.9951	1.0000	1200	100		60,898
51 Actual Front Feet, 0.12 Total Acres					Total Est.		Land Value =	60,898

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	20.87	160	50	1,669
Wood Frame	25.61	80	50	1,024
Total Estimated Land Improvements			True Cash Value =	2,693

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls D Blt 1945

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 936 SF Floor Area = 1170 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Basement	936		
			Total:	129,849	77,910

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,025	615
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Porches

CGEP (1 Story)	120	6,900	4,140
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Water/Sewer

Public Sewer	1	1,175	705
Water Well, 100 Feet	1	5,506	3,304

Built-Ins

Appliance Allow.	1	1,638	983
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Fireplaces

Exterior 1 Story	1	4,969	2,981
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Local Cost Items

SANITARY SEWER	1	0	0	*88% Good
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Totals: 151,062 90,638

Notes:

ECF (4087 SAPPHIRE LAKE) 1.460 => TCv: 132,331

2024 Est. T.C.V. 009-590-006-00 = 195,922

Est. TCv/Total Floor Area = 167.45

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
88,500	88,500	88,500	46,330	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	9,500	0	2,316	0		
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
98,000	98,000	98,000	48,646	48,646	0	





009-590-008-00 2024 Est. T.C.V. PROMER JODY R & MARLENE K  
 Property Class: 401 1718 S SAPPHIRE AVE  
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

. SEC 10 T22N R8W LOT 8 SAPPHIRE LAKE PLAT.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

Description	Frontage	Depth	* Factors *		Rate	%Adj.	Reason	Value
			Front	Depth				
GROUP A 1200/	51.00	100.00	0.9951	1.0000	1200	100		60,898
51 Actual Front Feet, 0.12 Total Acres Total Est. Land Value =								60,898

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	26.25	96	94	2,369
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
Total Estimated Land Improvements True Cash Value =				4,744

Cost Est. for Res. Bldg: 1 Single Family 1.25S CIs CD Blt 1965

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 960 SF Floor Area = 1152 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	384		
1 Story	Siding	Crawl Space	246		
1 Story	Siding	Crawl Space	330		
			Total:	127,339	82,770

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,230	799
2 Fixture Bath	1	2,596	1,687

Porches

CGEP (1 Story)	126	8,012	5,208
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Deck

Treated Wood	240	4,565	2,967
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Garages

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

Base Cost	280	12,326	8,012
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Water/Sewer

Public Sewer	1	1,326	862
Water Well, 50 Feet	1	2,585	1,680

Built-Ins

Appliance Allow.	1	1,934	1,257
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Fireplaces

Exterior 1 Story	1	5,707	3,710
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Local Cost Items

SANITARY SEWER	1	0	0	*84% Good
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Totals: 167,620 108,952

Notes:

ECF (4087 SAPPHIRE LAKE) 1.460 => TCV: 159,070

2024 Est. T.C.V. 009-590-008-00 = 224,712  
 Est. TCV/Total Floor Area = 195.06, Most recent sale 06/18/2004 for 165,600

Parcel Number: 009-590-008-00

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2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
102,300	102,300	102,300	71,201	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	10,100	0	0	3,560	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
112,400	112,400	112,400	74,761	74,761	0	

009-590-009-00	2024 Est. T.C.V.	KERASTAS FAMILY TRUST
Property Class: 402		W SAPPHIRE AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 10 T22N R8W LOT 9 SAPPHIRE LAKE PLAT.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
			* Factors *		PUBLIC BEACH			
GROUP A 1200/	50.00	100.00	1.0000	1.0000	1200	100		60,000
50 Actual Front Feet, 0.12 Total Acres								Total Est. Land Value = 60,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	35.08	64	50	1,122
Total Estimated Land Improvements True Cash Value =				1,122

2024 Est. T.C.V. 009-590-009-00 = 61,122

Est. TCV/Total Floor Area = 53.06

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
24,300	24,300	24,300	18,154	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	6,300	0	0	907	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
30,600	30,600	30,600	19,061	19,061	0	







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80,800	80,800	80,800	48,952	48,952	0
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Parcel Number: 009-590-013-00

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2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
105,800	105,800	105,800	69,952	69,952	0





112,000	112,000	112,000	70,421	70,421	70,421
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009-590-016-00	2024 Est. T.C.V.	KISER JACK L
Property Class: 401		1636 S SAPPHIRE AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 10 T22N R8W LOT 16 SAPPHIRE LAKE PLAT.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1200/	50.00	100.00	1.0000	1.0000	1200	100		60,000
50 Actual Front Feet, 0.12 Total Acres					Total Est.		Land Value =	60,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements				True Cash Value = 950

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls CD Blt 2006

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1120 SF Floor Area = 1400 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Basement	1,120		
			Total:	166,705	150,033

Other Additions/Adjustments

Exterior

Stone Veneer	80	2,734	2,461
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Plumbing

Average Fixture(s)	1	1,230	1,107
3 Fixture Bath	1	3,860	3,474
2 Fixture Bath	1	2,596	2,336

Porches

WCP (1 Story)	168	6,419	5,777
CCP (1 Story)	16	754	679

Water/Sewer

Public Sewer	1	1,326	1,193
Water Well, 100 Feet	1	5,640	5,076

Built-Ins

Appliance Allow.	1	1,934	1,741
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Local Cost Items

SANITARY SEWER	1	0	0	*96% Good
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Totals: 193,198 173,877

Notes:

ECF (4087 SAPPHIRE LAKE) 1.460 => TCV: 253,860

2024 Est. T.C.V. 009-590-016-00 = 314,810

Est. TCV/Total Floor Area = 224.86

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
145,400	145,400	145,400	90,114	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	12,000	0	4,505	0		
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
157,400	157,400	157,400	94,619	94,619	94,619	

009-590-017-00	2024 Est. T.C.V.	WOLFORD MARY ANN
Property Class: 401		1624 S SAPPHIRE AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 10 T22N R8W LOT 17 & 18 EXC N 5 FT OF LOT 18. SAPPHIRE LAKE PLAT.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1200/	95.00	100.00	0.8517	1.0000	1200	100		97,099
95 Actual Front Feet, 0.22 Total Acres					Total Est.		Land Value =	97,099

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Picket, 12-24	18.72	60	0	0
D/W/P: 4in Ren. Conc.	8.18	160	0	0
D/W/P: Crushed Rock	2.27	1040	0	0
Wood Frame	32.30	80	50	1,292

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
Total Estimated Land Improvements				True Cash Value = 3,667

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C 5 Blt 1957

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1748 SF Floor Area = 1748 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,190		
1 Story	Siding	Slab	558		
		Total:		226,818	136,101

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,476	886
2 Fixture Bath	1	3,108	1,865

Porches

CCP (1 Story)	212	5,533	3,320
CSEP (1 Story)	213	8,793	5,276
CCP (1 Story)	169	4,536	2,722
WPP	890	14,107	8,464

Deck

Treated Wood	234	4,596	2,758
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Garages

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

Base Cost	832	38,896	23,338
Common Wall: 1 Wall	1	-2,686	-1,612
Door Opener	2	1,093	656

Water/Sewer

Public Sewer	1	1,494	896
Water Well, 100 Feet	1	5,808	3,485

Built-Ins

Appliance Allow.	1	2,766	1,660
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Fireplaces

Exterior 1 Story	1	6,513	3,908
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Local Cost Items

SANITARY SEWER	1	0	0	*84% Good
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Parcel Number: 009-590-017-00

Page: 2

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 Totals: 322,851 193,723
 

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Notes:

 ECF (4087 SAPPHIRE LAKE) 1.460 => TCV: 282,836
 

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2024 Est. T.C.V. 009-590-017-00 = 383,602

Est. TCV/Total Floor Area = 219.45

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
175,200	175,200	175,200	102,192	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	16,600	0	0	5,109	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
191,800	191,800	191,800	107,301	107,301	107,301	

009-590-018-90	2024 Est. T.C.V.	KELLY WILLIAM G
Property Class: 402		S SAPPHIRE AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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SEC 10 T22N R8W N 5 FT OF LOT 18. SAPPHIRE LAKE PLAT.

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Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1200/	5.00	100.00	1.7783	1.0000	1200	100		10,670
5 Actual Front Feet, 0.01 Total Acres							Total Est. Land Value =	10,670

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2024 Est. T.C.V. 009-590-018-90 = 10,670

Est. TCV/Total Floor Area = 6.10

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
4,200	4,200	4,200	1,829	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	1,100	0	0	91	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
5,300	5,300	5,300	1,920	1,920	0	

009-590-019-00 2024 Est. T.C.V. KELLY WM G  
 Property Class: 401 1604 S SAPPHIRE AVE  
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

. SEC 10 T22N R8W LOT 19 SAPPHIRE LAKE PLAT.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

		* Factors *		PUBLIC BEACH				
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1200/	50.00	100.00	1.0000	1.0000	1200	100		60,000
50 Actual Front Feet, 0.12 Total Acres Total Est. Land Value =								60,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	200	0	0
D/W/P: Patio Blocks	14.27	150	0	0
Wood Frame	24.71	125	50	1,544
Wood Frame	28.72	80	50	1,149

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				3,643

Cost Est. for Res. Bldg: 1 Single Family LOG Cls CD Blt 1950

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1018 SF Floor Area = 1018 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Pine Logs	Slab	1,018		
Total:				120,363	72,218

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,230	738
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Porches

CGEP (1 Story)	150	8,972	5,383
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Water/Sewer

Public Sewer	1	1,326	796
Water Well, 50 Feet	1	2,585	1,551

Built-Ins

Appliance Allow.	1	1,934	1,160
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Fireplaces

Exterior 1 Story	1	5,707	3,424
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Local Cost Items

SANITARY SEWER	1	0	0	*90% Good
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Totals: 142,117 85,270

Notes:

ECF (4087 SAPPHIRE LAKE) 1.460 => TCV: 124,494

2024 Est. T.C.V. 009-590-019-00 = 188,137

Est. TCV/Total Floor Area = 184.81, Most recent sale 12/31/1984 for 28,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
84,900	84,900	84,900	46,721	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	9,200	0	0	2,336	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
94,100	94,100	94,100	49,057	49,057	0	

009-590-020-00	2024 Est. T.C.V.	TVORIK ROBERT LOUIS
Property Class: 401		1594 S SAPPHIRE AVE
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

. SEC 10 T22N R8W LOT 20 SAPPHIRE LAKE PLAT.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1200/	50.00	100.00	1.0000	1.0000	1200	100		60,000
50 Actual Front Feet, 0.12 Total Acres					Total Est.		Land Value =	60,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.78	66	0	0
Wood Frame	22.19	120	50	1,331
Total Estimated Land Improvements True Cash Value =				1,331

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

(11) Heating System: Space Heater

Ground Area = 656 SF Floor Area = 656 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	656		
Total:				73,043	43,824

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,025	615
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Porches

CGEP (1 Story)	91	5,670	3,402
WPP	192	3,544	2,126

Water/Sewer

Public Sewer	1	1,175	705
Water Well, 50 Feet	1	2,498	1,499

Built-Ins

Appliance Allow.	1	1,638	983
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Fireplaces

Exterior 1 Story	1	4,969	2,981
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Local Cost Items

SANITARY SEWER	1	0	0	*94% Good
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Totals: 93,562 56,135

Notes:

ECF (4087 SAPPHIRE LAKE) 1.460 => TCY: 81,957

2024 Est. T.C.V. 009-590-020-00 = 143,288

Est. TCY/Total Floor Area = 218.43

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
63,500	63,500	63,500	33,480	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	8,100	0	1,674	0		
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
71,600	71,600	71,600	35,154	35,154	0	





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ECF (4087 SAPPHIRE LAKE) 1.460 => TCV: 198,881

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2024 Est. T.C.V. 009-590-021-00					=	263,553
Est. TCV/Total Floor Area = 161.49						
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
120,900	120,900	120,900	86,093	5.00		
2024 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	10,900	0	0	4,304	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
131,800	131,800	131,800	90,397	90,397	0	









Parcel Number: 009-590-024-00

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2024 Est. T.C.V. 009-590-024-00						=	551,764
Est. TCV/Total Floor Area = 225.67, Most recent sale 07/01/2000 for 74,900							
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
258,500	258,500	258,500	141,375	5.00			
2024	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	17,400	0	0	7,068	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
275,900	275,900	275,900	148,443	148,443	148,443		





Parcel Number: 009-590-025-00

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2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
196,300	196,300	196,300	174,195	174,195	0

009-590-027-00	2024 Est. T.C.V.	PRANGLEY JEAN L
Property Class: 402		1543 HILL ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 10 T22N R8W LOT 27 SAPPHIRE LAKE PLAT.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BACKLOTS 150/	50.00	100.00	1.0000	1.0000	150	100		7,500
50 Actual Front Feet, 0.12 Total Acres							Total Est. Land Value =	7,500

2024 Est. T.C.V. 009-590-027-00 = 7,500

Est. TCV/Total Floor Area = 4.03, Most recent sale 07/14/2021 for 6,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.				
3,000	3,000	3,000	1,575	5.00				
2024 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses			
0	800	0	0	78	0			
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT			
3,800	3,800	3,800	1,653	1,653	0			

009-590-028-00	2024 Est. T.C.V.	PRANGLEY JEAN L
Property Class: 402		HILL ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 10 T22N R8W LOTS 28 & 33 SAPPHIRE LAKE PLAT.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

Description	Frontage	Depth	* Factors *		LOTS 28 & 33		Reason	Value
			Front	Depth	Rate	%Adj.		
BACKLOTS 150/	100.00	100.00	0.8409	1.0000	150	100		12,613
100 Actual Front Feet, 0.23 Total Acres					Total Est.	Land Value =		12,613

2024 Est. T.C.V. 009-590-028-00		=	12,613			
Est. TCV/Total Floor Area =	6.78					
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
5,000	5,000	5,000	3,150	5.00		
2024 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	1,300	0	0	157	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
6,300	6,300	6,300	3,307	3,307	0	



009-590-034-00	2024 Est. T.C.V.	STANKOV DON F
Property Class: 401		FIFTH ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 10 T22N R8W LOT 34 SAPPHIRE LAKE PLAT.

## Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BACKLOTS 150/ 50 Actual Front Feet, 0.12 Total Acres	50.00	100.00	1.0000	1.0000	150	100		7,500
	Total Est. Land Value =							7,500

## Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	25.61	80	94	1,926
	Total Estimated Land Improvements True Cash Value =			1,926

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 1951

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 768 SF Floor Area = 768 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

## Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	768		
Total:				85,111	51,066

## Other Additions/Adjustments

## Plumbing

Average Fixture(s)	1	1,025	615
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## Porches

CSEP (1 Story)	96	3,817	2,290
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## Deck

Treated Wood	96	2,384	1,430
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## Water/Sewer

Public Sewer	1	1,175	705
Water Well, 50 Feet	1	2,498	1,499

## Built-Ins

Appliance Allow.	1	1,638	983
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## Fireplaces

Wood Stove	1	1,779	1,067
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## Local Cost Items

SANITARY SEWER	1	0	0	*89% Good
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Totals: 99,427 59,655

## Notes:

ECF (412 SAPPHIRE LAKE BACK LOTS) 1.100 =&gt; TCV: 65,621

2024 Est. T.C.V. 009-590-034-00 = 75,047

Est. TCV/Total Floor Area = 97.72

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
32,200	32,200	32,200	18,870	5.00	
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	5,300	0	0	943	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
37,500	37,500	37,500	19,813	19,813	0

009-590-036-00	2024 Est. T.C.V.	TVORIK ROBERT LOUIS
Property Class: 402		S SAPPHIRE AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 10 T22N R8W LOT 36 SAPPHIRE LAKE PLAT.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BACKLOTS 150/	50.00	100.00	1.0000	1.0000	150	100		7,500
50 Actual Front Feet, 0.12 Total Acres					Total Est.		Land Value =	7,500

2024 Est. T.C.V. 009-590-036-00 = 7,500

Est. TCV/Total Floor Area = 9.77

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
3,000	3,000	3,000	1,411	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	800	0	0	70	0	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
3,800	3,800	3,800	1,481	1,481	0	0

009-590-041-00    2024 Est. T.C.V.    MCROBERTS THOMAS & CHERYL  
Property Class: 401       1620 CHIPPEWA AVE  
Map #:    LAKE TOWNSHIP    LAKE CITY, MI 49651

SEC 10 T22N R8W LOTS 41, 42, 43 SAPPHIRE LAKE PLAT.  
2024 COMBINATION ON 11/2023 WITH 590-042-00 & 590-043-00  
FORMERLY . SEC 10 T22N R8W LOT 41 SAPPHIRE LAKE PLAT.

PB FINISHED AS RESIDENCE

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BACKLOTS 150/	150.00	100.00	0.7598	1.0000	150	100		17,096
150 Actual Front Feet,	0.34 Total Acres				Total Est. Land Value =			17,096

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	500	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1 Single Family 1S    Cls C -5 Blt 1980

(11) Heating System: Electric Wall Heat  
Ground Area = 1225 SF    Floor Area = 1531 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Slab	1,225		
			Total:	166,458	133,176
Other Additions/Adjustments					
Exterior					
	Stone Veneer		120	4,555	3,644
Plumbing					
	Average Fixture(s)		1	1,476	1,181
	3 Fixture Bath		1	4,646	3,717
Water/Sewer					
	Public Sewer		1	1,494	1,195
	Water Well, 50 Feet		1	2,686	2,149
Built-Ins					
	Appliance Allow.		1	2,766	2,213
Fireplaces					
	Wood Stove		1	2,551	2,041
Local Cost Items					
	SANITARY SEWER		1	0	0    *89% Good
Totals:				186,632	149,316

Notes:

ECF (412 SAPPHIRE LAKE BACK LOTS) 1.100 => TCV:    164,248

2024 Est. T.C.V. 009-590-041-00				=	182,294
Est. TCV/Total Floor Area = 119.07, Most recent sale 11/14/2023 for 0					
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
74,200	74,200	74,200	86,100	5.00	
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
11,900	5,000	0	0	16,205	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT

91,100

91,100

91,100

90,405

90,405

90,405



009-590-044-00	2024 Est. T.C.V.	KELLY WILLIAM G
Property Class: 402		W FOURTH ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 10 T22N R8W N 1/2 OF LOT 44 & LOT 45 SAPPHIRE LAKE PLAT.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BACKLOTS 150/	50.00	100.00	0.8409	1.0000	150	100		6,307
BACKLOTS 150/	50.00	50.00	0.8409	0.8409	150	100		5,303
100 Actual Front Feet, 0.17 Total Acres								11,610
Total Est. Land Value =								11,610

2024 Est. T.C.V. 009-590-044-00 = 11,610

Est. TCV/Total Floor Area = 7.58

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
4,600	4,600	4,600	1,576	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	1,200	0	0	78	0	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
5,800	5,800	5,800	1,654	1,654	0	0

009-590-046-00	2024 Est. T.C.V.	WOLFORD MARY ANN
Property Class: 401		1624 S SAPPHIRE AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 10 T22N R8W LOT 46 & S 1/2 OF LOT 44 SAPPHIRE LAKE PLAT.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BACKLOTS 150/	50.00	100.00	0.8409	1.0000	150	100		6,307
BACKLOTS 150/	50.00	50.00	0.8409	0.8409	150	100		5,303
100 Actual Front Feet, 0.17 Total Acres								
Total Est. Land Value =								11,610

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

(11) Heating System: No Heating/Cooling  
 Ground Area = 0 SF Floor Area = 0 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

#### Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					

#### Garages

Class: CD Exterior: Pole (Unfinished)

Door Opener	1	485	364
Base Cost	1200	25,920	19,440

#### Deck

w/Roof (Roof portion)	216	3,255	2,441
w/Roof (Roof portion)	501	6,894	5,170

Totals: 36,554 27,415

#### Notes:

ECF (412 SAPPHIRE LAKE BACK LOTS) 1.100 => TCV: 30,157

2024 Est. T.C.V. 009-590-046-00 = 41,767

Est. TCV/Total Floor Area = 0.00

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
18,500	18,500	18,500	9,828	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,400	0	0	491	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
20,900	20,900	20,900	10,319	10,319	10,319	

009-590-047-00	2024 Est. T.C.V.	KISER JACK
Property Class: 401		S SAPPHIRE AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 10 T22N R8W LOT 47 SAPPHIRE LAKE PLAT.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BACKLOTS 150/	50.00	100.00	1.0000	1.0000	150	100		7,500
50 Actual Front Feet, 0.12 Total Acres							Total Est. Land Value =	7,500

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	7.35	400	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

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

(11) Heating System: Wall/Floor Furnace  
 Ground Area = 0 SF Floor Area = 0 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					

Garages

Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)  
 Base Cost 768 27,249 21,799

Fireplaces

Direct-Vented Gas 1 2,149 1,719

Totals: 29,398 23,518

Notes:

ECF (412 SAPPHIRE LAKE BACK LOTS) 1.100 => TCV: 25,870

2024 Est. T.C.V. 009-590-047-00 = 34,320

Est. TCV/Total Floor Area = 0.00

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
14,600	14,600	14,600	8,744	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	2,600	0	437	0		
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
17,200	17,200	17,200	9,181	9,181	9,181	





Parcel Number: 009-590-050-00

Page: 2

Cost Est. for Res. Bldg: 2 Single Family GRG Cls C Blt 1990

(11) Heating System: Wall/Floor Furnace  
 Ground Area = 0 SF Floor Area = 0 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

## Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Plumbing					
	Average Fixture(s)		1	1,476	1,181
	Extra Sink		1	950	760
Porches					
	CSEP (2 Story)		400	24,408	19,526
Garages					
Class: C Exterior: Pole (Finished)					
	Base Cost		768	26,918	21,534
Water/Sewer					
	Public Sewer		1	1,494	1,195
	Water Well, 100 Feet		1	5,808	4,646
Carports					
	Aluminum		576	8,392	6,714
Local Cost Items					
	SANITARY SEWER		1	0	0 *97% Good

Totals: 69,446 55,556

Notes: HAS TOILET &amp; SHOWER AND SINK BUT NOT STOVE @ 2015 INSTALL DATE ESTIMATED AS 2008 FROM ASSESSOR

ECF (412 SAPPHIRE LAKE BACK LOTS) 1.100 =&gt; TCV: 61,112

2024 Est. T.C.V. 009-590-050-00				=	376,410
Est. TCV/Total Floor Area = 218.59					
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
162,500	162,500	162,500	133,870	5.00	
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	25,700	0	0	6,693	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
188,200	188,200	188,200	140,563	140,563	140,563

009-590-053-00	2024 Est. T.C.V.	ARMSTRONG TIMOTHY D
Property Class: 402		THIRD ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 10 T22N R8W LOT 53 SAPPHIRE LAKE PLAT.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BACKLOTS 150/	50.00	100.00	1.0000	1.0000	150	100		7,500
50 Actual Front Feet, 0.12 Total Acres					Total Est.	Land Value =		7,500

2024 Est. T.C.V. 009-590-053-00 = 7,500

Est. TCV/Total Floor Area = 4.36

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
3,000	3,000	3,000	1,099	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	800	0	0	54	0	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
3,800	3,800	3,800	1,153	1,153	0	0

009-590-056-00	2024 Est. T.C.V.	BALL SAM & RACHEL
Property Class: 402		W THIRD ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 10 T22N R8W LOT 56 SAPPHIRE LAKE PLAT.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BACKLOTS 150/	50.00	100.00	1.0000	1.0000	150	100		7,500
50 Actual Front Feet, 0.12 Total Acres							Total Est. Land Value =	7,500

2024 Est. T.C.V. 009-590-056-00 = 7,500

Est. TCV/Total Floor Area = 4.36, Most recent sale 03/01/2017 for 2,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.				
3,000	3,000	3,000	1,145	5.00				
2024 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses			
0	800	0	0	57	0			
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT			
3,800	3,800	3,800	1,202	1,202	0			



009-590-057-00	2024 Est. T.C.V.	MULLEN ERIN
Property Class: 401		S SAPPHIRE AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 10 T22N R8W LOT 57 SAPPHIRE LAKE PLAT.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BACKLOTS 150/	50.00	100.00	1.0000	1.0000	150	100		7,500
50 Actual Front Feet, 0.12 Total Acres					Total Est.		Land Value =	7,500

Cost Est. for Res. Bldg: 1 Single Family GRG Cls CD Blt 1997

(11) Heating System: No Heating/Cooling  
 Ground Area = 0 SF Floor Area = 0 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					

Garages

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

Base Cost	768	24,361	19,489
Door Opener	2	970	776

Totals: 25,331 20,265

Notes:

ECF (412 SAPPHIRE LAKE BACK LOTS) 1.100 => TCV: 22,292

2024 Est. T.C.V. 009-590-057-00 = 29,792

Est. TCV/Total Floor Area = 0.00, Most recent sale 07/01/2001 for 159,900

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
13,200	13,200	13,200	10,154	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	1,700	0	507	0		
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
14,900	14,900	14,900	10,661	10,661	10,661	







009-590-062-00	2024 Est. T.C.V.	ONAN PHILLIP D
Property Class: 402		CHIPPEWA AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 10 T22N R8W LOT 62 SAPPHIRE LAKE PLAT.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BACKLOTS 150/	50.00	100.00	1.0000	1.0000	150	100		7,500
50 Actual Front Feet, 0.12 Total Acres					Total Est.		Land Value =	7,500

2024 Est. T.C.V. 009-590-062-00 = 7,500

Est. TCV/Total Floor Area = 11.57

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
3,000	3,000	3,000	1,099	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	800	0	0	54	0	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
3,800	3,800	3,800	1,153	1,153	0	

009-590-063-00	2024 Est. T.C.V.	ST PIERRE DAVID L & LISA M
Property Class: 402		CHIPPEWA AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 10 T22N R8W LOT 63 SAPPHIRE LAKE PLAT.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BACKLOTS 150/	50.00	100.00	1.0000	1.0000	150	100		7,500
50 Actual Front Feet, 0.12 Total Acres					Total Est.		Land Value =	7,500

2024 Est. T.C.V. 009-590-063-00 = 7,500

Est. TCV/Total Floor Area = 11.57

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
3,000	3,000	3,000	1,099	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	800	0	0	54	0	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
3,800	3,800	3,800	1,153	1,153	0	0

009-590-064-00	2024 Est. T.C.V.	ST PIERRE DAVID L & LISA M
Property Class: 402		CHIPPEWA AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 10 T22N R8W LOT 64 SAPPHIRE LAKE PLAT.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BACKLOTS 150/	50.00	100.00	1.0000	1.0000	150	100		7,500
50 Actual Front Feet, 0.12 Total Acres							Total Est. Land Value =	7,500

2024 Est. T.C.V. 009-590-064-00 = 7,500

Est. TCV/Total Floor Area = 11.57, Most recent sale 11/05/2004 for 7,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
3,000	3,000	3,000	1,145	5.00		
2024 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	800	0	0	57	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
3,800	3,800	3,800	1,202	1,202	0	

009-590-065-00	2024 Est. T.C.V.	BOUGHNER JOHN & CARON
Property Class: 401		CHIPPEWA AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 10 T22N R8W LOT 65 SAPPHIRE LAKE PLAT.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BACKLOTS 150/	50.00	100.00	1.0000	1.0000	150	100		7,500
50 Actual Front Feet,	0.12 Total Acres				Total Est. Land Value =			7,500

Cost Est. for Res. Bldg: 1 Single Family GRG Cls CD Blt 1998

(11) Heating System: No Heating/Cooling  
 Ground Area = 0 SF Floor Area = 0 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					

Garages

Class: CD Exterior: Pole (Unfinished)					
Base Cost			1200	25,920	20,736
Totals:				25,920	20,736

Notes:

ECF (412 SAPPHIRE LAKE BACK LOTS) 1.100 => TCV: 22,810

2024 Est. T.C.V. 009-590-065-00	=	30,310
Est. TCV/Total Floor Area = 0.00, Most recent sale 08/05/2011 for 15,000		
2023 Assessed	MBOR	S.E.V.
13,400	13,400	13,400
		Base for Cap
		9,771
		C.P.I.
		5.00
2024	New Eq. Adjustment	Loss
	0	1,800
		0
		Additions
		0
		Tax Adjustment
		488
		Losses
		0
2024 Assessed	MBOR	S.E.V.
15,200	15,200	15,200
		Capped
		10,259
		->Taxable<-
		10,259
		PRE/MBT
		0



009-590-066-00	2024 Est. T.C.V.	SKUKALEK MIKE
Property Class: 402		SECOND ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 10 T22N R8W LOT 66 SAPPHIRE LAKE PLAT.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BACKLOTS 150/	50.00	100.00	1.0000	1.0000	150	100		7,500
50 Actual Front Feet, 0.12 Total Acres							Total Est. Land Value =	7,500

2024 Est. T.C.V. 009-590-066-00 = 7,500

Est. TCV/Total Floor Area = 0.00, Most recent sale 10/01/1998 for 11,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
3,000	3,000	3,000	1,145	5.00		
2024 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	800	0	0	57	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
3,800	3,800	3,800	1,202	1,202	0	

009-590-067-00	2024 Est. T.C.V.	SKUKALEK MIKE
Property Class: 402		S SAPPHIRE AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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SEC 10 T22N R8W LOT 67 SAPPHIRE LAKE PLAT

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Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BACKLOTS 150/	50.00	100.00	1.0000	1.0000	150	100		7,500
50 Actual Front Feet, 0.12 Total Acres							Total Est. Land Value =	7,500

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2024 Est. T.C.V. 009-590-067-00 = 7,500

Est. TCV/Total Floor Area = 0.00, Most recent sale 09/21/2016 for 14,900

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
3,000	3,000	3,000	1,145	5.00			
2024 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses		
0	800	0	0	57	0		
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
3,800	3,800	3,800	1,202	1,202	0		

009-590-069-00	2024 Est. T.C.V.	KERASTAS FAMILY TRUST
Property Class: 401		S SAPPHIRE AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 10 T22N R8W LOT 69 SAPPHIRE LAKE PLAT.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BACKLOTS 150/	50.00	100.00	1.0000	1.0000	150	100		7,500
50 Actual Front Feet, 0.12 Total Acres Total Est. Land Value =								7,500

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.18	600	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1 Single Family GRG Cls C Blt 2016

(11) Heating System: No Heating/Cooling  
 Ground Area = 0 SF Floor Area = 0 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=94/100/100/100/94

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)					
Storage Over Garage			1000	13,740	12,916
Door Opener			1	547	514
Base Cost			1500	48,240	45,346
Totals:				62,527	58,776

Notes: GARAGE ONLY, NO PLUMBING

ECF (412 SAPPHIRE LAKE BACK LOTS) 1.100 => TCV: 64,654

2024 Est. T.C.V. 009-590-069-00 = 73,104

Est. TCV/Total Floor Area = 0.00

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
31,300	31,300	31,300	21,097	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	5,300	0	0	1,054	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
36,600	36,600	36,600	22,151	22,151	0	



009-590-071-00	2024 Est. T.C.V.	LOGUSZ ROMAN ETAL
Property Class: 402		109 S SAPPHIRE AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 10 T22N R8W LOT 71 SAPPHIRE LAKE PLAT.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BACKLOTS 150/	51.00	50.00	0.9951	0.8409	150	100		6,401
51 Actual Front Feet, 0.06 Total Acres							Total Est. Land Value =	6,401

2024 Est. T.C.V. 009-590-071-00 = 6,401

Est. TCV/Total Floor Area = 0.00

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
2,600	2,600	2,600	1,258	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	600	0	0	62	0	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
3,200	3,200	3,200	1,320	1,320	0	0





009-590-074-00	2024 Est. T.C.V.	BUTZIN GERALD & CYNTHIA
Property Class: 402		SECOND ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 10 T22N R8W LOT 74 SAPPHIRE LAKE PLAT.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BACKLOTS 150/	50.00	100.00	1.0000	1.0000	150	100		7,500
50 Actual Front Feet, 0.12 Total Acres							Total Est. Land Value =	7,500

2024 Est. T.C.V. 009-590-074-00 = 7,500

Est. TCV/Total Floor Area = 12.84, Most recent sale 06/28/2018 for 12,500

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
3,000	3,000	3,000	1,575	5.00		
2024 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	800	0	0	78	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
3,800	3,800	3,800	1,653	1,653	1,653	



009-590-075-00	2024 Est. T.C.V.	BUTZIN GERALD & CYNTHIA
Property Class: 402		SECOND ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 10 T22N R8W LOT 75 SAPPHIRE LAKE PLAT.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BACKLOTS 150/	50.00	100.00	1.0000	1.0000	150	100		7,500
50 Actual Front Feet, 0.12 Total Acres							Total Est. Land Value =	7,500

2024 Est. T.C.V. 009-590-075-00 = 7,500

Est. TCV/Total Floor Area = 12.84, Most recent sale 06/28/2018 for 12,500

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
3,000	3,000	3,000	1,575	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	800	0	0	78	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
3,800	3,800	3,800	1,653	1,653	1,653	

009-590-076-00	2024 Est. T.C.V.	ST PIERRE BRIAN & JOANN
Property Class: 402		SECOND ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 10 T22N R8W LOT 76 SAPPHIRE LAKE PLAT.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BACKLOTS 150/	50.00	100.00	1.0000	1.0000	150	100		7,500
50 Actual Front Feet, 0.12 Total Acres							Total Est. Land Value =	7,500

2024 Est. T.C.V. 009-590-076-00 = 7,500

Est. TCV/Total Floor Area = 12.84, Most recent sale 03/01/1995 for 1,400

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.				
3,000	3,000	3,000	1,099	5.00				
2024 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses			
0	800	0	0	54	0			
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT			
3,800	3,800	3,800	1,153	1,153	0			

009-590-077-00	2024 Est. T.C.V.	ST PIERRE BRIAN & JOANN
Property Class: 402		SECOND ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 10 T22N R8W LOT 77 SAPPHIRE LAKE PLAT.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BACKLOTS 150/	50.00	100.00	1.0000	1.0000	150	100		7,500
50 Actual Front Feet, 0.12 Total Acres					Total Est.		Land Value =	7,500

2024 Est. T.C.V. 009-590-077-00 = 7,500

Est. TCV/Total Floor Area = 12.84

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
3,000	3,000	3,000	1,099	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	800	0	0	54	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
3,800	3,800	3,800	1,153	1,153	0	



Parcel Number: 009-590-078-00

Page: 2

ECF (412 SAPPHIRE LAKE BACK LOTS) 1.100 =&gt; TCV: 173,924

2024 Est. T.C.V. 009-590-078-00	=	189,943			
Est. TCV/Total Floor Area = 175.87, Most recent sale 05/24/2019 for 145,000					
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
81,600	81,600	81,600	74,941	5.00	
2024	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	13,400	0	3,747	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
95,000	95,000	95,000	78,688	78,688	78,688

009-590-080-00	2024 Est. T.C.V.	DUNLAP SIERRA M & BROWN JACOB
Property Class: 402		W FIRST ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

/ SEC 10 T22N R8W LOT 80 SAPPHIRE LAKE PLAT.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BACKLOTS 150/	50.00	100.00	1.0000	1.0000	150	100		7,500
50 Actual Front Feet, 0.12 Total Acres							Total Est. Land Value =	7,500

2024 Est. T.C.V. 009-590-080-00 = 7,500

Est. TCV/Total Floor Area = 6.94, Most recent sale 05/24/2019 for 145,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
3,000	3,000	3,000	1,575	5.00		
2024 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	800	0	0	78	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
3,800	3,800	3,800	1,653	1,653	1,653	

009-590-081-00	2024 Est. T.C.V.	BUTZIN GERALD & CYNTHIA ANN
Property Class: 402		FIRST ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 10 T22N R8W LOT 81 SAPPHIRE LAKE PLAT.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BACKLOTS 150/	50.00	100.00	1.0000	1.0000	150	100		7,500
50 Actual Front Feet, 0.12 Total Acres							Total Est. Land Value =	7,500

2024 Est. T.C.V. 009-590-081-00 = 7,500

Est. TCV/Total Floor Area = 6.94, Most recent sale 09/01/2001 for 82,500

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
3,000	3,000	3,000	1,099	5.00		
2024 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	800	0	0	54	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
3,800	3,800	3,800	1,153	1,153	1,153	





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	130,000	130,000	130,000		78,187	5.00	
2024	New	Eq. Adjustment	Loss		Additions	Tax Adjustment	Losses
	0	20,700	0		0	3,909	0
2024	Assessed	MBOR	S.E.V.		Capped	->Taxable<-	PRE/MBT
	150,700	150,700	150,700		82,096	82,096	82,096

009-590-083-00                      2024 Est. T.C.V.                      RITCHIE J C & GILLESPIE M J JT LE &  
 Property Class: 401                                           1750 S SAPPHIRE AVE  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

. SEC 10 T22N R8W LOT 83 SAPPHIRE LAKE PLAT.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BACKLOTS 150/	51.00	98.00	0.9951	0.9950	150	100		7,574
51 Actual Front Feet, 0.12 Total Acres                      Total Est. Land Value =								7,574

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	20	71	87
Total Estimated Land Improvements True Cash Value =				87

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

(11) Heating System: No Heating/Cooling  
 Ground Area = 0 SF      Floor Area = 0 SF.  
 Phy./Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					

Garages

Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)  
 Base Cost                      576                      17,073                      10,244

Totals:                      17,073                      10,244

Notes:

ECF (412 SAPPHIRE LAKE BACK LOTS) 1.100 => TCV:                      11,268

2024 Est. T.C.V. 009-590-083-00                      =                      18,929

Est. TCV/Total Floor Area = 0.00

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
7,900	7,900	7,900	5,434	5.00		
2024      New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,600	0	0	271	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
9,500	9,500	9,500	5,705	5,705	0	



009-590-085-00	2024 Est. T.C.V.	CARLSON SARA L LE
Property Class: 402		FIRST ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 10 T22N R8W LOT 85 SAPPHIRE LAKE PLAT.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BACKLOTS 150/	51.00	81.00	0.9951	0.9487	150	100		7,222
51 Actual Front Feet, 0.10 Total Acres							Total Est. Land Value =	7,222

2024 Est. T.C.V. 009-590-085-00 = 7,222

Est. TCV/Total Floor Area = 0.00

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
2,900	2,900	2,900	1,411	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	700	0	0	70	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
3,600	3,600	3,600	1,481	1,481	0	

009-590-086-00	2024 Est. T.C.V.	CARLSON SARA L LE
Property Class: 402		S SAPPHIRE AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 10 T22N R8W LOT 86 SAPPHIRE LAKE PLAT.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BACKLOTS 150/	51.00	93.00	0.9951	0.9820	150	100		7,475
51 Actual Front Feet, 0.11 Total Acres							Total Est. Land Value =	7,475

2024 Est. T.C.V. 009-590-086-00 = 7,475

Est. TCV/Total Floor Area = 0.00

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
3,000	3,000	3,000	1,411	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	700	0	0	70	0	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
3,700	3,700	3,700	1,481	1,481	0	0

009-590-087-00	2024 Est. T.C.V.	EDWARDS MELVIN A
Property Class: 402		W FIRST ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 10 T22N R8W LOT 87 SAPPHIRE LAKE PLAT.

FROM DNR FOR 00

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BACKLOTS 150/	50.00	100.00	1.0000	1.0000	150	100		7,500
50 Actual Front Feet, 0.12 Total Acres							Total Est. Land Value =	7,500

2024 Est. T.C.V. 009-590-087-00 = 7,500

Est. TCV/Total Floor Area = 0.00, Most recent sale 09/13/2018 for 5,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.				
3,000	3,000	3,000	1,575	5.00				
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses				
0	800	0	78	0				
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT			
3,800	3,800	3,800	1,653	1,653	0			

009-590-088-00                      2024 Est. T.C.V.                      EDWARDS MELVIN A  
 Property Class: 401                      W FIRST ST  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

. SEC 10 T22N R8W LOT 88 SAPPHIRE LAKE PLAT.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BACKLOTS 150/	50.00	100.00	1.0000	1.0000	150	100		7,500
50 Actual Front Feet, 0.12 Total Acres                      Total Est. Land Value =								7,500

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.18	140	50	572
Total Estimated Land Improvements True Cash Value =				572

Cost Est. for Res. Bldg: 1 Single Family GRG                      Cls C                      Blt 2019

(11) Heating System: No Heating/Cooling  
 Ground Area = 0 SF      Floor Area = 0 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
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Plumbing  
 3 Fixture Bath                      1                      -4,646                      -4,414

Garages  
 Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)  
 Base Cost                      1680                      54,029                      51,328

Totals:                      49,383                      46,914

Notes:

ECF (412 SAPPHIRE LAKE BACK LOTS) 1.100 => TCV:                      51,605

2024 Est. T.C.V. 009-590-088-00				=	59,677
Est. TCV/Total Floor Area = 0.00, Most recent sale 04/20/2018 for 5,500					
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
26,000	26,000	26,000	21,555	5.00	
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,800	0	1,077	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
29,800	29,800	29,800	22,632	22,632	0

009-590-089-00	2024 Est. T.C.V.	BUTZIN GERALD & CYNTHIA A
Property Class: 402		W FIRST ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 10 T22N R8W LOT 89 & W 10 FT OF LOT 90 SAPPHIRE LAKE PLAT.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BACKLOTS 150/	60.00	100.00	0.9554	1.0000	150	100		8,599
60 Actual Front Feet, 0.14 Total Acres							Total Est. Land Value =	8,599

2024 Est. T.C.V. 009-590-089-00 = 8,599

Est. TCV/Total Floor Area = 0.00, Most recent sale 06/01/2020 for 6,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
3,400	3,400	3,400	1,575	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	900	0	0	78	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
4,300	4,300	4,300	1,653	1,653	1,653	





009-590-092-00	2024 Est. T.C.V.	BROWN JACOB
Property Class: 402		W FIRST ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 10 T22N R8W LOT 92 SAPPHIRE LAKE PLAT.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BACKLOTS 150/	50.00	100.00	1.0000	1.0000	150	100		7,500
50 Actual Front Feet, 0.12 Total Acres							Total Est. Land Value =	7,500

2024 Est. T.C.V. 009-590-092-00 = 7,500

Est. TCV/Total Floor Area = 13.23, Most recent sale 08/14/2020 for 7,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
3,000	3,000	3,000	1,575	5.00			
2024 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses		
0	800	0	0	78	0		
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
3,800	3,800	3,800	1,653	1,653	1,653		

009-600-095-00	2024 Est. T.C.V.	THOMPSON LAUREN & CARPENTER MITCH
Property Class: 402		SIXTH ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 10 T22N R8W LOT 95 SAPPHIRE LAKE PLAT 2.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BACKLOTS 150/	50.00	100.00	1.0000	1.0000	150	100		7,500
50 Actual Front Feet, 0.12 Total Acres							Total Est. Land Value =	7,500

2024 Est. T.C.V. 009-600-095-00 = 7,500

Est. TCV/Total Floor Area = 13.23, Most recent sale 11/05/2021 for 339,999

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
3,000	3,000	3,000	1,575	5.00			
2024 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses		
0	800	0	0	78	0		
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
3,800	3,800	3,800	1,653	1,653	0		

009-600-096-00	2024 Est. T.C.V.	THOMPSON LAUREN & CARPENTER MITCH
Property Class: 402		SIXTH ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 10 T22N R8W LOT 96 SAPPHIRE LAKE PLAT 2.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BACKLOTS 150/	50.00	100.00	1.0000	1.0000	150	100		7,500
50 Actual Front Feet, 0.12 Total Acres							Total Est. Land Value =	7,500

2024 Est. T.C.V. 009-600-096-00 = 7,500

Est. TCV/Total Floor Area = 13.23, Most recent sale 11/05/2021 for 339,999

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
3,000	3,000	3,000	1,575	5.00			
2024 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses		
0	800	0	0	78	0		
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
3,800	3,800	3,800	1,653	1,653	0		

009-600-097-00	2024 Est. T.C.V.	THOMPSON LAUREN & CARPENTER MITCH
Property Class: 402		8251 W SAPPHIRE AVE
Map #:	LAKE TOWNSHIP	,

. SEC 10 T22N R8W LOT 97 SAPPHIRE LAKE PLAT 2.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BACKLOTS 150/	50.00	107.00	1.0000	1.0171	150	100		7,628
50 Actual Front Feet, 0.12 Total Acres							Total Est. Land Value =	7,628

2024 Est. T.C.V. 009-600-097-00 = 7,628

Est. TCV/Total Floor Area = 13.45, Most recent sale 11/05/2021 for 339,999

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
3,100	3,100	3,100	1,575	5.00			
2024 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses		
0	700	0	0	78	0		
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
3,800	3,800	3,800	1,653	1,653	0		

009-600-098-00	2024 Est. T.C.V.	THOMPSON LAUREN & CARPENTER MITCH
Property Class: 401		8251 W SAPPHIRE AVE
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

. SEC 10 T22N R8W LOTS 98 & 99 SAPPHIRE LAKE PLAT 2.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1200/	80.00	121.00	0.8891	1.0488	1200	100		89,524
80 Actual Front Feet, 0.22 Total Acres							Total Est. Land Value =	89,524

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	288	45	798
Total Estimated Land Improvements				True Cash Value = 798

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

(11) Heating System: Wall/Floor Furnace  
 Ground Area = 816 SF Floor Area = 816 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Block	Crawl Space	816		
			Total:	97,380	63,295

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,195	777
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Porches

CGEP (1 Story)	160	9,147	5,946
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Deck

Treated Wood	144	3,172	2,062
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Garages

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

Base Cost	480	16,934	11,007
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Water/Sewer

Public Sewer	1	1,326	862
Water Well, 50 Feet	1	2,585	1,680

Built-Ins

Appliance Allow.	1	1,934	1,257
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Fireplaces

Exterior 1 Story	1	5,707	3,710
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Local Cost Items

SANITARY SEWER	1	0	0	*89% Good
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Totals: 139,380 90,596

Notes:

ECF (4087 SAPPHIRE LAKE) 1.460 => TCV: 132,270

2024 Est. T.C.V. 009-600-098-00 = 222,592

Est. TCV/Total Floor Area = 272.78, Most recent sale 11/05/2021 for 339,999

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
98,900	98,900	98,900	89,775	5.00		
2024 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	12,400	0	0	4,488	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
111,300	111,300	111,300	94,263	94,263	0	









Parcel Number: 009-600-101-00

Page: 2

ECF (4087 SAPPHIRE LAKE) 1.460 =&gt; TCV: 230,790

2024 Est. T.C.V. 009-600-101-00	=	294,538			
Est. TCV/Total Floor Area = 292.20, Most recent sale 07/15/2015 for 185,000					
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
135,500	135,500	135,500	100,607	5.00	
2024	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	11,800	0	5,030	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
147,300	147,300	147,300	105,637	105,637	105,637

009-600-102-00	2024 Est. T.C.V.	LECHNER SEAN P
Property Class: 401		8291 W SAPPHIRE AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 10 T22N R8W LOT 102 SAPPHIRE LAKE PLAT 2.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1200/	65.00	107.00	0.9365	1.0171	1200	100		74,294
65 Actual Front Feet, 0.16 Total Acres							Total Est. Land Value =	74,294

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	388	71	1,697
Total Estimated Land Improvements				1,697
True Cash Value =				1,697

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

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 936 SF Floor Area = 936 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	936		
			Total:	127,807	83,075
Other Additions/Adjustments					
	Recreation Room		450	8,339	4,169
Exterior					
	Brick Veneer		144	2,277	1,480
	Basement, Outside Entrance, Below Grade		1	2,160	1,404
Plumbing					
	Average Fixture(s)		1	1,230	799
Porches					
	WCP (1 Story)		90	4,081	2,653
	WGEP (1 Story)		240	15,667	10,184
Deck					
	Treated Wood		174	3,692	2,400
Garages					
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)					
	Base Cost		720	23,270	15,125
Water/Sewer					
	Public Sewer		1	1,326	862
	Water Well, 50 Feet		1	2,585	1,680
Built-Ins					
	Appliance Allow.		1	1,934	1,257
Fireplaces					
	Exterior 1 Story		1	5,707	3,710
Local Cost Items					
	SANITARY SEWER		1	0	0
					*84% Good
	Totals:			200,075	128,798

Notes:

ECF (4087 SAPPHIRE LAKE) 1.460 => TCV: 188,045

Parcel Number: 009-600-102-00

Page: 2

2024 Est. T.C.V. 009-600-102-00	=	264,036			
Est. TCV/Total Floor Area = 282.09, Most recent sale 09/06/2013 for 138,000					
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
119,900	119,900	119,900	85,294	5.00	
2024	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	12,100	0	4,264	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
132,000	132,000	132,000	89,558	89,558	0

009-600-103-00	2024 Est. T.C.V.	FARMER PHILIP C
Property Class: 401		8303 W SAPPHIRE AVE
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

. SEC 10 T22N R8W LOT 103 SAPPHIRE LAKE PLAT 2. FULLY ASSESSED WITH PIN 009-600-198-85 DESCRIBED AS Parcel of land situated Southwesterly of and adjacent to Lot 103 and Seventh Street (vacated) I Sapphire Lake Plat No. 2 1 Section 10 1 T22N 1 R8W 1 Lake Township 1 Missaukee County/ Michigan and described as Beginning at the Southeasterly corner of said Lot 103 1 thence S48°05 1 25nE 15.00 feet 1 thence S41°48 1 38°W 14.57 feet/ thence S87°47'43"W 90.23 feet 1 thence N41°48 1 38"E 77.38 feet to the Southwesterly corner of said Lot 103, thence S48°05 1 25/FE 49.89 feet to the Point of Beginning. Containing 0.07 acres more or less. Subject to easements/ reservations and restrictions of record. 2011

ENGEL PARK. SAPPHIRE LAKE PLAT 2. VACATED BY CIRCUIT COURT L161P242 ON 12/6/1963

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1200/	65.00	146.76	0.9365	1.1007	1200	100		80,401
65 Actual Front Feet, 0.22 Total Acres					Total Est. Land Value =			80,401

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	29.53	96	94	2,665
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	97	2,425
Total Estimated Land Improvements True Cash Value =				5,090

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C 10 Blt 1972

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1426 SF Floor Area = 1426 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,426		
			Total:	201,020	160,827

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,476	1,181
3 Fixture Bath	1	4,646	3,717

Porches

WPP	73	2,585	2,068
WPP	825	13,076	10,461

Deck

Treated Wood	68	2,087	1,670
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Garages

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

Base Cost	704	28,582	22,866
Storage Over Garage	480	6,595	5,276

Water/Sewer

Public Sewer	1	1,494	1,195
Water Well, 50 Feet	1	2,686	2,149

Built-Ins

Appliance Allow.	1	2,766	2,213
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Local Cost Items

Parcel Number: 009-600-103-00

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SANITARY SEWER	1	0	0	*88% Good
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Totals:	267,013	213,623	
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Notes:

ECF (4087 SAPPHIRE LAKE) 1.460 => TCV: 311,890

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2024 Est. T.C.V. 009-600-103-00 = 397,381

Est. TCV/Total Floor Area = 278.67, Most recent sale 01/20/2012 for 140,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
183,100	183,100	183,100	107,925	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	15,600	0	0	5,396	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
198,700	198,700	198,700	113,321	113,321	0	







Parcel Number: 009-600-105-00

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2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
88,800	88,800	88,800	58,139	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	10,500	0	0	2,906	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
99,300	99,300	99,300	61,045	61,045	0	

009-600-106-00	2024 Est. T.C.V.	THOENES PROPERTIES LLC
Property Class: 402		W SAPPHIRE AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 10 T22N R8W LOT 106 & SE'LY 15 FT OF VACATED 8TH ST ADJACENT THERETO  
SAPPHIRE LAKE PLAT 2. AND FULLY ASSESSED WITH PIN 600-193-25 DESCRIBED AS PARCEL  
OF LAND SITUATED SOUTHWESTERLY OF AND ADJACENT TO LOT 106 AND EIGHT STREET  
(VACATED), SAPPHIRE LAKE PLAT NO.2, SECTION 10, T22N, ROW, LAKE TOWNSHIP,  
MISSAUKEE COUNTY, MICHIGAN AND DESCRIBED AS BEGINNING AT THE SOUTHEASTERLY  
CORNER OF SAID LOT 106, THENCE S41°41'14"W 89.36 FEET, THENCE N02'49"W 97.54  
FEET, THENCE  
N41'44'04"E 16.73 FEET, THENCE S48°10'01"E 15.00 FEET TO THE SOUTHWESTERLY  
CORNER OF SAID LOT 106, THENCE S48°10'33"E 49.92 FEET TO THE POINT OF BEGINNING.  
CONTAINING 0.08 ACRES MORE OR LESS. SUBJECT TO EASEMENTS, RESERVATIONS AND  
RESTRICTIONS OF RECORD.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1200/	65.00	153.47	0.9365	1.1130	1200	100		81,304
65 Actual Front Feet, 0.23 Total Acres					Total Est.		Land Value =	81,304

2024 Est. T.C.V. 009-600-106-00	=	81,304			
Est. TCV/Total Floor Area = 97.25, Most recent sale 10/01/1996 for 33,900					
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
32,200	32,200	32,200	24,404	5.00	
2024	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	8,500	0	0	1,220	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
40,700	40,700	40,700	25,624	25,624	0

009-600-107-00	2024 Est. T.C.V.	RASTELLO KEITH & VICKI
Property Class: 402		8355 W SAPPHIRE AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

2020-01745 SEC 10 T22N R8W LOT 107 SAPPHIRE LAKE PLAT #2 & NW'LY 15' VACATED  
EIGHTH ST ST ADJ LOT 107

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1200/	65.00	100.00	0.9365	1.0000	1200	100		73,048
65 Actual Front Feet, 0.15 Total Acres							Total Est. Land Value =	73,048

2024 Est. T.C.V. 009-600-107-00 = 73,048

Est. TCV/Total Floor Area = 87.38, Most recent sale 06/17/2020 for 45,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
28,900	28,900	28,900	24,404	5.00			
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses			
0	7,600	0	0	1,220	0		
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
36,500	36,500	36,500	25,624	25,624	0		

009-600-108-00	2024 Est. T.C.V.	KNORR TERESA M
Property Class: 401		8365 W SAPPHIRE AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 10 T22N R8W LOTS 108 & 109 SAPPHIRE LAKE PLAT #2

GAVE -10% SWAMP ADJ FOR POOR FRONTAGE FOR 05  
 ADDED 144 SQ WD & WO BSM'T FOR 08.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1200/	100.00	100.00	0.8409	1.0000	1200	100		100,908
100 Actual Front Feet,	0.23 Total Acres				Total Est. Land Value =			100,908

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	80	0	0
Wood Frame	27.00	144	50	1,944

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				2,894

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C -5 Blt 1959

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 726 SF Floor Area = 1131 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	726		
1 Story	Siding	Overhang	42		
Total:				140,985	91,625

Other Additions/Adjustments

Recreation Room	384	7,423	4,825
Basement, Outside Entrance, Below Grade	1	2,560	1,664

Plumbing

Average Fixture(s)	1	1,476	959
3 Fixture Bath	1	4,646	3,020

Porches

CPP	42	1,075	699
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Deck

Treated Wood	240	4,670	3,035
Treated Wood	144	3,338	2,170

Water/Sewer

Public Sewer	1	1,494	971
Water Well, 50 Feet	1	2,686	1,746

Built-Ins

Appliance Allow.	1	2,766	1,798
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Local Cost Items

SANITARY SEWER	1	0	0	*86% Good
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Totals: 173,119 112,512

Notes:

ECF (4087 SAPPHIRE LAKE) 1.460 => TCV: 164,268

2024 Est. T.C.V. 009-600-108-00 = 268,070

Parcel Number: 009-600-108-00

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Est. TCV/Total Floor Area = 237.02, Most recent sale 10/01/2002 for 150,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
119,700	119,700	119,700	83,478	5.00		
2024	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	14,300	0	0	4,173	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
134,000	134,000	134,000	87,651	87,651	0	

009-600-110-00 2024 Est. T.C.V. KOLAR DANIEL ET AL  
 Property Class: 401 8375 W SAPPHIRE AVE  
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

. SEC 10 T22N R8W LOT 110 SAPPHIRE LAKE PLAT 2.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1200/	50.00	100.00	1.0000	1.0000	1200	100		60,000
50 Actual Front Feet, 0.12 Total Acres Total Est. Land Value =								60,000

Cost Est. for Res. Bldg: 1 Single Family 1.75S Cls CD Blt 1971

(11) Heating System: Electric Baseboard  
 Ground Area = 768 SF Floor Area = 1344 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.75 Story	Siding	Basement	768		
			Total:	149,566	97,219

Other Additions/Adjustments

Recreation Room	500	9,265	6,022
Basement, Outside Entrance, Below Grade	1	2,160	1,404

Plumbing

Average Fixture(s)	1	1,230	799
2 Fixture Bath	1	2,596	1,687

Deck

Treated Wood	168	3,610	2,346
Treated Wood	20	894	581

Water/Sewer

Public Sewer	1	1,326	862
Water Well, 50 Feet	1	2,585	1,680

Built-Ins

Appliance Allow.	1	1,934	1,257
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Fireplaces

Exterior 2 Story	1	7,050	4,582
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Local Cost Items

SANITARY SEWER	1	0	0	*90% Good
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Totals: 182,216 118,439

Notes:

ECF (4087 SAPPHIRE LAKE) 1.460 => TCv: 172,921

2024 Est. T.C.V. 009-600-110-00 = 232,921

Est. TCv/Total Floor Area = 173.30

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	2024 New Eq. Adjustment	Losses
106,300	106,300	106,300	60,161	5.00		
0	10,200	0	0	3,008	0	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
116,500	116,500	116,500	63,169	63,169	63,169	

009-600-111-00	2024 Est. T.C.V.	NELSON FAMILY REVOCABLE TRUST
Property Class: 402		W SAPPHIRE AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 10 T22N R8W LOTS 111 & 112 SAPPHIRE LAKE PLAT 2.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP C BACK W/	50.00	100.00	0.8409	1.0000	400	100		16,818
BACKLOTS 150/	50.00	100.00	0.8409	1.0000	150	100		6,307
100 Actual Front Feet, 0.23 Total Acres					Total Est.		Land Value =	23,125

2024 Est. T.C.V. 009-600-111-00 = 23,125

Est. TCV/Total Floor Area = 17.21

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
10,900	10,900	10,900	3,397	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	700	0	0	169	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
11,600	11,600	11,600	3,566	3,566	0	

009-600-113-00	2024 Est. T.C.V.	NELSON FAMILY REVOCABLE TRUST
Property Class: 401		8407 W SAPPHIRE AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 10 T22N R8W LOT 113 SAPPHIRE LAKE PLAT 2.

FRONTS PARK..NO ACTUAL USE OF LAKE FRONT

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BACKLOTS 150/	61.00	100.00	0.9515	1.0000	150	100		8,706
61 Actual Front Feet, 0.14 Total Acres							Total Est. Land Value =	8,706

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.78	211	94	1,147
Metal Prefab	11.19	211	50	1,180
Total Estimated Land Improvements True Cash Value =				2,327

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

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 714 SF Floor Area = 714 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	714		
Total:				82,528	49,517

Other Additions/Adjustments

Plumbing

Average Fixture(s) 1 1,025 615

Porches

CGEP (1 Story) 90 5,629 3,377

Water/Sewer

Public Sewer 1 1,175 705

Water Well, 50 Feet 1 2,498 1,499

Built-Ins

Appliance Allow. 1 1,638 983

Local Cost Items

SANITARY SEWER 1 0 0 \*90% Good

Totals: 94,493 56,696

Notes:

ECF (4087 SAPPHIRE LAKE) 1.460 =&gt; TCV: 82,776

2024 Est. T.C.V. 009-600-113-00 = 93,809

Est. TCV/Total Floor Area = 131.39, Most recent sale 05/01/1998 for 53,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
44,100	44,100	44,100	40,539	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	2,800	0	2,026	0		
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
46,900	46,900	46,900	42,565	42,565	0	



009-600-114-00	2024 Est. T.C.V.	BALL TAMAR
Property Class: 402		W SAPPHIRE AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 10 T22N R8W LOT 114 SAPPHIRE LAKE PLAT 2.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1200/	60.00	100.00	0.9554	1.0000	1200	100		68,792
60 Actual Front Feet, 0.14 Total Acres							Total Est. Land Value =	68,792

2024 Est. T.C.V. 009-600-114-00 = 68,792

Est. TCV/Total Floor Area = 96.35, Most recent sale 07/03/2020 for 270,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
27,200	27,200	27,200	15,293	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	7,200	0	764	0		
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
34,400	34,400	34,400	16,057	16,057	16,057	

009-600-115-00	2024 Est. T.C.V.	BALL TAMAR
Property Class: 401		8427 W SAPPHIRE AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 10 T22N R8W LOT 115 & SE'LY 15 FT OF VACATED 10TH ST ADJACENT THERETO  
SAPPHIRE LAKE PLAT 2.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1200/	79.00	100.00	0.8919	1.0000	1200	100		84,556
79 Actual Front Feet, 0.18 Total Acres					Total Est. Land Value =			84,556

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.89	1400	0	0
Wood Frame	24.86	121	50	1,504
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
Total Estimated Land Improvements True Cash Value =				3,879

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

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 958 SF Floor Area = 1294 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	672		
1 Story	Siding	Crawl Space	286		
			Total:	137,429	96,201

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,230	861
3 Fixture Bath	1	3,860	2,702

Porches

WGEP (1 Story)	324	19,424	13,597
WCP (1 Story)	65	3,357	2,350

Deck

Treated Wood	99	2,479	1,735
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Garages

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

Base Cost	816	28,429	19,900
Storage Over Garage	470	5,748	4,024

Water/Sewer

Public Sewer	1	1,326	928
Water Well, 100 Feet	1	5,640	3,948

Built-Ins

Appliance Allow.	1	1,934	1,354
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Fireplaces

Exterior 2 Story	1	7,050	4,935
Wood Stove	1	2,149	1,504

Local Cost Items

SANITARY SEWER	1	0	0	*88% Good
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Totals:		220,055	154,039
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Notes:

ECF (4087 SAPPHIRE LAKE) 1.460 => TCV: 224,897

2024 Est. T.C.V. 009-600-115-00 = 313,332

Est. TCV/Total Floor Area = 242.14, Most recent sale 07/03/2020 for 270,000

Year	Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
2023	142,700	142,700	142,700	127,663	5.00		
2024							
	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	14,000	0	0	6,383	0	
2024	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
	156,700	156,700	156,700	134,046	134,046	134,046	



Totals: 286,011 185,924

Notes:

ECF (4087 SAPPHIRE LAKE) 1.460 => TCV: 271,449

2024 Est. T.C.V. 009-600-116-00 = 396,676

Est. TCV/Total Floor Area = 317.85, Most recent sale 06/23/2023 for 425,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
168,700	168,700	168,700	107,879	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
10,700	18,900	0	10,700	79,721	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
198,300	198,300	198,300	123,972	198,300	198,300	



Parcel Number: 009-600-118-00

Page: 2

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SANITARY SEWER	1	0	0	*94% Good
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Totals:	249,979	162,494	
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Notes:

ECF (4087 SAPPHIRE LAKE) 1.460 => TCV: 237,241

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2024 Est. T.C.V. 009-600-118-00 = 299,765

Est. TCV/Total Floor Area = 231.30, Most recent sale 08/17/2017 for 245,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
138,200	138,200	138,200	108,104	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	11,700	0	0	5,405	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
149,900	149,900	149,900	113,509	113,509	0	

009-600-119-00	2024 Est. T.C.V.	HAGE BRYAN J
Property Class: 402		W SAPPHIRE AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 10 T22N R8W LOT 119 SAPPHIRE LAKE PLAT 2.

GARAGE CONNECTED TO HOUSE, ASSESSED ON LOT 118

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1200/	20.00	101.00	1.2574	1.0025	1200	100		30,254
20 Actual Front Feet, 0.05 Total Acres							Total Est. Land Value =	30,254

2024 Est. T.C.V. 009-600-119-00 = 30,254

Est. TCV/Total Floor Area = 23.34, Most recent sale 08/17/2017 for 245,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.				
12,000	12,000	12,000	10,737	5.00				
2024	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses			
	0	3,100	0	536	0			
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT			
15,100	15,100	15,100	11,273	11,273	0			







Parcel Number: 009-600-121-00

Page: 2

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2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
148,000	148,000	148,000	73,897	73,897	0

















Parcel Number: 009-600-128-00

Page: 2

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2024 Est. T.C.V. 009-600-128-00	=	297,148				
Est. TCV/Total Floor Area = 222.75, Most recent sale 10/21/2016 for 229,900						
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
136,700	136,700	136,700	105,204	5.00		
2024	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	11,900	0	0	5,260	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
148,600	148,600	148,600	110,464	110,464	0	

009-600-129-00	2024 Est. T.C.V.	ZUIDERVEEN MARY H TRUST
Property Class: 402		W SAPPHIRE AVE
Map #:	LAKE TOWNSHIP	,

. SEC 10 T22N R8W LOTS 129 SAPPHIRE LAKE PLAT 2.

HOUSE APPEARS TO STRADDLE LOTS 129 & 130 (SAME OWNER)

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1200/	50.84	104.00	0.9958	1.0099	1200	100		61,353
51 Actual Front Feet, 0.12 Total Acres							Total Est. Land Value =	61,353

2024 Est. T.C.V. 009-600-129-00 = 61,353

Est. TCV/Total Floor Area = 45.99, Most recent sale 08/26/2011 for 46,831

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.				
24,300	24,300	24,300	18,428	5.00				
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses				
0	6,400	0	921	0				
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT			
30,700	30,700	30,700	19,349	19,349	19,349			



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2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
290,900	290,900	290,900	200,285	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	10,200	0	0	10,014	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
301,100	301,100	301,100	210,299	210,299	210,299	

009-600-131-00	2024 Est. T.C.V.	ZUIDERVEEN MARY H TRUST
Property Class: 402		W SAPPHIRE AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 10 T22N R8W LOT 131 SAPPHIRE LAKE PLAT 2.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1200/	54.00	101.00	0.9809	1.0025	1200	100		63,723
54 Actual Front Feet, 0.13 Total Acres					Total Est.		Land Value =	63,723

2024 Est. T.C.V. 009-600-131-00 = 63,723

Est. TCV/Total Floor Area = 25.29

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
25,200	25,200	25,200	19,513	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	6,700	0	0	975	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
31,900	31,900	31,900	20,488	20,488	20,488	

009-600-132-00	2024 Est. T.C.V.	HARWOOD CHESTER & LINDA
Property Class: 401		W SAPPHIRE AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 10 T22N R8W LOT 132 SAPPHIRE LAKE PLAT 2.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1200/	54.00	100.00	0.9809	1.0000	1200	100		63,565
54 Actual Front Feet, 0.12 Total Acres							Total Est. Land Value =	63,565

Cost Est. for Res. Bldg: 1 Single Family 1S CIs CD Blt 2009

(11) Heating System: Electric Wall Heat  
 Ground Area = 240 SF Floor Area = 240 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	240		
			Total:	32,239	29,015

Other Additions/Adjustments

Plumbing					
Average Fixture(s)			1	1,230	1,107
Built-Ins					
Appliance Allow.			1	1,934	1,741
Deck					
Treated Wood			760	9,637	8,673
			Totals:	45,040	40,536

Notes:

ECF (4087 SAPPHIRE LAKE) 1.460 => TCV: 59,182

2024 Est. T.C.V. 009-600-132-00 = 122,747

Est. TCV/Total Floor Area = 511.45

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
53,400	53,400	53,400	43,449	5.00	
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	8,000	0	0	2,172	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
61,400	61,400	61,400	45,621	45,621	0





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	73,900	73,900	73,900	43,215	5.00	
2024	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	154,200	59,400	51,700	154,200	68,618	30,233
2024	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	235,800	235,800	235,800	167,831	235,800	0



009-600-134-50	2024 Est. T.C.V.	44.32° NORTH LLC
Property Class: 402		W SAPPHIRE AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 10 T22N R8W E'LY 1/2 OF LOT 134 SAPPHIRE LAKE PLAT 2.

OWNS ADJOINING LOT 133

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1200/	25.00	100.00	1.1892	1.0000	1200	100		35,676
25 Actual Front Feet, 0.06 Total Acres							Total Est. Land Value =	35,676

2024 Est. T.C.V. 009-600-134-50 = 35,676

Est. TCW/Total Floor Area = 39.64

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
14,100	14,100	14,100	8,696	5.00			
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses			
0	3,700	0	0	9,104	0		
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
17,800	17,800	17,800	9,130	17,800	0		



009-600-138-00	2024 Est. T.C.V.	PRANGLEY JEAN L
Property Class: 402		W SAPPHIRE AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 10 T22N R8W LOT 138 SAPPHIRE LAKE PLAT 2.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1200/	50.00	100.00	1.0000	1.0000	1200	100		60,000
50 Actual Front Feet, 0.12 Total Acres					Total Est.		Land Value =	60,000

2024 Est. T.C.V. 009-600-138-00 = 60,000

Est. TCV/Total Floor Area = 80.65

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
23,800	23,800	23,800	20,391	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	6,200	0	0	1,019	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
30,000	30,000	30,000	21,410	21,410	21,410	

009-600-139-00  
Property Class: 401  
Map #:

2024 Est. T.C.V.  
LAKE TOWNSHIP

PRANGLEY JEAN L  
8675 W SAPPHIRE AVE  
LAKE CITY, MI 49651

. SEC 10 T22N R8W LOT 139 SAPPHIRE LAKE PLAT 2.

ADDEWER FOR 05

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1200/	50.00	100.00	1.0000	1.0000	1200	100		60,000
50 Actual Front Feet, 0.12 Total Acres							Total Est. Land Value =	60,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Crushed Rock	2.19	120	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	0.00	0	95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1943

(11) Heating System: Forced Hot Water  
Ground Area = 1119 SF Floor Area = 1119 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	999		
1 Story	Siding	Crawl Space	120		
Total:				150,972	90,584

Other Additions/Adjustments

Recreation Room 350 6,486 3,892

Plumbing

Average Fixture(s) 1 1,230 738  
3 Fixture Bath 1 3,860 2,316

Porches

CGEP (1 Story) 36 3,529 2,117

Deck

Treated Wood 185 3,842 2,305  
Treated Wood 80 2,213 1,328

Water/Sewer

Public Sewer 1 1,326 796  
Water Well, 50 Feet 1 2,585 1,551

Built-Ins

Appliance Allow. 1 1,934 1,160

Fireplaces

Wood Stove 1 2,149 1,289

Local Cost Items

SANITARY SEWER 1 0 0 \*94% Good

Totals: 180,126 108,076

Notes:

ECF (4087 SAPPHIRE LAKE) 1.460 => TCV: 157,791

2024 Est. T.C.V. 009-600-139-00 = 218,741

Est. TCV/Total Floor Area = 195.48

Parcel Number: 009-600-139-00

Page: 2

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
99,500	99,500	99,500	80,332	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	9,900	0	0	4,016	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
109,400	109,400	109,400	84,348	84,348	84,348	





Parcel Number: 009-600-140-00

Page: 2

Base Cost	100	5,022	3,264	
Water/Sewer				
Public Sewer	1	1,494	971	
Water Well, 50 Feet	1	2,686	1,746	
Built-Ins				
Appliance Allow.	1	2,766	1,798	
Local Cost Items				
SANITARY SEWER	1	0	0	*86% Good
		Totals:	272,437	177,070

Notes: ADDITION WITH BASEMENT 1996

ECF (4087 SAPPHIRE LAKE) 1.460 =&gt; TCV: 258,522

2024 Est. T.C.V. 009-600-140-00	=	357,065			
Est. TCV/Total Floor Area = 255.23, Most recent sale 08/24/2017 for 290,000					
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
162,900	162,900	162,900	129,680	5.00	
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	15,600	0	0	6,484	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
178,500	178,500	178,500	136,164	136,164	0



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85,300	85,300	85,300	47,034	47,034	0
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Parcel Number: 009-600-143-00

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(11) Heating System: Wall/Floor Furnace  
 Ground Area = 0 SF Floor Area = 346 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

## Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Overhang	346		
Total:				30,071	24,057

## Other Additions/Adjustments

## Garages

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

Storage Over Garage	950	13,053	10,442
Base Cost	1728	74,719	59,775

## Deck

w/Roof (Roof portion)	448	6,859	5,487
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Totals:	124,702	99,761
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Notes: ON LOTS 172 &amp; 173 ACCROSS THE STREET

ECF (4087 SAPPHIRE LAKE) 1.460 =&gt; TCV: 145,651

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2024 Est. T.C.V. 009-600-143-00	=	429,088
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Est. TCV/Total Floor Area = 220.95

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
210,600	210,600	210,600	124,851	5.00		
2024 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,900	0	0	6,242	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
214,500	214,500	214,500	131,093	131,093	131,093	







Parcel Number: 009-600-145-00

Page: 2

ECF (4087 SAPPHIRE LAKE) 1.460 =&gt; TCV: 353,086

2024 Est. T.C.V. 009-600-145-00					=	419,480
Est. TCV/Total Floor Area = 174.78						
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
195,200	195,200	195,200	102,205	5.00		
2024	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	14,500	0	5,110	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
209,700	209,700	209,700	107,315	107,315	107,315	







125,600

125,600

125,600

71,583

71,583

0

009-600-149-00	2024 Est. T.C.V.	STEELE KENNETH E & MARCIA A
Property Class: 402		W SAPPHIRE AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 10 T22N R8W LOT 149 SAPPHIRE LAKE PLAT 2.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1200/	52.00	104.00	0.9902	1.0099	1200	100		62,400
52 Actual Front Feet, 0.12 Total Acres					Total Est.		Land Value =	62,400

2024 Est. T.C.V. 009-600-149-00 = 62,400

Est. TCV/Total Floor Area = 70.59

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
24,700	24,700	24,700	18,548	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	6,500	0	0	927	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
31,200	31,200	31,200	19,475	19,475	19,475	









Parcel Number: 009-600-153-00

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0	10,100	0	0	2,628	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
111,400	111,400	111,400	55,196	55,196	55,196



Parcel Number: 009-600-154-00

Page: 2

Est. TCV/Total Floor Area = 221.90

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
107,400	107,400	107,400	64,251	5.00		
2024 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	11,500	0	0	3,212	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
118,900	118,900	118,900	67,463	67,463	0	



009-600-156-00	2024 Est. T.C.V.	HAEFELE SUE ANN
Property Class: 402		W SAPPHIRE AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 10 T22N R8W LOT 156 SAPPHIRE LAKE PLAT 2.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BACKLOTS 150/	52.00	104.00	0.9902	1.0099	150	100		7,800
52 Actual Front Feet, 0.12 Total Acres					Total Est.		Land Value =	7,800

2024 Est. T.C.V. 009-600-156-00 = 7,800

Est. TCV/Total Floor Area = 16.25

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
3,100	3,100	3,100	2,462	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	800	0	0	123	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
3,900	3,900	3,900	2,585	2,585	0	

009-600-157-00	2024 Est. T.C.V.	HAEFELE SUE ANN
Property Class: 402		8809 W SAPPHIRE AVE
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

. SEC 10 T22N R8W LOT 157 SAPPHIRE LAKE PLAT 2.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BACKLOTS 150/	52.00	104.00	0.9902	1.0099	150	100		7,800
52 Actual Front Feet, 0.12 Total Acres					Total Est.		Land Value =	7,800

2024 Est. T.C.V. 009-600-157-00 = 7,800

Est. TCV/Total Floor Area = 16.25

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
3,100	3,100	3,100	3,100	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	800	0	155	0		
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
3,900	3,900	3,900	3,255	3,255	0	







Parcel Number: 009-600-165-00

Page: 2

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Est. TCV/Total Floor Area = 124.53, Most recent sale 10/04/2021 for 150,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
72,300	72,300	72,300	70,350	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	11,900	0	0	3,517	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
84,200	84,200	84,200	73,867	73,867	0	



Parcel Number: 009-600-167-00

Page: 2

2024 Est. T.C.V. 009-600-167-00	=	411,576
Est. TCV/Total Floor Area = 178.02, Most recent sale 08/01/1998 for 70,000		
2023 Assessed	MBOR	S.E.V.
177,100	177,100	177,100
		Base for Cap
		125,212
		C.P.I.
		5.00
2024	New Eq. Adjustment	Loss
	0	28,700
		0
		Additions
		0
		Tax Adjustment
		6,260
		Losses
		0
2024 Assessed	MBOR	S.E.V.
205,800	205,800	205,800
		Capped
		131,472
		->Taxable<-
		131,472
		PRE/MBT
		131,472

009-600-168-00	2024 Est. T.C.V.	STEWART RONALD & KATHY
Property Class: 402		W SAPPHIRE AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 10 T22N R8W LOT 168 SAPPHIRE LAKE PLAT 2.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BACKLOTS 150/	52.00	103.00	0.9902	1.0074	150	100		7,781
52 Actual Front Feet, 0.12 Total Acres							Total Est. Land Value =	7,781

2024 Est. T.C.V. 009-600-168-00 = 7,781

Est. TCV/Total Floor Area = 3.37, Most recent sale 06/29/2017 for 174,500

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
3,100	3,100	3,100	3,100	5.00		
2024 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	800	0	0	155	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
3,900	3,900	3,900	3,255	3,255	0	

009-600-169-00	2024 Est. T.C.V.	WHITTAKER JACQUELINE
Property Class: 402		W SAPPHIRE AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 10 T22N R8W LOT 169 SAPPHIRE LAKE PLAT 2.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BACKLOTS 150/	51.00	101.00	0.9951	1.0025	150	100		7,631
51 Actual Front Feet, 0.12 Total Acres					Total Est.		Land Value =	7,631

2024 Est. T.C.V. 009-600-169-00 = 7,631

Est. TCV/Total Floor Area = 3.30

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
3,100	3,100	3,100	1,626	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	700	0	0	81	0	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
3,800	3,800	3,800	1,707	1,707	0	

009-600-170-00	2024 Est. T.C.V.	BOUGHNER DALE K & JUDITH A TRUST
Property Class: 402		W SAPPHIRE AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

LA 1271 SEC 10 T22N R8W LOT 170 SAPPHIRE LAKE PLAT 2.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BACKLOTS 150/	51.00	101.00	0.9951	1.0025	150	100		7,631
51 Actual Front Feet, 0.12 Total Acres							Total Est. Land Value =	7,631

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Vnyl, 2 Rail	15.27	150	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

2024 Est. T.C.V. 009-600-170-00 = 8,581

Est. TCV/Total Floor Area = 3.71

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
3,500	3,500	3,500	1,626	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	800	0	0	81	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
4,300	4,300	4,300	1,707	1,707	1,707	









009-600-176-00	2024 Est. T.C.V.	PRANGLEY JEAN L
Property Class: 402		W SAPPHIRE AVE
Map #:	LAKE TOWNSHIP	,

SEC10T22NR8W LOT 176 SAPPHIRE LAKE PLAT 2  
FORMERLY ASSESSED WITH 600-174-00

SEC10T22NR8W LOT 175 SAPPHIRE LAKE PLAT 2  
FORMERLY ASSESSED WITH 600-174-00

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BACKLOTS 150/	47.00	130.72	1.0156	1.0693	150	100		7,656
47 Actual Front Feet, 0.14 Total Acres							Total Est. Land Value =	7,656

2024 Est. T.C.V. 009-600-176-00 = 7,656

Est. TCV/Total Floor Area = 0.00, Most recent sale 08/24/2017 for 15,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
3,100	3,100	3,100	3,100	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	700	0	0	155	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
3,800	3,800	3,800	3,255	3,255	0	



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2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
72,200	72,200	72,200	49,754	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	11,900	0	0	2,487	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
84,100	84,100	84,100	52,241	52,241	52,241	



009-600-180-00	2024 Est. T.C.V.	BURKE ARTHUR R & SUZANNE S
Property Class: 402		W SAPPHIRE AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 10 T22N R8W LOT 180 SAPPHIRE LAKE PLAT 2.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BACKLOTS 150/	50.00	115.00	1.0000	1.0356	150	100		7,767
50 Actual Front Feet, 0.13 Total Acres					Total Est.		Land Value =	7,767

2024 Est. T.C.V. 009-600-180-00 = 7,767

Est. TCV/Total Floor Area = 0.00

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
3,100	3,100	3,100	3,100	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	800	0	0	155	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
3,900	3,900	3,900	3,255	3,255	0	





009-600-182-00	2024 Est. T.C.V.	HARWOOD CHESTER & LINDA
Property Class: 402		W SAPPHIRE AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 10 T22N R8W LOT 182 SAPPHIRE LAKE PLAT 2.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BACKLOTS 150/	50.00	115.00	1.0000	1.0356	150	100		7,767
50 Actual Front Feet, 0.13 Total Acres					Total Est.		Land Value =	7,767

2024 Est. T.C.V. 009-600-182-00 = 7,767

Est. TCV/Total Floor Area = 0.00

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
3,100	3,100	3,100	3,100	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	800	0	155	0		
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
3,900	3,900	3,900	3,255	3,255	0	



009-600-184-00	2024 Est. T.C.V.	ZUIDERVEEN MARY H TRUST
Property Class: 402		W SAPPHIRE AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 10 T22N R8W LOT 184 SAPPHIRE LAKE PLAT 2.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BACKLOTS 150/	58.00	100.00	0.9636	1.0000	150	100		8,383
58 Actual Front Feet, 0.13 Total Acres					Total Est.		Land Value =	8,383

2024 Est. T.C.V. 009-600-184-00 = 8,383

Est. TCV/Total Floor Area = 10.75

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
3,400	3,400	3,400	3,150	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	800	0	0	157	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
4,200	4,200	4,200	3,307	3,307	3,307	

009-600-185-00	2024 Est. T.C.V.	ZUIDERVEEN MARY H TRUST
Property Class: 402		W SAPPHIRE AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 10 T22N R8W LOT 185 SAPPHIRE LAKE PLAT 2.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BACKLOTS 150/	58.00	102.00	0.9636	1.0050	150	100		8,425
58 Actual Front Feet, 0.14 Total Acres					Total Est.		Land Value =	8,425

2024 Est. T.C.V. 009-600-185-00 = 8,425

Est. TCV/Total Floor Area = 10.80

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
3,400	3,400	3,400	3,150	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	800	0	0	157	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
4,200	4,200	4,200	3,307	3,307	3,307	

009-600-186-00	2024 Est. T.C.V.	ZUIDERVEEN MARY H TRUST
Property Class: 402		W SAPPHIRE AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 10 T22N R8W LOT 186 SAPPHIRE LAKE PLAT 2.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BACKLOTS 150/	58.00	105.00	0.9636	1.0123	150	100		8,486
58 Actual Front Feet, 0.14 Total Acres							Total Est. Land Value =	8,486

2024 Est. T.C.V. 009-600-186-00 = 8,486

Est. TCV/Total Floor Area = 10.88

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
3,400	3,400	3,400	3,150	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	800	0	157	0		
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
4,200	4,200	4,200	3,307	3,307	3,307	











009-600-191-00	2024 Est. T.C.V.	NELSON FAMILY REVOCABLE TRUST
Property Class: 401		8387 W SAPPHIRE AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 10 T22N R8W LOT A SAPPHIRE LAKE PLAT 2.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1200/	66.00	128.00	0.9329	1.0637	1200	100		78,593
66 Actual Front Feet, 0.19 Total Acres					Total Est.		Land Value =	78,593

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	1350	0	0
Wood Frame	28.00	120	50	1,680

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
Total Estimated Land Improvements True Cash Value =				4,055

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 1953

(11) Heating System: Forced Heat & Cool  
 Ground Area = 1391 SF Floor Area = 1391 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,391		
			Total:	178,419	115,972

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,476	959
2 Fixture Bath	1	3,108	2,020

Deck

Treated Wood	187	3,961	2,575
Treated Wood w/Roof (Deck Portion)	64	2,026	1,317
Treated Wood w/Roof (Roof portion)	64	1,235	803
Treated Wood	925	12,016	7,810

Garages

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

Base Cost	421	25,058	16,288
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Water/Sewer

Public Sewer	1	1,494	971
Water Well, 100 Feet	1	5,808	3,775

Built-Ins

Appliance Allow.	1	2,766	1,798
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Fireplaces

Exterior 1 Story	1	6,513	4,233
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Local Cost Items

SANITARY SEWER	1	0	0	*84% Good
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Totals: 243,880 158,521

Notes:

ECF (4087 SAPPHIRE LAKE) 1.460 => TCv: 231,441

2024 Est. T.C.V. 009-600-191-00 = 314,089

Est. TCv/Total Floor Area = 225.80

2023 Assessed MBOR S.E.V. Base for Cap C.P.I.

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	143,500	143,500	143,500	106,202	5.00	
2024	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	13,500	0	0	5,310	0
2024	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	157,000	157,000	157,000	111,512	111,512	0

009-600-192-00	2024 Est. T.C.V.	NELSON FAMILY REVOCABLE TRUST
Property Class: 402		W SAPPHIRE AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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WOLCOTT PARK. SAPPHIRE LAKE PLAT 2.

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Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1200/	167.40	78.06	0.7393	0.9400	1200	100		139,590
167 Actual Front Feet, 0.30 Total Acres							Total Est. Land Value =	139,590

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2024 Est. T.C.V. 009-600-192-00 = 139,590

Est. TCV/Total Floor Area = 100.35, Most recent sale 08/01/1999 for 75,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
55,300	55,300	55,300	23,982	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	14,500	0	0	1,199	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
69,800	69,800	69,800	25,181	25,181	0	







009-620-001-00	2024 Est. T.C.V.	ADLER KELLY M
Property Class: 401		7870 W FOREST DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 11 T22N R8W W 75 FT OF LOT 1, ALSO ADJ BEACH AREA. SILVER BIRCH BLUFF.  
L196P966 JUDGMENT SUBJECT TO EASEMENT FOR BEACH PURPOSES

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 80'@ 2500/	75.00	85.00	1.0000	0.9427	2500	100		176,750
75 Actual Front Feet, 0.15 Total Acres								Total Est. Land Value = 176,750

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	420	0	0
D/W/P: 4in Ren. Conc.	8.18	480	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 5000	5,000.00	1	95	4,750
Total Estimated Land Improvements True Cash Value =				4,750

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C 5 Blt 2018

(11) Heating System: Forced Heat & Cool  
Ground Area = 1316 SF Floor Area = 1316 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=94/100/100/100/94

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,316		
			Total:	212,721	199,955

Other Additions/Adjustments

Recreation Room	1316	25,438	12,719
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Plumbing

Average Fixture(s)	1	1,476	1,387
3 Fixture Bath	1	4,646	4,367
2 Fixture Bath	1	3,108	2,922

Porches

WCP (1 Story)	48	3,013	2,832
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Deck

Treated Wood	48	1,730	1,626
Composite	622	9,436	8,870

Garages

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

Base Cost	504	22,685	21,324
Common Wall: 1 Wall	1	-2,686	-2,525
Door Opener	1	547	514

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

Base Cost	320	16,890	15,877
Common Wall: 1 Wall	1	-2,686	-2,525

Water/Sewer

Public Sewer	1	1,494	1,404
Water Well, 100 Feet	1	5,808	5,460

Local Cost Items

GENERATOR	1	1	1	*95% Good
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Totals: 303,621 274,208

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.460 => TCV: 400,344



Parcel Number: 009-620-001-00

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2024 Est. T.C.V. 009-620-001-00			=	581,844		
Est. TCV/Total Floor Area = 442.13						
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
271,100	271,100	271,100	208,429	5.00		
2024	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	19,800	0	0	10,421	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
290,900	290,900	290,900	218,850	218,850	218,850	



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	150,000	150,000	150,000	150,000	5.00	
2024	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	21,500	0	0	7,500	0
2024	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	171,500	171,500	171,500	157,500	157,500	0



Parcel Number: 009-620-001-40

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 Totals: 265,615 185,931
 

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Notes:

 ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.460 => TCV: 271,459
 

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2024 Est. T.C.V. 009-620-001-40 = 451,655

Est. TCV/Total Floor Area = 257.79, Most recent sale 08/02/2002 for 262,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
202,900	202,900	202,900	161,626	5.00		
2024 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	22,900	0	0	8,081	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
225,800	225,800	225,800	169,707	169,707	0	



Parcel Number: 009-620-001-60

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 Totals: 308,277 231,199
 

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Notes:

 ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.460 => TCV: 337,551
 

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2024 Est. T.C.V. 009-620-001-60 = 522,459

Est. TCV/Total Floor Area = 239.66, Most recent sale 09/01/2004 for 265,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
235,800	235,800	235,800	182,071	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	25,400	0	0	9,103	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
261,200	261,200	261,200	191,174	191,174	0	





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2024	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	21,300	0	0	4,517	0
2024 Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	160,800	160,800	160,800	94,865	94,865	0





309,700

309,700

309,700

274,726

274,726

0



Parcel Number: 009-620-006-00

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0	27,000	0	0	7,442	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
201,800	201,800	201,800	156,286	156,286	0







009-620-011-00	2024 Est. T.C.V.	VANDRIE IRENE J
Property Class: 401		7728 W FOREST DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

LOT 11 & W 10 FT OF LOT 12 ALSO ADJ BEACH AREA. SILVER BIRCH BLUFF. L196P966  
 JUDGMENT SUBJECT TO EASEMENT FOR BEACH PURPOSES

01 SPLIT 34' TO 012-00 FOR 02  
 NEW GRG FOR 03

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 80'@ 2500/	60.00	100.00	1.0000	0.9659	2500	100		144,889
60 Actual Front Feet, 0.14 Total Acres					Total Est.		Land Value =	144,889

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.97	156	50	543
D/W/P: 3.5 Concrete	6.58	100	50	329
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				1,822

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 1960

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1700 SF Floor Area = 1700 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Siding	Crawl Space	1,436			
1 Story	Siding	Crawl Space	264			*97% Good
			Total:	213,074	157,843	

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,476	1,033
2 Fixture Bath	1	3,108	2,176

Porches

CCP (1 Story)	100	2,806	1,964
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Garages

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

Base Cost	560	24,349	17,044
Storage Over Garage	375	5,153	3,607
Door Opener	1	547	383

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

Base Cost	280	13,199	9,239
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Water/Sewer

Public Sewer	1	1,494	1,046
Water Well, 50 Feet	1	2,686	1,880

Built-Ins

Appliance Allow.	1	2,766	1,936
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Fireplaces

Interior 1 Story	1	5,338	3,737
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Local Cost Items

SANITARY SEWER	1	0	0	*84% Good
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Totals: 275,996 201,888

Notes:

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ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.460 => TCV: 294,756

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2024 Est. T.C.V. 009-620-011-00					=	441,467
Est. TCV/Total Floor Area = 259.69, Most recent sale 09/01/2001 for 150,000						
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
199,500	199,500	199,500	154,329	5.00		
2024 New Eq. Adjustment		Loss	Additions	Tax Adjustment		Losses
0	21,200	0	0	7,716		0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-		PRE/MBT
220,700	220,700	220,700	162,045	162,045		162,045

009-620-012-00	2024 Est. T.C.V.	VANDRIE IRENE
Property Class: 402		W FOREST DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

LOT 12 EXC W 10 FT THOF ALSO ADJ BEACH AREA. SILVER BIRCH BLUFF. L196P966  
 JUDGMENT SUBJECT TO EASEMENT FOR BEACH PURPOSES

01 SPLIT FROM 011-00 FOR 02

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50' @ 4200/FF	34.00	100.00	1.1012	L0.8224	4200	100		129,329
		0.08	Total Acres		Total Est.	Land Value =		129,329

2024 Est. T.C.V. 009-620-012-00 = 129,329

Est. TCv/Total Floor Area = 76.08

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
46,800	46,800	46,800	40,314	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	17,900	0	0	2,015	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
64,700	64,700	64,700	42,329	42,329	42,329	



Parcel Number: 009-620-013-00

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ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.460 =&gt; TCV: 236,897

2024 Est. T.C.V. 009-620-013-00						=	428,648
Est. TCV/Total Floor Area = 326.71							
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
170,300	170,300	170,300	98,726	5.00			
2024	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
	0	44,000	0	4,936	0		
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
214,300	214,300	214,300	103,662	103,662	0		









Parcel Number: 009-620-016-00

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Appliance Allow.	1	2,766	2,213	
Fireplaces				
2nd on Same Stack	1	4,364	3,491	
Prefab 2 Story	1	3,169	2,535	
Direct-Vented Gas	1	3,021	2,417	
Local Cost Items				
SANITARY SEWER	1	0	0	*94% Good
Totals:		458,070	366,468	

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.460 =&gt; TCV: 535,043

2024 Est. T.C.V. 009-620-016-00 = 753,899

Est. TCV/Total Floor Area = 287.31, Most recent sale 12/19/2013 for 450,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
338,100	338,100	338,100	258,268	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	38,800	0	0	12,913	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
376,900	376,900	376,900	271,181	271,181	0	

009-620-017-00	2024 Est. T.C.V.	MOULTON CRAIG A
Property Class: 401		7670 W FOREST DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 11 T22N R8W LOTS 17 & 18 SILVER BIRCH BLUFF ALSO ADJ BEACH AREA L196P966  
 JUDGMENT SUBJECT TO EASEMENT FOR BEACH PURPOSES

MISC IS 144 SQ FT OLD BOAT HOUSE

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

		* Factors *		LOTS 17 & 18			
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
A50' @ 4200/FF	100.00	100.00	0.8409	1.0000	4200	100	353,176
100 Actual Front Feet,	0.23 Total Acres				Total Est. Land Value =		353,176

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.18	680	0	0
D/W/P: Brick on Sand	18.02	459	0	0
Wood Frame	23.83	280	50	3,336

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 5000	5,000.00	1	95	4,750
Total Estimated Land Improvements True Cash Value =				8,086

Cost Est. for Res. Bldg: 1 Single Family 1.75S Cls C 10 Blt 1990

(11) Heating System: Forced Hot Water  
 Ground Area = 1485 SF Floor Area = 2157 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.75 Story	Siding	Crawl Space	896		
1 Story	Siding	Crawl Space	224		
1 Story	Siding	Crawl Space	365		
Total:				279,357	195,561

Other Additions/Adjustments

Exterior

Brick Veneer	192	3,300	2,310
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Plumbing

Average Fixture(s)	1	1,476	1,033
3 Fixture Bath	1	4,646	3,252
2 Fixture Bath	1	3,108	2,176

Porches

CPP	156	2,961	2,073
WPP	242	4,908	3,436

Deck

Treated Wood	434	6,883	4,818
Treated Wood	325	5,697	3,988

Garages

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

Base Cost	624	40,142	28,099
Common Wall: 1 Wall	1	-3,117	-2,182
Door Opener	1	683	478

Class: D Exterior: Pole (Finished)

Base Cost	280	10,310	7,217
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Water/Sewer

Public Sewer	1	1,494	1,046
Water Well, 100 Feet	1	5,808	4,066

Built-Ins

Parcel Number: 009-620-017-00

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Appliance Allow.	1	2,766	1,936	
Fireplaces				
Direct-Vented Gas	1	3,021	2,115	
Local Cost Items				
SANITARY SEWER	1	0	0	*84% Good
	Totals:	373,443	261,422	

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.460 =&gt; TCV: 381,676

2024 Est. T.C.V. 009-620-017-00				=	742,938
Est. TCV/Total Floor Area = 344.43					
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
317,200	317,200	317,200	237,458	5.00	
2024 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses
0	54,300	0	0	11,872	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
371,500	371,500	371,500	249,330	249,330	0







## Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.460 => TCV: 208,532

2024 Est. T.C.V. 009-620-021-00					=	421,881
Est. TCV/Total Floor Area = 308.17						
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
163,600	163,600	163,600	103,472	5.00		
2024 New Eq. Adjustment		Loss	Additions	Tax Adjustment		Losses
0	47,300	0	0	5,173		0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-		PRE/MBT
210,900	210,900	210,900	108,645	108,645		108,645





Parcel Number: 009-620-022-00

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 Cost Est. for Res. Bldg: 2 Single Family 1S Cls CD Blt 0

(11) Heating System: Wall/Floor Furnace  
 Ground Area = 345 SF Floor Area = 345 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

## Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	345		
			Total:	43,524	28,291

## Other Additions/Adjustments

Deck					
Treated Wood			254	4,735	3,078

## Garages

Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)					
Base Cost			339	15,716	10,215

## Water/Sewer

Public Sewer			1	1,326	862
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Totals:				65,301	42,446
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Notes: GUEST HOUSE: GARAGE

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.460 => TCV:					61,970
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 2024 Est. T.C.V. 009-620-022-00 = 493,620

Est. TCV/Total Floor Area = 285.49, Most recent sale 10/13/2023 for 550,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
204,200	204,200	204,200	106,958	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
9,300	33,500	0	9,300	130,742	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
247,000	247,000	247,000	121,605	247,000	0	



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ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.460 => TCV: 347,552

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2024 Est. T.C.V. 009-620-023-00						=	558,502
Est. TCV/Total Floor Area = 237.26							
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
228,800	228,800	228,800	139,792	5.00			
2024 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	50,500	0	0	6,989	0		
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
279,300	279,300	279,300	146,781	146,781	0		



Parcel Number: 009-620-025-00

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## Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.460 => TCV: 674,323

2024 Est. T.C.V. 009-620-025-00						=	1,029,874
Est. TCV/Total Floor Area = 473.29							
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
428,100	428,100	428,100	296,736	5.00			
2024	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	86,800	0	0	14,836	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
514,900	514,900	514,900	311,572	311,572	311,572		





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2024	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	37,500	0	0	9,180	0
2024 Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	289,700	289,700	289,700	192,790	192,790	192,790





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ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.460 => TCV: 209,914

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2024 Est. T.C.V. 009-620-028-00							=	395,563
Est. TCV/Total Floor Area = 310.00								
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.				
156,100	156,100	156,100	110,182	5.00				
2024 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses			
0	41,700	0	0	5,509	0			
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT			
197,800	197,800	197,800	115,691	115,691	0			

009-620-029-00                                2024 Est. T.C.V.                                LEVINE JERRY & ROBIN  
 Property Class: 401                                                                                              7555 W FOREST DR  
 Map #:    LAKE TOWNSHIP                                LAKE CITY, MI 49651

. SEC 11 T22N R8W LOT 29 SILVER BIRCH BLUFF.

ADD SEWER FOR 05

Land Value Estimates for Land Table Res11.LAKE MISSAUKEE BACK LOTS SUBS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 50' @\$800/ 64 Actual Front Feet, 0.15 Total Acres	64.00	102.00	0.9402	0.9602	800	100		46,219
Total Est. Land Value =								46,219

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	20.87	160	71	2,371
Total Estimated Land Improvements True Cash Value =				2,371

Cost Est. for Res. Bldg: 1 Single Family 1S                                Cls D                                Blt 1935

(11) Heating System: Space Heater  
 Ground Area = 840 SF    Floor Area = 840 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Siding	Slab	840			
			Total:	89,366	53,620	
Other Additions/Adjustments						
Plumbing						
Average Fixture(s)			1	1,025	615	
Porches						
CGEP (1 Story)			288	12,649	7,589	
Deck						
Treated Wood			134	3,049	2,500	
Treated Wood			272	4,844	2,906	
Treated Wood			50	1,677	1,006	
Water/Sewer						
Public Sewer			1	1,175	705	
Water Well, 50 Feet			1	2,498	1,499	
Built-Ins						
Appliance Allow.			1	1,638	983	
Fireplaces						
Wood Stove			1	1,779	1,067	
Local Cost Items						
SANITARY SEWER			1	0	0	
				Totals:	119,700	72,490

Notes:

ECF (404 MISSAUKEE LAKE AREA BACK LOTS) 1.100 => TCV:                                79,739

2024 Est. T.C.V. 009-620-029-00                                =                                128,329

Est. TCV/Total Floor Area = 152.77, Most recent sale 06/15/2015 for 85,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
47,300	47,300	47,300	30,110	5.00	
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	16,900	0	0	1,505	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
64,200	64,200	64,200	31,615	31,615	0





Parcel Number: 009-620-030-00

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2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
96,400	96,400	96,400	65,573	65,573	0







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2024	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	14,400	0	0	3,380	0
2024 Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	107,600	107,600	107,600	70,998	70,998	70,998



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2024	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	33,300	0	0	3,230	0
2024 Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	133,800	133,800	133,800	67,833	67,833	67,833

009-620-041-00	2024 Est. T.C.V.	HOEWE MICHAEL P & JOAN L
Property Class: 402		7601 W FOREST DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 11 T22N R8W LOTS 41 & 42 SILVER BIRCH BLUFF.

Land Value Estimates for Land Table Res11.LAKE MISSAUKEE BACK LOTS SUBS

		* Factors *		LOTS 41 & 42			
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
B 50' @\$800/	62.00	100.00	0.9476	0.9554	800	100	44,909
62 Actual Front Feet, 0.14 Total Acres						Total Est. Land Value =	44,909

2024 Est. T.C.V. 009-620-041-00 = 44,909

Est. TCV/Total Floor Area = 36.33, Most recent sale 06/07/2021 for 220,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
11,200	11,200	11,200	10,500	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	11,300	0	0	525	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
22,500	22,500	22,500	11,025	11,025	11,025	



009-620-047-00	2024 Est. T.C.V.	HOEWE MICHAEL P & JOAN L
Property Class: 402		BIRCH AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 11 T22N R8W LOTS 47 & 48 SILVER BIRCH BLUFF.

Land Value Estimates for Land Table Res11.LAKE MISSAUKEE BACK LOTS SUBS

		* Factors *		LOTS 47&48				
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C 50' @ 500/FF	82.00	100.00	0.8621	0.9468	500	100		33,464
82 Actual Front Feet, 0.19 Total Acres				Total Est. Land Value =				33,464

2024 Est. T.C.V. 009-620-047-00 = 33,464

Est. TCV/Total Floor Area = 27.07, Most recent sale 06/07/2021 for 220,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
8,700	8,700	8,700	5,250	5.00			
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses			
0	8,000	0	262	0			
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
16,700	16,700	16,700	5,512	5,512	5,512		

009-620-049-00	2024 Est. T.C.V.	HOEWE MICHAEL P & JOAN L
Property Class: 402		BIRCH AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 11 T22N R8W LOTS 49 & 50 SILVER BIRCH BLUFF.

Land Value Estimates for Land Table Res11.LAKE MISSAUKEE BACK LOTS SUBS

Description	Frontage	Depth	* Factors *		LOTS 49 & 50		Value
			Front	Depth	Rate	%Adj.	
C 50' @ 500/FF	100.00	100.00	0.8123	0.9468	500	100	38,451
100 Actual Front Feet, 0.23 Total Acres					Total Est.	Land Value =	38,451

2024 Est. T.C.V. 009-620-049-00 = 38,451

Est. TCV/Total Floor Area = 31.11, Most recent sale 06/07/2021 for 220,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
10,000	10,000	10,000	5,250	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	9,200	0	262	0		
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
19,200	19,200	19,200	5,512	5,512	5,512	

009-620-051-00	2024 Est. T.C.V.	ARDIS WILLIAM ETAL
Property Class: 401		W FOREST DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 11 T22N R8W E 1/2 LOTS 51 & 52 SILVER BIRCH BLUFF.

Land Value Estimates for Land Table Res11.LAKE MISSAUKEE BACK LOTS SUBS						
			* Factors *		E 1/2 OF LOTS 51 & 52	
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
C 50' @ 500/FF	50.00	113.00	1.0000	0.9821	500 100	24,553
50 Actual Front Feet, 0.13 Total Acres						Total Est. Land Value = 24,553

Land Improvement Cost Estimates			
Description		Rate	Size % Good Cash Value
D/W/P: 4in Ren. Conc.		8.18	600 0 0
Residential Local Cost Land Improvements			
Description		Rate	Size % Good Cash Value
LAND IMPROVE 2500		2,500.00	1 95 2,375
Total Estimated Land Improvements True Cash Value =			2,375

Cost Est. for Res. Bldg: 1 Single Family GRG Cls C 5 Blt 2014

(11) Heating System: No Heating/Cooling  
 Ground Area = 0 SF Floor Area = 0 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

#### Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Plumbing					
	3 Fixture Bath		1	-4,646	-4,181
Porches					
	CCP (1 Story)		60	1,777	1,599
Garages					
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)					
	Base Cost		893	33,880	30,492
	Door Opener		1	547	492
Totals:				31,558	28,402

#### Notes:

ECF (404 MISSAUKEE LAKE AREA BACK LOTS) 1.100 => TCV: 31,242

2024 Est. T.C.V. 009-620-051-00	=	58,170			
Est. TCV/Total Floor Area = 0.00					
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
21,700	21,700	21,700	16,123	5.00	
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	7,400	0	0	806	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
29,100	29,100	29,100	16,929	16,929	0



009-620-051-50	2024 Est. T.C.V.	ANDERSON DAVID W
Property Class: 401		W FOREST DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 11 T22N R8W W 1/2 LOTS 51 & 52 SILVER BIRCH BLUFF.

Land Value Estimates for Land Table Res11.LAKE MISSAUKEE BACK LOTS SUBS  
 \* Factors \* W 1/2 LOTS 51 & 52

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C 50' @ 500/FF	50.00	127.00	1.0000	1.0172	500	100		25,429
50 Actual Front Feet, 0.15 Total Acres Total Est. Land Value =								25,429

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	29.18	54	72	1,135
Total Estimated Land Improvements True Cash Value =				1,135

2024 Est. T.C.V. 009-620-051-50 = 26,564

Est. TCV/Total Floor Area = 0.00

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
6,900	6,900	6,900	4,918	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	6,400	0	0	245	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
13,300	13,300	13,300	5,163	5,163	0	







009-620-059-00	2024 Est. T.C.V.	BYTZ PAUL L & ANNA M
Property Class: 402		MAPLE AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 11 T22N R8W LOTS 59,60,61 & 62 SILVER BIRCH BLUFF.

Land Value Estimates for Land Table Res 8.RES 8 RURAL SUBS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value H> RURAL LOTS 10					10000	100		10,000
100 Actual Front Feet, 0.48 Total Acres							Total Est. Land Value =	10,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	22.22	192	50	2,133
Total Estimated Land Improvements				2,133
True Cash Value =				2,133

2024 Est. T.C.V. 009-620-059-00 = 12,133

Est. TCV/Total Floor Area = 0.00

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
4,300	4,300	4,300	2,867	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	1,800	0	0	143	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
6,100	6,100	6,100	3,010	3,010	0	

009-620-063-00 2024 Est. T.C.V. BYTZ PAUL L & ANNA M  
 Property Class: 401 7685 W FOREST DR  
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

. SEC 11 T22N R8W LOTS 63 & 64 SILVER BIRCH BLUFF.

Land Value Estimates for Land Table Res11.LAKE MISSAUKEE BACK LOTS SUBS

		* Factors *		LOTS 63 & 64			
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
B 50' @\$800/	87.83	100.00	0.8686	0.9554	800	100	58,315
88 Actual Front Feet, 0.20 Total Acres Total Est. Land Value =							58,315

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.78	760	0	0
D/W/P: Asphalt Paving	2.69	450	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D 10 Blt 1999

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1200 SF Floor Area = 1200 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,200		
Total:				134,718	107,780

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,025	820
3 Fixture Bath	1	3,245	2,596

Porches

CCP (1 Story)	128	2,954	2,363
CGEP (1 Story)	181	9,175	7,340

Garages

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

Base Cost	780	21,629	17,303
Common Wall: 1 Wall	1	-1,844	-1,475

Water/Sewer

Public Sewer	1	1,175	940
Water Well, 100 Feet	1	5,506	4,405

Built-Ins

Appliance Allow.	1	1,638	1,310
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Local Cost Items

SANITARY SEWER	1	0	0	*88% Good
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Totals: 179,221 143,382

Notes: FORMERLY A GARAGE - BEDROOMS DOORS NOT CLOSING IN WINTER - SLAB HEAVING

ECF (404 MISSAUKEE LAKE AREA BACK LOTS) 1.100 => TCV: 157,720

2024 Est. T.C.V. 009-620-063-00 = 216,985

Est. TCV/Total Floor Area = 180.82, Most recent sale 04/01/2002 for 130,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
83,600	83,600	83,600	57,176	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	24,900	0	0	2,858	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	

108,500

108,500

108,500

60,034

60,034

0

009-620-065-00	2024 Est. T.C.V.	VOELKER PATRICK W & LINDA TRUST
Property Class: 401		W FOREST DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 11 T22N R8W LOT 65 EXC THE EASTERN PART BEING 37 FT ON THE S SIDE & 33 FT ON THE N SIDE. SILVER BIRCH BLUFF.

Land Value Estimates for Land Table Res11.LAKE MISSAUKEE BACK LOTS SUBS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C 50' @ 500/FF	37.00	109.00	1.0945	0.9716	500	90	PRT OF LOT 65	17,706
37 Actual Front Feet, 0.09 Total Acres								Total Est. Land Value = 17,706

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	22.59	108	72	1,757
Total Estimated Land Improvements True Cash Value =				1,757

2024 Est. T.C.V. 009-620-065-00 = 19,463

Est. TC/Total Floor Area = 16.22

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
5,200	5,200	5,200	1,749	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	4,500	0	0	87	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
9,700	9,700	9,700	1,836	1,836	0	



009-620-065-50	2024 Est. T.C.V.	MORGAN PATRICIA
Property Class: 402		W FOREST DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 11 T22N R8W THE EASTERN PART OF LOT 65 BEING 37 FT ON THE S SIDE AND 33 FT ON THE N SIDE. SILVER BIRCH BLUFF.

Land Value Estimates for Land Table Res11.LAKE MISSAUKEE BACK LOTS SUBS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C 50' @ 500/FF	35.67	109.00	1.1067	0.9716	500	50	PRT OF LOT 50	9,587
37 Actual Front Feet, 0.09 Total Acres							Total Est. Land Value =	9,587

2024 Est. T.C.V. 009-620-065-50 = 9,587

Est. TCV/Total Floor Area = 7.99

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
2,400	2,400	2,400	1,249	5.00		
2024 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	2,400	0	0	62	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
4,800	4,800	4,800	1,311	1,311	0	

009-620-066-00	2024 Est. T.C.V.	BYTZ PAUL & ANA
Property Class: 402		MAPLE AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 11 T22N R8W LOTS 66 & 67 SILVER BIRCH BLUFF.

Land Value Estimates for Land Table Res11.LAKE MISSAUKEE BACK LOTS SUBS

		* Factors *		LOTS 66 & 67			
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
C 50' @ 500/FF	100.00	100.00	0.8123	0.9468	500	100	38,451
100 Actual Front Feet, 0.23 Total Acres					Total Est.	Land Value =	38,451

2024 Est. T.C.V. 009-620-066-00 = 38,451

Est. TCV/Total Floor Area = 32.04, Most recent sale 07/29/2014 for 38,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
10,000	10,000	10,000	4,685	5.00		
2024 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	9,200	0	0	234	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
19,200	19,200	19,200	4,919	4,919	0	



009-620-071-00	2024 Est. T.C.V.	GRUMM BRANDON O
Property Class: 402		S OAK AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 11 T22N R8W LOTS 71,72,73 & S 1/2 OF LOT 74 SILVER BIRCH BLUFF.

Land Value Estimates for Land Table Res11.LAKE MISSAUKEE BACK LOTS SUBS

Description	Frontage	Depth	* Factors *		Rate %Adj.		Reason	Value
			Front	Depth				
C 50' @ 500/FF	75.00	100.00	0.7423	0.9468	500	100		26,355
C 50' @ 500/FF	60.00	100.00	0.7423	0.9468	500	100		21,084
135 Actual Front Feet, 0.31 Total Acres								Total Est. Land Value = 47,440

2024 Est. T.C.V. 009-620-071-00	=	47,440			
Est. TCV/Total Floor Area = 0.00, Most recent sale 03/30/2017 for 24,000					
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
12,600	12,600	12,600	8,604	5.00	
2024	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	11,100	0	430	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
23,700	23,700	23,700	9,034	9,034	9,034



89,400

89,400

89,400

61,332

61,332

61,332

009-620-076-00	2024 Est. T.C.V.	GRUMM BRANDON O
Property Class: 402		W FOREST DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 11 T22N R8W LOT 76 SILVER BIRCH BLUFF.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BACK 50' @ 160/	65.50	109.00	0.9347	1.0218	160	100		10,009
66 Actual Front Feet, 0.16 Total Acres							Total Est. Land Value =	10,009

2024 Est. T.C.V. 009-620-076-00 = 10,009

Est. TCV/Total Floor Area = 11.78, Most recent sale 03/30/2017 for 125,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
3,800	3,800	3,800	2,625	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	1,200	0	0	131	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
5,000	5,000	5,000	2,756	2,756	2,756	

009-620-077-00	2024 Est. T.C.V.	CLEARY LAWRENCE E & CHRISTINE
Property Class: 402		S OAK AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 11 T22N R8W LOTS 77 TO 82 INCL SILVER BIRCH BLUFF.

Land Value Estimates for Land Table Res11.LAKE MISSAUKEE BACK LOTS SUBS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C 50' @ 500/FF	100.00	267.00	0.8123	1.2712	500	100		51,625
100 Actual Front Feet, 0.61 Total Acres							Total Est. Land Value =	51,625

2024 Est. T.C.V. 009-620-077-00 = 51,625

Est. TCV/Total Floor Area = 60.74, Most recent sale 05/01/2001 for 19,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
12,800	12,800	12,800	4,298	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	13,000	0	214	0		
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
25,800	25,800	25,800	4,512	4,512	0	



009-620-083-00	2024 Est. T.C.V.	CLEARY LAWRENCE E & CHRISTINE
Property Class: 402		BIRCH
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 11 T22N R8W LOTS 83,84 & 85 & THAT PART OF LOT 92 LYING E OF A LINE  
EXTENDING DUE N FROM NW COR LOT 85 SILVER BIRCH BLUFF.

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Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
			* Factors *		3 BACK LOTS & PRT OF 92			
<Site Value E> E BACK LOTS 9K					9000	100	SEE COMMENTS	9,000
150 Actual Front Feet, 0.34 Total Acres							Total Est. Land Value =	9,000

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2024 Est. T.C.V. 009-620-083-00 = 9,000

Est. TCV/Total Floor Area = 10.59, Most recent sale 09/01/1999 for 5,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
3,500	3,500	3,500	3,440	5.00	
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,000	0	172	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
4,500	4,500	4,500	3,612	3,612	0

009-620-086-00	2024 Est. T.C.V.	ROLKA STEVEN R
Property Class: 402		BIRCH BLUFF
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 11 T22N R8W LOTS 86 THRU 91 & THAT PART OF LOT 92 LYING W OF A LINE  
EXTENDING DUE N FROM NW COR OF LOT 85 SILVER BIRCH BLUFF.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value E> E BACK LOTS 9K					9000	100		9,000
311 Actual Front Feet, 0.71 Total Acres							Total Est. Land Value =	9,000

2024 Est. T.C.V. 009-620-086-00 = 9,000

Est. TCV/Total Floor Area = 10.59

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
3,500	3,500	3,500	3,377	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	1,000	0	0	168	0	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
4,500	4,500	4,500	3,545	3,545	0	0



Parcel Number: 009-640-020-00

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## Fireplaces

Interior 1 Story	1	5,338	3,470
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## Local Cost Items

SANITARY SEWER	1	0	0	*94% Good
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Totals:		346,650	225,299
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Notes: GEO THERMAL HEATING

ECF (4085 CROOKED LAKE) 1.460 =&gt; TCV: 328,937

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2024 Est. T.C.V. 009-640-020-00	=	617,905
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Est. TCV/Total Floor Area = 324.19, Most recent sale 08/15/2014 for 310,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
257,400	257,400	257,400	181,781	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	51,600	0	0	9,089	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
309,000	309,000	309,000	190,870	190,870	190,870	

009-640-020-95	2024 Est. T.C.V.	O'BRIEN KATHLEEN & STOREMSKI LORI
Property Class: 402		SW OAK DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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S'LY 1/2 OF VACATED ALLEY LYING S OF LOT 20. SOUTHGATE PLAT 2.

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ADD 1/2 VACATED ALLEY FOR 00

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Land Value Estimates for Land Table 4085.4085 CROOKED LAKE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A\$1600/FF	10.00	321.00	1.0000	1.2535	1600	100		20,057
10 Actual Front Feet, 0.07 Total Acres							Total Est. Land Value =	20,057

---

2024 Est. T.C.V. 009-640-020-95 = 20,057

Est. TCV/Total Floor Area = 10.52

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
6,900	6,900	6,900	5,040	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	3,100	0	0	252	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
10,000	10,000	10,000	5,292	5,292	0	

009-640-024-00	2024 Est. T.C.V.	GALVIN LUCILLE L
Property Class: 401		690 SW OAK DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. LOTS 24 &amp; 25 SOUTHGATE PLAT 2.

## Land Value Estimates for Land Table 4085.4085 CROOKED LAKE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A\$1600/FF	100.00	259.00	0.8409	1.1881	1600	100		159,846
100 Actual Front Feet, 0.59 Total Acres							Total Est. Land Value =	159,846

## Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	72	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

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

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1044 SF Floor Area = 1044 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

## Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Block	Slab	1,044		
			Total:	119,371	71,623

## Other Additions/Adjustments

## Plumbing

Average Fixture(s) 1 1,195 717

## Deck

Treated Wood 384 6,033 3,620

## Garages

Class: CD Exterior: Block Foundation: 18 Inch (Unfinished)				
Base Cost	576	20,396		12,238
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)				
Base Cost	672	21,497		12,898

## Water/Sewer

Public Sewer	1	1,326		796
Water Well, 100 Feet	1	5,640		3,384

## Built-Ins

Appliance Allow. 1 1,934 1,160

## Local Cost Items

SANITARY SEWER 1 0 0 \*94% Good

Totals: 177,392 106,436

## Notes:

ECF (4085 CROOKED LAKE) 1.460 =&gt; TCV: 155,397

2024 Est. T.C.V. 009-640-024-00 = 316,193

Est. TCV/Total Floor Area = 302.87

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
130,600	130,600	130,600	85,780	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	27,500	0	0	4,289	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
158,100	158,100	158,100	90,069	90,069	0	

009-640-026-00	2024 Est. T.C.V.	LANDRIS BECKY
Property Class: 401		670 SW OAK DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. LOTS 26 &amp; 27 SOUTHGATE PLAT 2.

## Land Value Estimates for Land Table 4085.4085 CROOKED LAKE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A\$1600/FF	100.00	239.00	0.8409	1.1644	1600	100		156,666
100 Actual Front Feet, 0.55 Total Acres							Total Est. Land Value =	156,666

## Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	327	50	1,076
Total Estimated Land Improvements				True Cash Value = 1,076

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

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1726 SF Floor Area = 1726 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

## Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,726		
			Total:	215,916	140,346

## Other Additions/Adjustments

## Plumbing

Average Fixture(s)	1	1,476	959
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## Porches

CCP (1 Story)	48	1,455	946
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## Garages

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

Base Cost	720	26,165	17,007
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## Water/Sewer

Public Sewer	1	1,494	971
Water Well, 100 Feet	1	5,808	3,775

## Built-Ins

Appliance Allow.	1	2,766	1,798
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## Fireplaces

Exterior 1 Story	1	6,513	4,233
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## Local Cost Items

SANITARY SEWER	1	0	0	*94% Good
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Totals:		261,593	170,035
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Notes:

ECF (4085 CROOKED LAKE) 1.460 =&gt; TCV: 248,251

2024 Est. T.C.V. 009-640-026-00	=	405,993
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Est. TCV/Total Floor Area = 235.22

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
174,300	174,300	174,300	117,285	5.00	
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	28,700	0	5,864	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
203,000	203,000	203,000	123,149	123,149	123,149





Parcel Number: 009-640-028-00

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0	26,600	0	0	5,106	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
169,700	169,700	169,700	107,243	107,243	0



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	170,100	170,100	170,100	121,187	5.00	
2024	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	27,700	0	0	6,059	0
2024	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	197,800	197,800	197,800	127,246	127,246	0

009-640-032-00	2024 Est. T.C.V.	KING ASHLEY BARRATT
Property Class: 402		SW OAK DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. LOTS 32 & 33 SOUTHGATE PLAT 2.

Land Value Estimates for Land Table 4085.4085 CROOKED LAKE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A\$1600/FF	100.00	219.00	0.8409	1.1393	1600	100		153,281
100 Actual Front Feet, 0.50 Total Acres							Total Est. Land Value =	153,281

2024 Est. T.C.V. 009-640-032-00 = 153,281

Est. TCV/Total Floor Area = 98.95, Most recent sale 02/10/2017 for 60,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
54,600	54,600	54,600	37,800	5.00			
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses			
0	22,000	0	0	1,890	0		
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
76,600	76,600	76,600	39,690	39,690	0		

009-640-034-00                                 2024 Est. T.C.V.                                 SCHMIEGE C J TRUSTEE  
Property Class: 401                                 590 S OAK DR  
Map #:   LAKE TOWNSHIP                                 Lake City, MI 49651

. LOTS 34 & 35 SOUTHGATE PLAT 2.

ADD SEWER FOR 05

Land Value Estimates for Land Table 4085.4085 CROOKED LAKE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A\$1600/FF	100.00	224.00	0.8409	1.1457	1600	100		154,148
100 Actual Front Feet, 0.51 Total Acres							Total Est. Land Value =	154,148

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	1200	71	5,248
Total Estimated Land Improvements True Cash Value =				5,248

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

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 1162 SF     Floor Area = 1162 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,162		
			Total:	134,299	87,295

Other Additions/Adjustments

Plumbing

Average Fixture(s)                                 1                                 1,230                                 799

Porches

CGEP (1 Story)                                 108                                 7,174                                 4,663  
CCP (1 Story)                                 24                                 1,131                                 735

Deck

Treated Wood                                 433                                 6,716                                 4,365

Garages

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

Base Cost                                 624                                 20,923                                 13,600

Water/Sewer

Public Sewer                                 1                                 1,326                                 862  
Water Well, 50 Feet                                 1                                 2,585                                 1,680

Built-Ins

Appliance Allow.                                 1                                 1,934                                 1,257

Fireplaces

Interior 1 Story                                 1                                 4,700                                 3,055

Local Cost Items

SANITARY SEWER                                 1                                 0                                 0                                 \*94% Good

Totals:                                 182,018                                 118,311

Notes:

ECF (4085 CROOKED LAKE) 1.460 => TCV:                                 172,734

2024 Est. T.C.V. 009-640-034-00                                 =                                 332,130

Est. TCV/Total Floor Area = 285.83

2023 Assessed                                 MBOR                                 S.E.V.                                 Base for Cap                                 C.P.I.  
139,600                                 139,600                                 139,600                                 101,218                                 5.00

2024 New Eq. Adjustment                                 Loss                                 Additions                                 Tax Adjustment                                 Losses

Parcel Number: 009-640-034-00

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0	26,500	0	0	5,060	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
166,100	166,100	166,100	106,278	106,278	0

009-640-036-00	2024 Est. T.C.V.	FISH STEVE & CYNTHIA G
Property Class: 401		570 S OAK DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. LOTS 36 & 37 SOUTHGATE PLAT 2.

ADD SEWER FOR 05

Land Value Estimates for Land Table 4085.4085 CROOKED LAKE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A\$1600/FF	100.00	218.00	0.8409	1.1380	1600	100		153,105
100 Actual Front Feet, 0.50 Total Acres Total Est. Land Value =								153,105

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	24.89	120	50	1,493
Total Estimated Land Improvements True Cash Value =				1,493

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

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1177 SF Floor Area = 1177 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,177		
			Total:	135,787	88,261
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,230	799
Porches					
CSEP (1 Story)			288	9,982	6,488
Deck					
Treated Wood			538	7,742	5,032
Water/Sewer					
Public Sewer			1	1,326	862
Water Well, 50 Feet			1	2,585	1,680
Built-Ins					
Appliance Allow.			1	1,934	1,257
Fireplaces					
Interior 1 Story			2	9,400	6,110
Local Cost Items					
SANITARY SEWER			1	0	0 *94% Good
Totals:				169,986	110,489

Notes:

ECF (4085 CROOKED LAKE) 1.460 => TCV: 161,314

2024 Est. T.C.V. 009-640-036-00 = 315,912

Est. TCV/Total Floor Area = 268.40

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
132,200	132,200	132,200	72,565	5.00
2024 New Eq. Adjustment Loss				
0	25,800	0	0	3,628
2024 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT				
158,000	158,000	158,000	76,193	76,193 0

009-640-039-00	2024 Est. T.C.V.	MARTIN KEVIN
Property Class: 401		540 S OAK DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

LOTS 38, 39, & 40 SOUTHGATE PLAT 2. T22 N R8 W  
 7/2022 COMBINE LOTS 640-038-00 & 640-040-00  
 FORMERLY . LOT 39 SOUTHGATE PLAT 2.

7/2022 COMBINE LOTS 38, 39, & 40

Land Value Estimates for Land Table 4085.4085 CROOKED LAKE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
GROUP A\$1600/FF	50.00	167.00	0.7598	1.0646	1600	100		64,715	
GROUP A\$1600/FF	50.00	195.00	0.7598	1.1067	1600	100		67,272	
GROUP A\$1600/FF	50.00	144.00	0.7598	1.0259	1600	100		62,361	
150 Actual Front Feet, 0.58 Total Acres								Total Est. Land Value =	194,348

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	458	50	1,507
D/W/P: 4in Ren. Conc.	8.18	1514	50	6,192
Total Estimated Land Improvements True Cash Value =				7,699

Cost Est. for Res. Bldg: 1 Single Family 2S Cls C Blt 1968

(11) Heating System: Forced Heat & Cool  
 Ground Area = 1172 SF Floor Area = 2344 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Crawl Space	1,172		
			Total:	266,548	199,909

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,476	1,107
3 Fixture Bath	1	4,646	3,484

Deck

Treated Wood	671	9,159	6,869
Treated Wood	24	1,096	822

Garages

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

Base Cost	576	22,285	16,714
Door Opener	2	1,093	820

Water/Sewer

Public Sewer	1	1,494	1,120
Water Well, 50 Feet	1	2,686	2,014

Built-Ins

Appliance Allow.	1	2,766	2,074
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Local Cost Items

GENERATOR	1	1	1	*100% Good
SOLAR POWER SYSTEM	1	1	1	*100% Good
SANITARY SEWER	1	0	0	*86% Good

Totals: 313,251 234,935

Notes:

ECF (4085 CROOKED LAKE) 1.460 => TCV: 343,005

2024 Est. T.C.V. 009-640-039-00 = 545,052  
 Est. TCV/Total Floor Area = 232.53, Most recent sale 01/06/2020 for 293,000



Parcel Number: 009-640-039-00

Page: 2

2023	Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
	239,400	239,400	239,400	239,400	5.00		
2024	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	33,100	0	0	11,970	0	
2024	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
	272,500	272,500	272,500	251,370	251,370	251,370	













Parcel Number: 009-640-050-00

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2024	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	25,400	0	0	4,402	0
2024 Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	182,100	182,100	182,100	92,443	92,443	0



009-660-001-00	2024 Est. T.C.V.	O'RILEY PATRICK M & CHERYL A
Property Class: 402		S SARA DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 13 T22N R8W LOT 1 SOUTHSORE FARMS SUB.

Land Value Estimates for Land Table Res 8.RES 8 RURAL SUBS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 100' @ 90/	116.00	175.00	0.9636	0.9102	90	100		9,156
116 Actual Front Feet, 0.47 Total Acres							Total Est. Land Value =	9,156

2024 Est. T.C.V. 009-660-001-00 = 9,156

Est. TCV/Total Floor Area = 7.48

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
3,600	3,600	3,600	1,381	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	1,000	0	69	0		
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
4,600	4,600	4,600	1,450	1,450	1,450	



009-660-003-00	2024 Est. T.C.V.	O'RILEY PATRICK AND CHERYL
Property Class: 402		S SARA DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 13 T22N R8W LOT 3 SOUTHSORE FARMS SUB.

Land Value Estimates for Land Table Res 8.RES 8 RURAL SUBS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value H> RURAL LOTS 10					10000	100		10,000
115 Actual Front Feet, 0.46 Total Acres							Total Est. Land Value =	10,000

2024 Est. T.C.V. 009-660-003-00 = 10,000

Est. TCV/Total Floor Area = 9.06, Most recent sale 10/04/2022 for 10,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
4,300	4,300	4,300	4,300	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	700	0	215	0		
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
5,000	5,000	5,000	4,515	4,515	4,515	



009-660-005-00	2024 Est. T.C.V.	TAYLOR COLLEEN
Property Class: 401		2108 S SARA DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 13 T22N R8W LOT 5 SOUTHSORE FARMS SUB.

Land Value Estimates for Land Table Res 8.RES 8 RURAL SUBS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value H> RURAL LOTS 10					10000	100		10,000
115 Actual Front Feet, 0.46 Total Acres							Total Est. Land Value =	10,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	400	0	0
Wood Frame	28.00	120	50	1,680

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				2,630

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

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1092 SF Floor Area = 1092 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=84/100/100/100/84

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,092		
Total:				156,063	131,084

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,476	1,240
3 Fixture Bath	1	4,646	3,903

Water/Sewer

1000 Gal Septic	1	4,864	4,086
Water Well, 50 Feet	1	2,686	2,256

Deck

Treated Wood	50	1,753	1,473
Treated Wood	100	2,554	2,145

Garages

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

Base Cost	440	24,768	20,805
Common Wall: 1 Wall	1	-2,686	-2,256
Door Opener	1	547	459

Built-Ins

Appliance Allow.	1	2,766	2,323
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Totals: 199,437 167,518

Notes:

ECF (660 SOUTHSORE FARMS) 0.930 => TCV: 155,792

2024 Est. T.C.V. 009-660-005-00 = 168,422

Est. TCV/Total Floor Area = 154.23, Most recent sale 07/31/2017 for 110,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
81,000	81,000	81,000	63,346	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	3,200	0	0	3,167	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
84,200	84,200	84,200	66,513	66,513	66,513	





Parcel Number: 009-660-007-00

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2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
85,900	85,900	85,900	47,433	47,433	47,433











009-660-011-00	2024 Est. T.C.V.	HUBBARD JAMES B
Property Class: 402		S SARA DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 13 T22N R8W LOT 11 SOUTHSORE FARMS SUB.

Land Value Estimates for Land Table Res 8.RES 8 RURAL SUBS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value H> RURAL LOTS 10					10000	100		10,000
115 Actual Front Feet, 0.47 Total Acres							Total Est. Land Value =	10,000

2024 Est. T.C.V. 009-660-011-00 = 10,000

Est. TCV/Total Floor Area = 9.92

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
4,300	4,300	4,300	2,260	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	700	0	0	113	0	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
5,000	5,000	5,000	2,373	2,373	0	





009-660-013-00	2024 Est. T.C.V.	RADEN RAYMOND
Property Class: 402		S SARA DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 13 T22N R8W LOT 13 SOUTHSHORE FARMS SUB.

Land Value Estimates for Land Table Res 8.RES 8 RURAL SUBS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value H> RURAL LOTS 10					10000	100		10,000
115 Actual Front Feet, 0.47 Total Acres							Total Est. Land Value =	10,000

2024 Est. T.C.V. 009-660-013-00							=	10,000
Est. TCV/Total Floor Area =	9.52,	Most recent sale	08/10/2009	for	4,500			
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.				
4,300	4,300	4,300	3,599	5.00				
2024	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses			
0	700	0	0	179	0			
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT			
5,000	5,000	5,000	3,778	3,778	0			







009-660-016-00 2024 Est. T.C.V. PYLKAS MARK R & JOHANNA C  
 Property Class: 401 2151 S SARA DR  
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

. SEC 13 T22N R8W LOT 16 SOUTHSHORE FARMS SUB.

Land Value Estimates for Land Table Res 8.RES 8 RURAL SUBS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value H> RURAL LOTS 10					10000	100		10,000
115 Actual Front Feet, 0.47 Total Acres							Total Est. Land Value =	10,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.89	800	0	0
D/W/P: Asphalt Paving	2.89	336	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	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 = 1512 SF Floor Area = 1512 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,512		
			Total:	190,891	162,259

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,230	1,045
3 Fixture Bath	1	3,860	3,281

Water/Sewer

1000 Gal Septic	1	4,550	3,867
Water Well, 100 Feet	1	5,640	4,794

Deck

Treated Wood	192	3,936	3,542	*90% Good
Treated Wood w/Roof (Deck Portion)	16	715	608	
Treated Wood w/Roof (Roof portion)	16	331	281	

Garages

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

Base Cost	576	22,239	18,903
Common Wall: 1 Wall	1	-2,512	-2,135
Door Opener	1	485	412

Built-Ins

Appliance Allow.	1	1,934	1,644
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Totals: 233,299 198,501

Notes:

ECF (660 SOUTHSHORE FARMS) 0.930 => TCV: 184,606

2024 Est. T.C.V. 009-660-016-00 = 195,556

Est. TCV/Total Floor Area = 129.34, Most recent sale 05/01/1998 for 4,950

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
94,200	94,200	94,200	51,319	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	3,600	0	2,565	0		
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
97,800	97,800	97,800	53,884	53,884	53,884	









009-660-020-00	2024 Est. T.C.V.	GREEN CHRIS T
Property Class: 402		S SARA DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 13 T22N R8W LOT 20 SOUTHSORE FARMS SUB.

Land Value Estimates for Land Table Res 8.RES 8 RURAL SUBS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value H> RURAL LOTS 10					10000	100		10,000
115 Actual Front Feet, 0.47 Total Acres							Total Est. Land Value =	10,000

2024 Est. T.C.V. 009-660-020-00 = 10,000

Est. TCV/Total Floor Area = 9.92

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
4,300	4,300	4,300	2,260	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	700	0	0	113	0	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
5,000	5,000	5,000	2,373	2,373	0	0















103,400

103,400

103,400

55,389

55,389

55,389

009-660-027-00 2024 Est. T.C.V. EMARD TRENT S & MERCEDES E
Property Class: 401 2110 S AMY DR
Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

. SEC 13 T22N R8W LOT 27 SOUTHSHORE FARMS SUB.

Land Value Estimates for Land Table Res 8.RES 8 RURAL SUBS

\* Factors \*

Table with columns: Description, Frontage, Depth, Front, Depth, Rate %Adj. Reason, Value. Includes Site Value H> RURAL LOTS 10 and 115 Actual Front Feet, 0.47 Total Acres.

Land Improvement Cost Estimates

Table with columns: Description, Rate, Size % Good, Cash Value. Includes D/W/P: 4in Ren. Conc., D/W/P: 3.5 Concrete, Wood Frame.

Residential Local Cost Land Improvements

Table with columns: Description, Rate, Size % Good, Cash Value. Includes LAND IMPROVE 1000 and Total Estimated Land Improvements True Cash Value = 3,441.

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

(11) Heating System: Forced Heat & Cool
Ground Area = 1300 SF Floor Area = 1300 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Table with columns: Stories, Exterior, Foundation, Size, Cost New, Depr. Cost. Includes 1 Story Siding Crawl Space Total: 152,798 122,255.

Other Additions/Adjustments

Plumbing

Table with columns: Average Fixture(s), Size, Cost New, Depr. Cost. Includes 3 Fixture Bath.

Water/Sewer

Table with columns: Description, Size, Cost New, Depr. Cost. Includes 1000 Gal Septic, Water Well, 100 Feet.

Porches

Table with columns: Description, Size, Cost New, Depr. Cost. Includes WCP (1 Story), CCP (1 Story).

Garages

Table with columns: Description, Size, Cost New, Depr. Cost. Includes Class: D Exterior: Siding Foundation: 42 Inch (Unfinished), Base Cost, Common Wall: 1 Wall, Door Opener.

Built-Ins

Table with columns: Description, Size, Cost New, Depr. Cost. Includes Appliance Allow.

Totals: 195,328 156,279

Notes: MODULAR

ECF (660 SOUTHSHORE FARMS) 0.930 => TCV: 145,339

2024 Est. T.C.V. 009-660-027-00 = 158,780

Est. TCV/Total Floor Area = 122.14, Most recent sale 04/03/2017 for 83,000

Summary table with columns: 2023 Assessed, MBOR, S.E.V., Base for Cap, C.P.I., 2024 New Eq. Adjustment, Loss, Additions, Tax Adjustment, Losses, 2024 Assessed, MBOR, S.E.V., Capped, ->Taxable<-, PRE/MBT.









Parcel Number: 009-660-029-00

Page: 2

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
105,300	105,300	105,300	63,842	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	4,500	0	0	3,192	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
109,800	109,800	109,800	67,034	67,034	67,034	

009-660-031-00                      2024 Est. T.C.V.                      BURNS DALE A & VIANNA L  
 Property Class: 401                                           2196 S AMY DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

. SEC 13 T22N R8W LOT 31 SOUTHSHORE FARMS SUB.

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value H> RURAL LOTS 10					10000	100		10,000
115 Actual Front Feet, 0.47 Total Acres							Total Est. Land Value =	10,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	7.35	1472	0	0
D/W/P: 4in Concrete	6.49	76	94	463

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
Total Estimated Land Improvements True Cash Value =				2,838

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

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1130 SF      Floor Area = 1130 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,040		
1 Story	Siding	Crawl Space	90		
			Total:	131,105	104,884

Other Additions/Adjustments

Plumbing

Average Fixture(s)                      1                      1,230                      984

Water/Sewer

1000 Gal Septic                      1                      4,550                      3,640  
 Water Well, 50 Feet                      1                      2,585                      2,068

Porches

WCP (1 Story)                      120                      4,975                      3,980

Garages

Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)  
 Base Cost                      823                      28,616                      22,893  
 Common Wall: 1.5 Wall                      1                      -3,764                      -3,011  
 Door Opener                      2                      970                      776

Built-Ins

Appliance Allow.                      1                      1,934                      1,547

Breezeways

Frame Wall                      80                      4,796                      3,837

Totals:                      176,997                      141,598

Notes:

ECF (660 SOUTHSHORE FARMS) 0.930 => TCV:                      131,686

2024 Est. T.C.V. 009-660-031-00                      =                      144,524

Est. TCV/Total Floor Area = 127.90

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
69,500	69,500	69,500	39,181	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,800	0	0	1,959	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	

72,300

72,300

72,300

41,140

41,140

41,140









Parcel Number: 009-660-034-00

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2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
97,300	97,300	97,300	80,951	80,951	80,951



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Parcel Number: 009-660-035-00

Page: 2

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2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
82,800	82,800	82,800	50,334	50,334	50,334

009-660-036-00	2024 Est. T.C.V.	KOBOLDT BRIAN J
Property Class: 401		2199 S AMY DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 13 T22N R8W LOT 36 SOUTHSORE FARMS SUB.

Land Value Estimates for Land Table Res 8.RES 8 RURAL SUBS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value F> SITE	\$16000				16000	100		16,000
109 Actual Front Feet,	0.50	Total Acres			Total Est.		Land Value =	16,000

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

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1040 SF Floor Area = 1040 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,040		
			Total:	157,524	110,267

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,476	1,033
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Water/Sewer

1000 Gal Septic	1	4,864	3,405
Water Well, 50 Feet	1	2,686	1,880

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)  
 Base Cost 576 22,285 15,599

Built-Ins

Appliance Allow.	1	2,766	1,936
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Deck

Treated Wood	16	731	512
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Unit-in-Place Cost Items

ROOF STRUCT. (SQ FT)	80	448	318	*71% Good
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Totals: 192,780 134,950

Notes:

ECF (660 SOUTHSORE FARMS) 0.930 => TCV: 125,504

2024 Est. T.C.V. 009-660-036-00 = 141,504

Est. TCV/Total Floor Area = 136.06, Most recent sale 10/01/2001 for 90,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
68,800	68,800	68,800	38,909	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,000	0	0	1,945	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
70,800	70,800	70,800	40,854	40,854	40,854	

009-660-037-00	2024 Est. T.C.V.	DAWSON STEVEN
Property Class: 402		S AMY DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 13 T22N R8W LOT 37 SOUTHSORE FARMS SUB.

Land Value Estimates for Land Table Res 8.RES 8 RURAL SUBS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value F> SITE	\$16000				16000	100		16,000
110 Actual Front Feet, 0.51 Total Acres							Total Est. Land Value =	16,000

2024 Est. T.C.V. 009-660-037-00 = 16,000

Est. TCV/Total Floor Area = 15.38

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
8,000	8,000	8,000	3,257	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	162	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
8,000	8,000	8,000	3,419	3,419	3,419	



Parcel Number: 009-660-038-00

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2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
84,000	84,000	84,000	46,260	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	6,100	0	0	2,313	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
90,100	90,100	90,100	48,573	48,573	48,573	



009-660-039-00	2024 Est. T.C.V.	WOOD MARCIA & STAUFFER G & GETTY L
Property Class: 402		S AMY DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 13 T22N R8W N 1/2 OF LOT 39. SOUTHSORE FARMS SUB.

SPLIT 1/2 OF LOT TO 039-50 FOR 93

Land Value Estimates for Land Table Res 8.RES 8 RURAL SUBS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value H> RURAL LOTS 10					10000	100	S1/2 OF LOT	10,000
55 Actual Front Feet, 0.25 Total Acres							Total Est. Land Value =	10,000

2024 Est. T.C.V. 009-660-039-00 = 10,000

Est. TCW/Total Floor Area = 6.33

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
4,300	4,300	4,300	3,897	5.00			
2024 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses		
0	700	0	0	194	0		
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
5,000	5,000	5,000	4,091	4,091	4,091		

009-660-039-50	2024 Est. T.C.V.	DAWSON STEVEN EARL
Property Class: 402		S AMY DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 13 T22N R8W S 1/2 OF LOT 39 SOUTHSORE FARMS SUB.

SPLIT FROM 039-00 IN 92

Land Value Estimates for Land Table Res 8.RES 8 RURAL SUBS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value H> RURAL LOTS 10					10000	100	1/2 OF LOT	10,000
55 Actual Front Feet, 0.25 Total Acres							Total Est. Land Value =	10,000

2024 Est. T.C.V. 009-660-039-50 = 10,000

Est. TCW/Total Floor Area = 6.33

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
4,300	4,300	4,300	1,875	5.00			
2024 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses		
0	700	0	0	93	0		
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
5,000	5,000	5,000	1,968	1,968	1,968		



009-660-041-00	2024 Est. T.C.V.	WOOD MARCIA & STAUFFER G & GETTY L
Property Class: 402		S AMY DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 13 T22N R8W LOT 41 SOUTHSORE FARMS SUB.

Land Value Estimates for Land Table Res 8.RES 8 RURAL SUBS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value F> SITE	\$16000				16000	100		16,000
110 Actual Front Feet, 0.51 Total Acres							Total Est. Land Value =	16,000

2024 Est. T.C.V. 009-660-041-00 = 16,000

Est. TCV/Total Floor Area = 11.90

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
8,000	8,000	8,000	5,423	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	271	0		
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
8,000	8,000	8,000	5,694	5,694	5,694	

009-660-042-00	2024 Est. T.C.V.	WARCHOL MICHAEL
Property Class: 401		2073 S AMY DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 13 T22N R8W LOT 42 SOUTHSHORE FARMS SUB.

GRG U/C IN 98..75% FOR 00 COMP FOR 03

Land Value Estimates for Land Table Res 8.RES 8 RURAL SUBS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value F> SITE		\$16000			16000	100		16,000
110 Actual Front Feet,	0.51	Total Acres			Total Est. Land Value =			16,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	3.10	1050	0	0
D/W/P: 4in Ren. Conc.	8.18	480	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	2	95	1,900
Total Estimated Land Improvements True Cash Value =				1,900

Cost Est. for Res. Bldg: 1 Single Family TRI Cls C 5 Blt 1975

(11) Heating System: Forced Heat & Cool  
 Ground Area = 1118 SF Floor Area = 1690 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Slab	528		
1 Story	Siding	Basement	384		
1 Story	Siding	Crawl Space	206		
1 Story	Siding	Overhang	44		
			Total:	225,223	146,384

Other Additions/Adjustments

Exterior					
Brick Veneer		92	1,581	1,028	
Plumbing					
Average Fixture(s)		1	1,476	959	
3 Fixture Bath		1	4,646	3,020	
2 Fixture Bath		1	3,108	2,020	
Water/Sewer					
1000 Gal Septic		1	4,864	3,162	
Water Well, 50 Feet		1	2,686	1,746	
Porches					
WPP		291	5,060	3,289	
CPP		24	670	435	

Garages

Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)					
Base Cost		576	22,239	14,455	
Common Wall: 1 Wall		1	-2,512	-1,633	
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)					
Base Cost		576	24,808	16,125	

Built-Ins

Appliance Allow.		1	2,766	1,798	
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Totals: 296,615 192,788

Notes:

ECF (660 SOUTHSHORE FARMS) 0.930 =&gt; TCV: 179,293

Parcel Number: 009-660-042-00

Page: 2

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2024 Est. T.C.V. 009-660-042-00 = 197,193  
 Est. TCV/Total Floor Area = 116.68, Most recent sale 09/29/2017 for 135,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
95,800	95,800	95,800	72,987	5.00		
2024	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	2,800	0	0	3,649	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
98,600	98,600	98,600	76,636	76,636	0	















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86,800	86,800	86,800	44,784	44,784	0
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ECF (4083A GREEN KNOLL RES GROUP A) 1.800 => TCV: 304,445

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2024 Est. T.C.V. 009-670-014-08				=		347,155
Est. TCV/Total Floor Area = 147.47, Most recent sale 05/15/2008 for 0						
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
159,900	159,900	159,900	56,302	5.00		
2024	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	13,700	0	2,815	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
173,600	173,600	173,600	59,117	59,117	59,117	

















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2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
172,400	172,400	172,400	146,253	5.00		
2024 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	47,900	0	0	7,312	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
220,300	220,300	220,300	153,565	153,565	0	





Parcel Number: 009-680-003-00

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2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
425,600	425,600	425,600	326,664	326,664	326,664



Parcel Number: 009-680-004-00

Page: 2

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2024	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	8,200	45,200	0	8,200	115,354	0
2024 Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	232,600	232,600	232,600	122,698	232,600	0

009-680-005-00  
Property Class: 401  
Map #:

2024 Est. T.C.V.  
LAKE TOWNSHIP

LITTLETON ULAY W & KELLY L  
7459 W WHITE BIRCH CT  
LAKE CITY, MI 49651

. LOT 5 TOM'S BAY.

BUILT SEAWALL..EXTENDED FF

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 67' @ 3400/ 69 Actual Front Feet, 0.24 Total Acres	62.60	174.00	1.0171	1.0819	3400	100		234,215
Total Est. Land Value =								234,215

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	15	50	49
D/W/P: 4in Ren. Conc.	8.18	993	50	4,061
Total Estimated Land Improvements True Cash Value =				4,110

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C 5 Blt 1970

(11) Heating System: Forced Heat & Cool  
Ground Area = 1320 SF Floor Area = 1608 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Crawl Space	1,152		
1 Story	Siding	Slab	168		
Total:				209,729	136,310

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,476	959
3 Fixture Bath	1	4,646	3,020

Porches

WCP (1 Story)	192	7,818	5,082
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Deck

Treated Wood	90	2,423	1,575
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Garages

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

Base Cost	624	26,220	17,043
Common Wall: 1/2 Wall	1	-1,343	-873
Door Opener	2	1,093	710

Water/Sewer

Public Sewer	1	1,494	971
Water Well, 50 Feet	1	2,686	1,746

Built-Ins

Appliance Allow.	1	2,766	1,798
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Fireplaces

Exterior 1 Story	1	6,513	4,233
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Local Cost Items

SANITARY SEWER	1	0	0	*94% Good
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Totals: 265,521 172,574

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE ) 1.460 => TCV: 251,958

2024 Est. T.C.V. 009-680-005-00

= 490,283

Parcel Number: 009-680-005-00

Page: 2

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Est. TCV/Total Floor Area = 304.90, Most recent sale 09/21/2020 for 325,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
185,300	185,300	185,300	161,612	5.00		
2024 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
12,700	47,100	0	12,700	8,080	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
245,100	245,100	245,100	182,392	182,392	0	









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340,300	340,300	340,300	225,045	225,045	0
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Parcel Number: 009-680-012-00

Page: 2

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2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
194,400	194,400	194,400	103,940	103,940	0

009-680-013-00	2024 Est. T.C.V.	CHERNIK LARRY
Property Class: 402		W WHITE BIRCH AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

N'LY 40 FT OF LOT 13. TOM'S BAY.

2008 REMOVE SIZE ADJ FOR 05..CALC IS BY FF

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 67' @ 3000/FF	53.47	124.09	1.0580	0.9942	3000	100		168,727
50 Actual Front Feet, 0.16 Total Acres							Total Est. Land Value =	168,727

2024 Est. T.C.V. 009-680-013-00 = 168,727

Est. TCV/Total Floor Area = 219.70

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
34,200	34,200	34,200	28,724	5.00			
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses			
0	50,200	0	0	1,436			0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
84,400	84,400	84,400	30,160	30,160	0		



009-680-015-00  
 Property Class: 401  
 Map #:

2024 Est. T.C.V.  
 LAKE TOWNSHIP

COLLETT ROBERT & CYNTHIA  
 7359 W WHITE BIRCH AVE  
 LAKE CITY, MI 49651

. LOT 15 TOM'S BAY.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 67' @ 3000/FF	60.00	117.00	1.0280	0.9797	3000	100		181,280
60 Actual Front Feet, 0.16 Total Acres Total Est. Land Value =								181,280

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

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1236 SF Floor Area = 2426 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1.5 Story	Siding	Crawl Space	924			
1.5 Story	Siding	Slab	312			*51% Good
1 Story	Siding	Overhang	572			
			Total:	258,874	161,216	

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,476	959
3 Fixture Bath	2	9,291	6,039

Deck

Treated Wood	424	6,780	4,814	*71% Good
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Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	572	24,693	13,828	*56% Good
Common Wall: 1 Wall	1	-2,686	-1,504	

Water/Sewer

Public Sewer	1	1,494	971
Water Well, 50 Feet	1	2,686	1,746

Built-Ins

Appliance Allow.	1	2,766	1,798
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Fireplaces

Exterior 2 Story	1	8,024	5,216
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Local Cost Items

SANITARY SEWER	1	0	0	*91% Good
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Totals: 313,398 195,083

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE ) 1.460 => TCV: 284,821

2024 Est. T.C.V. 009-680-015-00 = 466,101

Est. TCV/Total Floor Area = 192.13, Most recent sale 08/20/2021 for 510,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
181,300	181,300	181,300	175,770	5.00	
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	51,800	0	8,788	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
233,100	233,100	233,100	184,558	184,558	0

009-680-016-00 2024 Est. T.C.V. FU HAI PI & JEONG WHA  
 Property Class: 401 7349 W WHITE BIRCH AVE  
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

. LOT 16 TOM'S BAY.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 67' @ 3000/FF	60.00	116.58	1.0280	0.9788	3000	100		181,117
60 Actual Front Feet, 0.16 Total Acres Total Est. Land Value =								181,117

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	160	71	748
Total Estimated Land Improvements True Cash Value =				748

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C Blt 1970

(11) Heating System: Forced Air w/ Ducts

Ground Area = 720 SF Floor Area = 1080 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	720		
			Total:	129,621	90,734

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,476	1,033
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Porches

CGEP (1 Story)	64	5,607	3,925
CCP (1 Story)	48	1,455	1,018

Deck

Treated Wood	272	5,070	3,549
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Balcony

Wood Balcony	80	3,259	2,281
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Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	384	16,858	11,801
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Water/Sewer

Public Sewer	1	1,494	1,046
Water Well, 50 Feet	1	2,686	1,880

Built-Ins

Appliance Allow.	1	2,766	1,936
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Local Cost Items

SANITARY SEWER	1	0	0
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Totals: 170,292 119,203

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE ) 1.460 => TCV: 174,036

2024 Est. T.C.V. 009-680-016-00 = 355,901

Est. TCV/Total Floor Area = 329.54

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
128,800	128,800	128,800	76,912	5.00	0	49,200	0	3,845	0
2024 Assessed			Capped	->Taxable<-					PRE/MBT

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178,000	178,000	178,000	80,757	80,757	0
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009-680-017-00  
 Property Class: 401  
 Map #:

2024 Est. T.C.V.  
 LAKE TOWNSHIP

DANN PETER M & DEBBIE L  
 7339 W WHITE BIRCH AVE  
 LAKE CITY, MI 49651

. LOT 17 TOM'S BAY.

ADD AC FOR 07 AS 1400 ADJ.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 67' @ 3000/FF	60.00	116.24	1.0280	0.9781	3000	100		180,983
60 Actual Front Feet, 0.16 Total Acres								
Total Est. Land Value =								180,983

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Dock: Light posts	42.92	192	0	0
D/W/P: 4in Concrete	6.97	160	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
BOAT LIFT	500.00	1	0	0
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C 10 Blt 1965

(11) Heating System: Forced Heat & Cool  
 Ground Area = 1720 SF Floor Area = 2400 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	448		
1.75 Story	Siding	Crawl Space	800		
1 Story	Siding	Slab	472		
1 Story	Siding	Overhang	80		
Total:				305,710	198,692

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,476	959
3 Fixture Bath	2	9,291	6,039

Porches

CCP (1 Story)	40	1,261	820
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Deck

Treated Wood	150	3,425	2,226
Treated Wood	1232	16,004	10,403

Water/Sewer

Public Sewer	1	1,494	971
Water Well, 50 Feet	1	2,686	1,746

Built-Ins

Appliance Allow.	1	2,766	1,798
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Fireplaces

Exterior 1 Story	1	6,513	4,233
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Local Cost Items

SANITARY SEWER	1	0	0
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Totals: 350,626 227,887

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE ) 1.460 => TCV: 332,715

Parcel Number: 009-680-017-00

Page: 2

2024 Est. T.C.V. 009-680-017-00	=	514,648			
Est. TCV/Total Floor Area = 214.44, Most recent sale 10/01/2020 for 490,000					
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
204,500	204,500	204,500	185,908	5.00	
2024	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	52,800	0	9,295	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
257,300	257,300	257,300	195,203	195,203	0



009-680-018-00	2024 Est. T.C.V.	SCOTT DOUGLAS J
Property Class: 401		7329 W WHITE BIRCH AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. LOT 18 TOM'S BAY.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 67' @ 3000/FF	60.00	116.00	1.0280	0.9776	3000	100		180,891
60 Actual Front Feet, 0.16 Total Acres							Total Est. Land Value =	180,891

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.18	700	50	2,863
Total Estimated Land Improvements			True Cash Value =	2,863

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C Blt 1986

(11) Heating System: Electric Baseboard  
 Ground Area = 864 SF Floor Area = 1296 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1.5 Story	Siding	Crawl Space	864			*71% Good
			Total:	152,012	107,928	

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,476	1,048
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Deck

Treated Wood	296	5,352	3,800
Treated Wood	63	2,010	1,427

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	484	22,066	15,667
Door Opener	1	547	388

Water/Sewer

Public Sewer	1	1,494	1,061
Water Well, 50 Feet	1	2,686	1,907

Built-Ins

Appliance Allow.	1	2,766	1,964
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Local Cost Items

SANITARY SEWER	1	0	0
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Totals: 190,409 135,190

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE ) 1.460 => TCV: 197,378

2024 Est. T.C.V. 009-680-018-00 = 381,132

Est. TCV/Total Floor Area = 294.08

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
139,900	139,900	139,900	78,859	5.00	
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	50,700	0	3,942	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
190,600	190,600	190,600	82,801	82,801	82,801





Parcel Number: 009-680-020-00

Page: 2

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2024	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	55,000	0	0	6,242	0
2024 Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	230,000	230,000	230,000	131,087	131,087	0

009-680-021-00	2024 Est. T.C.V.	DZIK DAVID C & LINDA
Property Class: 401		7299 W WHITE BIRCH AVE
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

. LOT 21 TOM'S BAY.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE  
\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 67' @ 3000/FF	60.07	150.00	1.0277	1.0425	3000	100		193,074
60 Actual Front Feet, 0.21 Total Acres				Total Est. Land Value =				193,074

## Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	30.57	90	50	1,375
Total Estimated Land Improvements True Cash Value =				1,375

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C Blt 1972

(11) Heating System: Forced Heat & Cool  
Ground Area = 891 SF Floor Area = 1336 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

## Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	891		
			Total:	162,294	105,492

## Other Additions/Adjustments

## Plumbing

Average Fixture(s)	1	1,476	959
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## Deck

Treated Wood	450	7,043	4,578
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## Balcony

Wood Balcony	32	1,304	848
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## Water/Sewer

Public Sewer	1	1,494	971
Water Well, 50 Feet	1	2,686	1,746

## Built-Ins

Appliance Allow.	1	2,766	1,798
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Totals: 179,063 116,392

## Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE ) 1.460 => TCV: 169,932

2024 Est. T.C.V. 009-680-021-00				=	364,381
Est. TCV/Total Floor Area = 272.74, Most recent sale 07/25/2019 for 210,000					
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
130,600	130,600	130,600	114,162	5.00	
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	51,600	0	0	5,708	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
182,200	182,200	182,200	119,870	119,870	0



Parcel Number: 009-680-022-00

Page: 2

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Est. TCV/Total Floor Area = 209.52, Most recent sale 04/02/2018 for 375,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
245,200	245,200	245,200	206,436	5.00		
2024	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	57,300	0	0	10,321	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
302,500	302,500	302,500	216,757	216,757	216,757	

009-680-023-00  
Property Class: 401  
Map #:

2024 Est. T.C.V.  
LAKE TOWNSHIP

GANN ROBERT K TRUST &  
7279 W WHITE BIRCH AVE  
LAKE CITY, MI 49651

. LOT 23 TOM'S BAY.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE  
\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 67' @ 3000/FF	60.07	161.00	1.0277	1.0611	3000	100		196,520
60 Actual Front Feet, 0.22 Total Acres								Total Est. Land Value = 196,520

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	120	50	395
D/W/P: 4in Ren. Conc.	8.18	825	50	3,374
Wood Frame	23.74	288	50	3,418
Total Estimated Land Improvements True Cash Value =				7,187

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C Blt 1972

(11) Heating System: Forced Heat & Cool  
Ground Area = 832 SF Floor Area = 1248 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	832		
Total:				152,492	99,119

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,476	959
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Porches

CCP (1 Story)	36	1,157	752
CGEP (1 Story)	65	5,668	3,684

Deck

Treated Wood	324	5,686	3,696
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Water/Sewer

Public Sewer	1	1,494	971
Water Well, 50 Feet	1	2,686	1,746

Built-Ins

Appliance Allow.	1	2,766	1,798
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Local Cost Items

SANITARY SEWER	1	0	0	*91% Good
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Totals: 173,425 112,725

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE ) 1.460 => TCV: 164,579

2024 Est. T.C.V. 009-680-023-00 = 368,286

Est. TCV/Total Floor Area = 295.10, Most recent sale 08/01/1995 for 95,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
131,800	131,800	131,800	81,045	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	52,300	0	0	4,052	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
184,100	184,100	184,100	85,097	85,097	85,097	



009-680-024-00  
 Property Class: 401  
 Map #:

2024 Est. T.C.V.  
 LAKE TOWNSHIP

ANDRASH STEPHAN & PATRICIA  
 7269 W WHITE BIRCH AVE  
 LAKE CITY, MI 49651

. LOT 24 TOM'S BAY.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 67' @ 3000/FF	60.07	166.00	1.0277	1.0692	3000	100		198,028
60 Actual Front Feet, 0.23 Total Acres								
Total Est. Land Value =								198,028

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	828	50	2,550
D/W/P: Patio Blocks	14.27	100	50	713
Total Estimated Land Improvements True Cash Value =				3,263

Cost Est. for Res. Bldg: 1 Single Family GRG Cls CD Blt 1972

(11) Heating System: No Heating/Cooling  
 Ground Area = 0 SF Floor Area = 0 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					

Garages

Class: CD Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	572	26,798	14,739
Door Opener	1	485	267

Fireplaces

Wood Stove	1	2,149	1,182
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Totals:	29,432	16,188
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Notes: FORMER GARAGE CONVERTED TO HOUSE

ECF (4082 LAKE MISSAUKEE NORTH SHORE ) 1.460 => TCV: 23,634

Cost Est. for Res. Bldg: 2 Single Family 1S Cls CD Blt 2019

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1760 SF Floor Area = 1760 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,760		
Total:				191,851	189,932

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,230	1,218
3 Fixture Bath	1	3,860	3,821

Porches

CCP (1 Story)	96	2,481	2,456
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Water/Sewer

Public Sewer	1	1,326	1,313
Water Well, 100 Feet	1	5,640	5,584

Built-Ins

Appliance Allow.	1	1,934	1,915
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Parcel Number: 009-680-024-00

Page: 2

## Local Cost Items

GENERATOR	1	1	1	*100% Good
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Totals:	208,323	206,240
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## Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE ) 1.460 => TCV: 301,110

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2024 Est. T.C.V. 009-680-024-00 = 526,035

Est. TCV/Total Floor Area = 298.88

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
208,000	208,000	208,000	164,589	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	55,000	0	0	8,229	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
263,000	263,000	263,000	172,818	172,818	172,818	



Parcel Number: 009-680-025-00

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2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
198,200	198,200	198,200	104,899	104,899	0

009-680-026-00	2024 Est. T.C.V.	WYKES FAMILY TRUST
Property Class: 401		7249 W WHITE BIRCH AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. LOT 26 TOM'S BAY.

## Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 67' @ 3000/FF	60.06	171.00	1.0277	1.0772	3000	100		199,461
60 Actual Front Feet, 0.24 Total Acres Total Est. Land Value =								199,461

## Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.97	550	0	0
D/W/P: Brick on Sand	18.02	331	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				2,500

Cost Est. for Res. Bldg: 1 Single Family 1.75S Cls C Blt 1973

(11) Heating System: Electric Baseboard  
 Ground Area = 840 SF Floor Area = 1470 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

## Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.75 Story	Siding	Crawl Space	840		
			Total:	169,393	101,635

## Other Additions/Adjustments

## Plumbing

Average Fixture(s)	1	1,476	886
2 Fixture Bath	1	3,108	1,865

## Porches

WGEP (1 Story)	182	14,240	8,544
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## Deck

Treated Wood	438	6,925	4,155
Treated Wood	72	2,140	1,284

## Balcony

Wood Balcony	60	2,444	1,466
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## Garages

Class: C Exterior: Siding Foundation: 18 Inch (Finished)

Base Cost	676	30,778	18,467
Door Opener	2	1,093	656

## Water/Sewer

Public Sewer	1	1,494	896
Water Well, 50 Feet	1	2,686	1,612

## Built-Ins

Appliance Allow.	1	2,766	1,660
Hot Tub	1	7,392	4,435

## Fireplaces

Wood Stove	1	2,551	1,531
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## Local Cost Items

SANITARY SEWER	1	0	0	*91% Good
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Totals:		248,486	149,092
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Notes:

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ECF (4082 LAKE MISSAUKEE NORTH SHORE ) 1.460 => TCV: 217,674

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2024 Est. T.C.V. 009-680-026-00					=	419,635
Est. TCV/Total Floor Area = 285.47, Most recent sale 08/04/2006 for 260,000						
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
156,000	156,000	156,000	105,925	5.00		
2024	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	53,800	0	5,296	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
209,800	209,800	209,800	111,221	111,221	0	

009-680-027-00	2024 Est. T.C.V.	ZAK FELECIA TRUST
Property Class: 401		7239 W WHITE BIRCH AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. LOT 27 TOM'S BAY.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 67' @ 3000/FF	60.06	165.00	1.0277	1.0676	3000	100		197,688
60 Actual Front Feet, 0.23 Total Acres								Total Est. Land Value = 197,688

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	572	50	1,762
Metal Prefab	18.92	64	45	545
Ad-Hoc Unit-In-Place Items				
Description	Rate	Size	% Good	Cash Value
/CI16/YARI/CHALF/04'/211	9.70	190	50	921
Total Estimated Land Improvements True Cash Value =				3,228

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1974

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1400 SF Floor Area = 1400 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,400		
Total:				157,683	102,493

Other Additions/Adjustments

Plumbing

Average Fixture(s) 1 1,230 799

Porches

WCP (1 Story)	128	5,238	3,405
WPP	72	2,298	1,494

Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	676	22,227	17,559	*79% Good
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Water/Sewer

Public Sewer	1	1,326	862
Water Well, 50 Feet	1	2,585	1,680

Built-Ins

Appliance Allow.	1	1,934	1,257
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Fireplaces

Prefab 1 Story	1	2,189	1,423
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Local Cost Items

GENERATOR	1	1	1	*100% Good
SANITARY SEWER	1	0	0	*91% Good

Totals: 196,711 130,973

Notes: 2004 ADDITION

ECF (4082 LAKE MISSAUKEE NORTH SHORE ) 1.460 => TCV: 191,221

2024 Est. T.C.V. 009-680-027-00 = 392,137

Est. TCV/Total Floor Area = 280.10, Most recent sale 10/24/2023 for 400,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
145,600	145,600	145,600	145,600	5.00	
2024	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses

Parcel Number: 009-680-027-00

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0	50,500	0	0	50,500	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
196,100	196,100	196,100	152,880	196,100	0









009-681-031-00  
 Property Class: 402  
 Map #:

2024 Est. T.C.V.  
 LAKE TOWNSHIP

COLLETT ROBERT & CYNTHIA  
 W WHITE BIRCH AVE  
 LAKE CITY, MI 49651

. SEC 2 T22N R8W LOT 31 TOM'S BAY NO 2.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE  
 \* Factors \* 100\*160.2 IRR

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
F 67' @ 300/	100.00	160.20	0.9047	1.0598	300	100		28,764
100 Actual Front Feet, 0.37 Total Acres							Total Est. Land Value =	28,764

2024 Est. T.C.V. 009-681-031-00 = 28,764

Est. TCV/Total Floor Area = 0.00, Most recent sale 08/20/2021 for 510,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
14,400	14,400	14,400	14,400	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	0		
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
14,400	14,400	14,400	15,120	14,400	0	

009-681-032-00	2024 Est. T.C.V.	DANN PETER M & DEBBIE L
Property Class: 401		W WHITE BIRCH AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 2 T22N R8W LOT 32 TOM'S BAY NO 2.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE  
\* Factors \* 100X157.28 IRR

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
F 67' @ 300/	100.00	157.28	0.9047	1.0549	300	100		28,632
100 Actual Front Feet, 0.36 Total Acres Total Est. Land Value =								28,632

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.18	351	50	1,435
Total Estimated Land Improvements True Cash Value =				1,435

Cost Est. for Res. Bldg: 1 Single Family GRG Cls C Blt 2013

(11) Heating System: No Heating/Cooling  
Ground Area = 0 SF Floor Area = 0 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Deck					
	w/Roof (Roof portion)		118	2,122	2,016
Garages					
Class: C Exterior: Pole (Unfinished)					
	Base Cost		1800	43,434	41,262
Totals:				45,556	43,278

Notes:

ECF (404 MISSAUKEE LAKE AREA BACK LOTS) 1.100 => TCv: 47,606

2024 Est. T.C.V. 009-681-032-00	=	77,673			
Est. TCv/Total Floor Area = 0.00, Most recent sale 10/01/2020 for 490,000					
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
35,000	35,000	35,000	34,491	5.00	
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,800	0	1,724	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
38,800	38,800	38,800	36,215	36,215	0

009-681-033-00	2024 Est. T.C.V.	SCOTT DOUGLAS
Property Class: 401		7328 W WHITE BIRCH AVE
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

. SEC 2 T22N R8W LOT 33 TOM'S BAY NO 2.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE  
\* Factors \* 100X154.37

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
F 67' @ 300/	100.00	154.37	0.9047	1.0500	300	100		28,499
100 Actual Front Feet, 0.35 Total Acres							Total Est. Land Value =	28,499

## Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1 Single Family GRG Cls C Blt 2003

(11) Heating System: Forced Air w/o Ducts  
Ground Area = 0 SF Floor Area = 0 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

## Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Porches					
	CCP (1 Story)		140	3,828	3,445
Garages					
Class: C Exterior: Pole (Unfinished)					
	Door Opener		1	547	492
	Base Cost		1280	30,886	27,797
Class: C Exterior: Pole (Finished)					
	Base Cost		768	26,918	24,226
	Door Opener		1	547	492
Water/Sewer					
	Public Sewer		1	1,494	1,345
	Water Well, 100 Feet		1	5,808	5,227
Fireplaces					
	Wood Stove		1	2,551	2,296
			Totals:	72,579	65,320

## Notes:

ECF (404 MISSAUKEE LAKE AREA BACK LOTS) 1.100 => TCV: 71,852

2024 Est. T.C.V. 009-681-033-00	=	101,301
Est. TCV/Total Floor Area = 0.00		
2023 Assessed	MBOR	S.E.V.
46,000	46,000	46,000
	Base for Cap	C.P.I.
	24,868	5.00
2024 New Eq. Adjustment	Loss	Additions
0	4,700	0
		Tax Adjustment
		1,243
2024 Assessed	MBOR	S.E.V.
50,700	50,700	50,700
	Capped	->Taxable<-
	26,111	26,111
		PRE/MBT
		26,111



009-681-035-00	2024 Est. T.C.V.	DZIK DAVID & LINDA
Property Class: 402		W WHITE BIRCH AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 2 T22N R8W LOT 35 TOM'S BAY NO 2.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE  
 \* Factors \* 100X149.05 IRR

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
F 67' @ 300/	115.23	149.07	0.8732	1.0409	300	100		31,420
115 Actual Front Feet, 0.39 Total Acres							Total Est. Land Value =	31,420

2024 Est. T.C.V. 009-681-035-00	=	31,420				
Est. TCV/Total Floor Area = 0.00, Most recent sale 07/27/2020 for 90,000						
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
15,700	15,700	15,700	14,859	5.00		
2024	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	742	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
15,700	15,700	15,700	15,601	15,601	0	



009-681-036-00	2024 Est. T.C.V.	ANDRASH STEPHEN &
Property Class: 402		871 N AL MOSES RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

LOT 36 EXC S 66.66 FT THOF & LOT 37 EXC N 66.66 FT THOF. TOM'S BAY NO 2.

00 SPLIT 66.66' TO 036-50 FOR 01  
 00 COMBO 33.35' FROM 037 FOR 01

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE  
 \* Factors \* 66.68 X 149 IRR

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
F 67' @ 300/	66.68	149.00	1.0012	1.0407	300	100		20,844
67 Actual Front Feet, 0.23 Total Acres							Total Est. Land Value =	20,844

2024 Est. T.C.V. 009-681-036-00 = 20,844

Est. TCV/Total Floor Area = 0.00

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
10,400	10,400	10,400	2,440	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	122	0		
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
10,400	10,400	10,400	2,562	2,562	2,562	









009-681-040-00	2024 Est. T.C.V.	BENEDICT DAVID & BENEDICT JAMES &
Property Class: 401		W WHITE BIRCH AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 2 T22N R8W LOT 40 TOM'S BAY NO 2.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE  
\* Factors \* 100X150.68 IRR

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
F 67' @ 300/	100.00	150.68	0.9047	1.0437	300	100		28,327
100 Actual Front Feet, 0.35 Total Acres Total Est. Land Value =								28,327

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	7.35	144	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	0.00	0	95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1 Single Family GRG Cls CD Blt 0

(11) Heating System: No Heating/Cooling  
Ground Area = 0 SF Floor Area = 0 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					

Garages

Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)					
Base Cost			216	11,038	8,278
Totals:				11,038	8,278

Notes:

ECF (404 MISSAUKEE LAKE AREA BACK LOTS) 1.100 => TCV: 9,106

2024 Est. T.C.V. 009-681-040-00						=	38,383
Est. TCV/Total Floor Area = 0.00							
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
18,600	18,600	18,600	3,211	5.00			
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses			
0	600	0	160	0			
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
19,200	19,200	19,200	3,371	3,371	0		

009-690-001-00	2024 Est. T.C.V.	MISSAUKEE COUNTY ROAD COMMISSION
Property Class: 402		W JAMES RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 1 & N 2 FT OF LOT 2 PLAT OF VI-MY-KA SUB.

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 \$.50/SQFT			0.12 Acres		21780	100		2,505
* denotes lines that do not contribute to the total acreage calculation.								
50 Actual Front Feet, 0.12 Total Acres								Total Est. Land Value = 2,505

2024 Est. T.C.V. 009-690-001-00	=	0			
Est. TCV/Total Floor Area = 0.00					
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
0	0	0	0	5.00	
2024	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	0	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
0	0	0	0	0	0





Parcel Number: 009-690-002-00

Page: 2

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Total Floor Area: 1,120	Base Cost New of Upper Floors =	35,560
	Reproduction/Replacement Cost =	35,560
Eff.Age:35    Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 49 /100/100/100/49.0	Total Depreciated Cost =	17,424
ECF (201A GENERAL COMMERCIAL )	1.386 => TCV of Bldg: 2 =	24,150
Replacement Cost/Floor Area= 31.75	Est. TCV/Floor Area= 21.56	

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Total Estimated True Cash Value of Commercial/Industrial Buildings = 175,895

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2024 Est. T.C.V. 009-690-002-00	=	196,459			
Est. TCV/Total Floor Area = 82.68, Most recent sale 05/21/2019 for 85,000					
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
84,500	84,500	84,500	43,332	5.00	
2024	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	13,700	0	2,166	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
98,200	98,200	98,200	45,498	45,498	0

009-690-003-00	2024 Est. T.C.V.	DONZELLI LLC
Property Class: 201		1866 S MOREY RD
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

. SEC 12 T22N R8W LOT 4 & LOT 3 EXC N 10 FT THEREOF PLAT OF VI-MY-KA SUB.  
7/2020 COMBINE WITH 690-004-00  
FORMERLY . SEC 12 T22N R8W LOT 3 EXC N 10 FT THEREOF PLAT OF VI-MY-KA SUB.

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	100.00	150.00	1.0000	0.0000	300	100*	0
COMMERCIAL	\$1.8/SQFT		0.64 Acres		78408	100		49,946
* denotes lines that do not contribute to the total acreage calculation.								
100 Actual Front Feet, 0.64 Total Acres								Total Est. Land Value = 49,946

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value		
Wood Frame	24.94	128	94	3,000		
Commercial Local Cost Land Improvements						
Description	Rate	Size	% Good	Arch	Mult	Cash Value
PAVING	0.40	16000	25	100		1,600
Total Estimated Land Improvements True Cash Value =						4,600

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1980  
Description of Occupancy: CAL 126

Costs are taken from the Medical - Office Buildings cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: D Quality: Average  
Stories: 1 Story Height: 12 Perimeter: 184  
Overall Building Height: 12

Base Rate for Upper Floors = 180.90

(10) Heating system: Package Heating & Cooling Cost/SqFt: 28.64 100%  
Adjusted Square Foot Cost for Upper Floors = 209.54

Total Floor Area: 1,920 Base Cost New of Upper Floors = 402,317  
Reproduction/Replacement Cost = 402,317  
Eff.Age:25 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 47 /100/100/100/47.0  
Total Depreciated Cost = 189,089

<<<<< Segregated Cost Computations >>>>>

Costs taken from Segregated Cost Section 1: Apartments, Clubs, Hotels

Item Description	Cost	# or Height	Stories	Cost
	Col.	Rate	SqFt	Adj.
Total Cost New = 0				

Architectural Multiplier: 1.00

Reproduction/Replacement Cost = 0  
Eff.Age:25 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 47 /100/100/100/47.0  
Total Depreciated Cost = 0

ECF (201A GENERAL COMMERCIAL ) 1.386 => TCV of Bldg: 1 = 262,077  
Replacement Cost/Floor Area= 209.54 Est. TCV/Floor Area= 136.50

Total Estimated True Cash Value of Commercial/Industrial Buildings = 262,077

2024 Est. T.C.V. 009-690-003-00 = 316,623

Est. TCV/Total Floor Area = 164.91, Most recent sale 01/03/2019 for 160,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
137,800	137,800	137,800	86,886	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	20,500	0	0	4,344	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
158,300	158,300	158,300	91,230	91,230	0	



009-690-005-00	2024 Est. T.C.V.	DYKEMA EXCAVATORS INC ETAL
Property Class: 202		S MOREY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 12 T22N R8W LOT 5. PLAT OF VI-MY-KA SUB. 17/48 DYKEMA EXCAVATORS INC,  
2017-04029, 17/48 BRANDT 2000-01485, 14/48 COOL INVESTMENT LLC 2019-02910

APPEARS TO HAVE BEEN ASSESSED BELOW MARKET..ADJ FOR 05

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 \$.50/SQFT			0.41 Acres		21780	100		8,995
* denotes lines that do not contribute to the total acreage calculation.								
120 Actual Front Feet, 0.41 Total Acres								
Total Est. Land Value =								8,995

2024 Est. T.C.V. 009-690-005-00 = 8,995

Est. TCV/Total Floor Area = 4.68, Most recent sale 02/07/2023 for 250,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
6,300	6,300	6,300	3,765	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-1,800	0	0	381	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
4,500	4,500	4,500	3,953	4,146	0	

009-690-006-00	2024 Est. T.C.V.	COOL INVESTMENT LLC
Property Class: 201		S MOREY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 12 T22N R8W LOTS 6 & 7 PLAT OV VI-MY-KA. 2022-040290 AMEND

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 \$.50/SQFT			0.83 Acres		21780	100		17,990
* denotes lines that do not contribute to the total acreage calculation.								
240 Actual Front Feet, 0.83 Total Acres								Total Est. Land Value = 17,990

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Commercial Local Cost Land Improvements				
Description	Rate	Size	% Good Arch Mult	Cash Value
PAVING	0.40	16225	88 100	5,711
Total Estimated Land Improvements True Cash Value =				5,711

2024 Est. T.C.V. 009-690-006-00	=	23,701			
Est. TCV/Total Floor Area = 12.34, Most recent sale 01/08/2008 for 0					
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
15,400	15,400	15,400	10,605	5.00	
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-3,500	0	530	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
11,900	11,900	11,900	11,135	11,135	0

009-690-008-00	2024 Est. T.C.V.	GUNNERSON MATTHEW
Property Class: 201		1980 S MOREY RD
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

. SEC 12 T22N R8W LOTS 8 & 9 PLAT OF VI-MY-KA SUB.

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 \$.50/SQFT			0.92 Acres		21780	100		20,016
* denotes lines that do not contribute to the total acreage calculation.								
267 Actual Front Feet, 0.92 Total Acres								Total Est. Land Value = 20,016

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Commercial Local Cost Land Improvements				
Description	Rate	Size	% Good Arch Mult	Cash Value
PAVING	0.40	16500	88 100	5,808
Ad-Hoc Unit-In-Place Items				
Description	Rate	Size	% Good	Cash Value
/CI16/YARI/OUTL/1LOW/FLO5	400.00		2 100	800
Total Estimated Land Improvements True Cash Value =				6,608

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1979  
Description of Occupancy: CAL 14

Costs are taken from the Office Buildings cost schedules.

<<<< Calculator Cost Computations >>>>

Class: C Quality: Average  
Stories: 1 Story Height: 14 Perimeter: 192  
Overall Building Height: 14

Base Rate for Upper Floors = 160.71

(10) Heating system: Forced Air Furnace Cost/SqFt: 21.35 100%  
Adjusted Square Foot Cost for Upper Floors = 182.06

Total Floor Area: 1,904	Base Cost New of Upper Floors =	346,642
	Reproduction/Replacement Cost =	346,642
Eff.Age:25 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 60 /100/100/100/60.0	Total Depreciated Cost =	207,985

Unit in Place Items	Rate	Quantity	Arch	%Good	Depr.Cost
UIP2 VALUT DOOR	21135.24	1	1.00	20	4,227
UIP 14 ATM ENC	41366.66	1	1.00	20	8,273

ECF (201B COMMERCIAL GROUP B) 0.850 => TCV of Bldg: 1 = 187,412  
Replacement Cost/Floor Area= 214.89 Est. TCV/Floor Area= 98.43  
95 % Completed => Est. True Cash Value 2024 = 178,042

Total Estimated True Cash Value of Commercial/Industrial Buildings = 178,042

2024 Est. T.C.V. 009-690-008-00	=	204,666
Est. TCV/Total Floor Area = 107.49, Most recent sale 05/18/2016 for 105,000		
2023 Assessed MBOR S.E.V. Base for Cap C.P.I.		
139,100 139,100 139,100	76,545	5.00
2024 New Eq. Adjustment Loss Additions Tax Adjustment Losses		
0 -36,800 0	0	3,827 0
2024 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT		
102,300 102,300 102,300	80,372	80,372 0

009-690-010-00	2024 Est. T.C.V.	BRANDT GREGORY A & JEANENE S TTEE
Property Class: 201		S MOREY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 10 PLAT OF VI-MY-KA SUB. 2022-040290 AMEND

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 \$.30/SQFT			0.26 Acres		13068	100		3,372
* denotes lines that do not contribute to the total acreage calculation.								
75 Actual Front Feet, 0.26 Total Acres								Total Est. Land Value = 3,372

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Commercial Local Cost Land Improvements				
Description	Rate	Size	% Good Arch Mult	Cash Value
PAVING	0.40	8250	88 100	2,904
Total Estimated Land Improvements True Cash Value =				2,904

2024 Est. T.C.V. 009-690-010-00	=	6,276			
Est. TCV/Total Floor Area = 3.30					
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
3,700	3,700	3,700	3,700	5.00	
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-600	0	-600	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
3,100	3,100	3,100	3,885	3,100	0





Parcel Number: 009-690-011-00

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Class: D,Pole      Quality: Average  
 Stories: 1      Story Height: 8      Perimeter: 92

Base Rate for Upper Floors = 29.54

Adjusted Square Foot Cost for Upper Floors = 29.54

Total Floor Area: 480      Base Cost New of Upper Floors = 14,179

Reproduction/Replacement Cost = 14,179

Eff.Age:40      Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 35 /100/100/100/35.0

Total Depreciated Cost = 4,963

ECF (201B COMMERCIAL GROUP B)      0.850 =&gt; TCV of Bldg: 2 = 4,218

Replacement Cost/Floor Area= 29.54      Est. TCV/Floor Area= 8.79

Total Estimated True Cash Value of Commercial/Industrial Buildings = 230,214

2024 Est. T.C.V. 009-690-011-00 = 256,225

Est. TCV/Total Floor Area = 19.59, Most recent sale 02/07/2023 for 250,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
174,000	174,000	174,000	104,373	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-45,900	0	0	23,727	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
128,100	128,100	128,100	109,591	128,100	0	



009-690-015-00	2024 Est. T.C.V.	MARTEK PATRICIA J
Property Class: 401		6146 W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 15 PLAT OF VI-MY-KA SUB.

Land Value Estimates for Land Table Res 8.RES 8 RURAL SUBS  
\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 100' @ 90/	120.00	150.00	0.9554	0.8758	90	100		9,037
120 Actual Front Feet, 0.41 Total Acres							Total Est. Land Value =	9,037

## Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	259	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1967

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 1104 SF Floor Area = 1104 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

## Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	552		
1 Story	Siding	Crawl Space	552		
			Total:	140,508	98,356

## Other Additions/Adjustments

Exterior					
Brick Veneer		104	1,644	1,151	
Plumbing					
Average Fixture(s)		1	1,230	861	
2 Fixture Bath		1	2,596	1,817	
Water/Sewer					
1000 Gal Septic		1	4,550	3,185	
Water Well, 50 Feet		1	2,585	1,809	
Deck					
Treated Wood		192	3,936	2,755	
Garages					
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost		440	16,408	11,486	
Built-Ins					
Appliance Allow.		1	1,934	1,354	
Fireplaces					
Exterior 1 Story		1	5,707	3,995	
			Totals:	181,098	126,769

## Notes:

ECF (690 VI-MI-KA SUB, JENNINGS ROAD) 0.930 =&gt; TCV: 117,895

2024 Est. T.C.V. 009-690-015-00	=	127,882
Est. TCV/Total Floor Area = 115.84		
2023 Assessed	MBOR	S.E.V.
61,100	61,100	61,100
	Base for Cap	C.P.I.
	36,839	5.00
2024	New Eq. Adjustment	Loss
0	2,800	0
	Additions	Tax Adjustment
	0	1,841
		Losses
		0

Parcel Number: 009-690-015-00

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2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
63,900	63,900	63,900	38,680	38,680	38,680

009-690-016-00	2024 Est. T.C.V.	FRIENDS MINISTRY CCDO
Property Class: 402		W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

LOTS 16 & 17. PLAT OF VI-MY-KA SUB.

Land Value Estimates for Land Table Res 8.RES 8 RURAL SUBS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 100' @ 90/	240.00	150.00	0.8034	0.8758	90	100		15,198
240 Actual Front Feet, 0.83 Total Acres							Total Est. Land Value =	15,198

2024 Est. T.C.V. 009-690-016-00 = 15,198

Est. TCV/Total Floor Area = 13.77, Most recent sale 11/18/2016 for 5,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
5,900	5,900	5,900	4,033	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	1,700	0	0	201	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
7,600	7,600	7,600	4,234	4,234	0	

009-690-018-00	2024 Est. T.C.V.	FRIENDS CHRISTIAN COMMUNITY DEVELOP
Property Class: 402		W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

LOTS 18 & 19. PLAT OF VI-MY-KA SUB.

Land Value Estimates for Land Table Res 8.RES 8 RURAL SUBS

Description	Frontage	Depth	* Factors *		LOT 18&19		Reason	Value
			Front	Depth	Rate	%Adj.		
A 100' @ 90/	159.00	150.00	0.8905	0.8758	90	100		11,160
159 Actual Front Feet, 0.55 Total Acres							Total Est. Land Value =	11,160

2024 Est. T.C.V. 009-690-018-00 = 11,160

Est. TCV/Total Floor Area = 10.11, Most recent sale 04/27/2022 for 36,960

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
4,300	4,300	4,300	4,300	5.00		
2024 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	1,300	0	0	215	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
5,600	5,600	5,600	4,515	4,515	0	



009-690-021-00 2024 Est. T.C.V. MORALES ROGELIO R & ESPERANZA C &  
 Property Class: 401 6262 W JENNINGS RD  
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 21 PLAT OF VI-MY-KA SUB.

Land Value Estimates for Land Table Res 8.RES 8 RURAL SUBS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 100' @ 90/	120.00	150.00	0.9554	0.8758	90	100		9,037
120 Actual Front Feet, 0.41 Total Acres Total Est. Land Value =								9,037

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.18	1700	0	0
D/W/P: 3.5 Concrete	6.58	130	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	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 Heat & Cool  
 Ground Area = 1357 SF Floor Area = 1357 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,357		
Total:				192,965	106,126

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,476	812
3 Fixture Bath	1	4,646	2,555

Water/Sewer

1000 Gal Septic	1	4,864	2,675
Water Well, 50 Feet	1	2,686	1,477

Porches

CCP (1 Story)	84	2,408	1,324
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Deck

Treated Wood w/Roof (Deck Portion)	240	4,670	2,568
Treated Wood w/Roof (Roof portion)	240	3,902	2,146

Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	672	22,129	12,171
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Built-Ins

Appliance Allow.	1	2,766	1,521
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Totals: 242,512 133,375

Notes:

ECF (690 VI-MI-KA SUB, JENNINGS ROAD) 0.930 => TCV: 124,039

2024 Est. T.C.V. 009-690-021-00 = 135,451

Est. TCV/Total Floor Area = 99.82, Most recent sale 08/02/2019 for 100,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
64,800	64,800	64,800	56,529	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	2,900	0	2,826	0		
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
67,700	67,700	67,700	59,355	59,355	59,355	





009-690-022-25	2024 Est. T.C.V.	FLEMING CODY J & WESCOAT NATASH L
Property Class: 402		W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 12 T22N R8W E 75 FT OF LOT 22 PLAT OF VI-MY-KA SUB.

Land Value Estimates for Land Table Res 8.RES 8 RURAL SUBS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 100' @ 90/	75.00	150.00	1.0746	0.8758	90	100		6,352
75 Actual Front Feet, 0.26 Total Acres							Total Est. Land Value =	6,352

2024 Est. T.C.V. 009-690-022-25 = 6,352

Est. TCV/Total Floor Area = 4.68, Most recent sale 07/13/2023 for 320,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
2,500	2,500	2,500	1,575	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	700	0	0	1,625	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
3,200	3,200	3,200	1,653	3,200	3,200	



009-690-024-00	2024 Est. T.C.V.	JONES PHILLIP
Property Class: 401		6366 W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 24 EXC E 20 FT THOF PLAT OF VI-MI-KA SUB.

Land Value Estimates for Land Table Res 8.RES 8 RURAL SUBS  
\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 100' @ 90/	100.00	150.00	1.0000	0.8758	90	100		7,882
100 Actual Front Feet, 0.34 Total Acres Total Est. Land Value =								7,882

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.97	1300	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	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 = 1260 SF Floor Area = 1260 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,260		
Total:				172,076	137,675

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,476	1,181
3 Fixture Bath	1	4,646	3,717

Water/Sewer

1000 Gal Septic	1	4,864	3,891
Water Well, 50 Feet	1	2,686	2,149

Porches

CCP (1 Story)	48	1,455	1,164
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Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	528	23,396	18,717
Common Wall: 1/2 Wall	1	-1,343	-1,074
Door Opener	1	547	438

Built-Ins

Appliance Allow.	1	2,766	2,213
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Totals: 212,569 170,071

Notes:

ECF (690 VI-MI-KA SUB, JENNINGS ROAD) 0.930 => TCV: 158,166

2024 Est. T.C.V. 009-690-024-00	=	168,548			
Est. TCV/Total Floor Area = 133.77, Most recent sale 11/30/2012 for 86,450					
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
80,900	80,900	80,900	47,827	5.00	
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,400	0	2,391	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
84,300	84,300	84,300	50,218	50,218	50,218

009-690-025-00 2024 Est. T.C.V. GUNNERSON MATTHEW A  
 Property Class: 401 6400 W JENNINGS RD  
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 25 PLAT OF VI-MY-KA SUB.

Land Value Estimates for Land Table Res 8.RES 8 RURAL SUBS  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 100' @ 90/ 93 Actual Front Feet, 0.32 Total Acres	93.00	150.00	1.0183	0.8758	90	100		7,464
Total Est. Land Value =								7,464

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	7.06	80	94	531
D/W/P: Asphalt Paving	3.15	2000	94	5,922
Total Estimated Land Improvements True Cash Value =				6,453

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1970  
 Description of Occupancy: CONVERTED HOUSE

Costs are taken from the Office Buildings cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: D Quality: Average  
 Stories: 1 Story Height: 8 Perimeter: 112  
 Overall Building Height: 8

Base Rate for Upper Floors = 144.75  
 Storage Basement Basement, Base Rate for Basement = 53.25  
 (Basement Fireproofing Rate = 0.00)

(10) Heating system: Forced Air Furnace Cost/SqFt: 20.39 100%  
 Bsmnt Heating system: Forced Air Furnace Cost/SqFt: 20.92  
 Adjusted Square Foot Cost for Upper Floors = 165.14  
 Adjusted Square Foot Cost for Basement = 74.17

Total Floor Area: 768	Base Cost New of Upper Floors =	126,828
Basement Area: 768	Base Cost New of Basement =	56,963
Reproduction/Replacement Cost =		183,791
Eff.Age:30	Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 51 /100/100/100/51.0	Total Depreciated Cost = 93,733

<<<<< Segregated Cost Computations >>>>>

Costs taken from Segregated Cost Section 5: Offices, Banks, Hospitals

Item Description	Cost		# or Height Storys			Cost
	Col.	Rate	SqFt	Adj.	Adj.	
(39) Miscellaneous Canopies & Marquees: Wood Frame	1 Up	34.39	94	1.000	1.000	3,233
Total Cost of Lump-Sum Items =						3,233
Total Cost New =						3,233

Architectural Multiplier: 1.00

Reproduction/Replacement Cost =		3,233
Eff.Age:30	Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 51 /100/100/100/51.0	Total Depreciated Cost = 1,649

ECF (201B COMMERCIAL GROUP B) 0.850 => TCV of Bldg: 1 = 81,075  
 Replacement Cost/Floor Area= 243.52 Est. TCV/Floor Area= 105.57

Cost Estimates for Commercial/Industrial Building/Section: 2 Built 1970

Costs are taken from the Garages - Residential (Detached) cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: D,Siding Quality: Average  
 Stories: 1 Story Height: 8 Perimeter: 0

Parcel Number: 009-690-025-00

Page: 2

Overall Building Height: 8

Base Rate for Upper Floors = 48.38

Adjusted Square Foot Cost for Upper Floors = 48.38

Total Floor Area: 410 Base Cost New of Upper Floors = 19,836

Reproduction/Replacement Cost = 19,836

Eff.Age:30 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 47 /100/100/100/47.0

Total Depreciated Cost = 9,323

ECF (201B COMMERCIAL GROUP B) 0.850 =&gt; TCV of Bldg: 2 = 7,924

Replacement Cost/Floor Area= 48.38 Est. TCV/Floor Area= 19.33

Total Estimated True Cash Value of Commercial/Industrial Buildings = 88,999

2024 Est. T.C.V. 009-690-025-00 = 102,916

Est. TCV/Total Floor Area = 87.37, Most recent sale 08/01/1995 for 37,900

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
55,300	55,300	55,300	36,106	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-3,800	0	0	1,805	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
51,500	51,500	51,500	37,911	37,911	0	

009-690-026-00	2024 Est. T.C.V.	DONNELLY WILLIAM J JR & FAYE TRUST
Property Class: 402		W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 26 PLAT OF VI-MI-KA SUB.

PCL USED AS ACCESS TO HOME BEHIND SUB  
 PERMANENT EASEMENT OVER AND ACROSS LOT 26 SHOWN IN BOOK OF SURVEY S-1 PAGES  
 136-138

Land Value Estimates for Land Table Res 8.RES 8 RURAL SUBS

		* Factors *		66'X150' 66' EASEMENT		
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
RATE TABLE INFERIOR			0.23 Acres		1200 100	272
			0.23 Total Acres		Total Est. Land Value =	272

2024 Est. T.C.V. 009-690-026-00 = 272

Est. TCV/Total Floor Area = 0.23

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
100	100	100	100	5.00		
2024 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
100	100	100	105	100	0	







Totals: 247,648 149,607

Notes:

ECF (690 VI-MI-KA SUB, JENNINGS ROAD) 0.930 => TCV: 139,135

2024 Est. T.C.V. 009-690-028-00 = 154,768

Est. TCV/Total Floor Area = 161.22, Most recent sale 01/29/2016 for 106,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
73,800	73,800	73,800	60,966	5.00	
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	3,600	0	0	3,048	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
77,400	77,400	77,400	64,014	64,014	64,014



Parcel Number: 009-690-029-00

Page: 2

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0	3,900	0	0	2,466	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
88,700	88,700	88,700	51,790	51,790	0

009-690-030-00	2024 Est. T.C.V.	HOFFMAN DIANNE L
Property Class: 402		W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 13 T22N R8W LOT 30 PLAT OF VI-MY-KA SUB.

Land Value Estimates for Land Table Res 8.RES 8 RURAL SUBS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 100' @ 90/	120.00	297.00	0.9554	1.0389	90	100		10,720
120 Actual Front Feet, 0.82 Total Acres							Total Est. Land Value =	10,720

2024 Est. T.C.V. 009-690-030-00 = 10,720

Est. TCV/Total Floor Area = 8.12

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
4,200	4,200	4,200	4,200	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	1,200	0	0	210	0	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
5,400	5,400	5,400	4,410	4,410	0	0





009-690-032-00	2024 Est. T.C.V.	CRAWFORD JEANNIE
Property Class: 401		6401 W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 13 T22N R8W LOT 32 PLAT OF VI-MY-KA SUB.

## Land Value Estimates for Land Table Res 8.RES 8 RURAL SUBS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 100' @ 90/	120.00	297.00	0.9554	1.0389	90	100		10,720
120 Actual Front Feet, 0.82 Total Acres							Total Est. Land Value =	10,720

## Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	578	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	2	95	1,900
Total Estimated Land Improvements True Cash Value =				1,900

Cost Est. for Res. Bldg: 1 Single Family BI Cls CD Blt 1977

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1424 SF Floor Area = 2278 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

## Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Bi-Level	Siding	Bi-Lev. 60%	1,424		
			Total:	216,059	151,241

## Other Additions/Adjustments

## Exterior

Brick Veneer 648 10,245 7,171

## Plumbing

Average Fixture(s) 1 1,230 861  
3 Fixture Bath 2 7,720 5,404

## Water/Sewer

1000 Gal Septic 1 4,550 3,185  
Water Well, 100 Feet 1 5,640 3,948

## Porches

CCP (1 Story) 60 1,630 1,141

## Deck

Treated Wood 120 2,880 2,016

## Garages

Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost 576 22,239 15,567  
Common Wall: 1 Wall 1 -2,512 -1,758

Class: CD Exterior: Pole (Unfinished)

Base Cost 864 19,967 13,977

## Built-Ins

Appliance Allow. 1 1,934 1,354

## Fireplaces

Interior 1 Story 1 4,700 3,290

Totals: 296,282 207,397

## Notes:

ECF (690 VI-MI-KA SUB, JENNINGS ROAD) 0.930 =&gt; TCV: 192,879



Parcel Number: 009-690-032-00

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Est. TCV/Total Floor Area = 90.21, Most recent sale 09/30/2015 for 134,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
98,600	98,600	98,600	74,285	5.00		
2024 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	4,100	0	0	3,714	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
102,700	102,700	102,700	77,999	77,999	77,999	

009-690-033-00	2024 Est. T.C.V.	VANDERWEIDE STEPHEN & DEBRA
Property Class: 402		W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 13 T22N R8W LOT 33 PLAT OF VI-MY-KA SUB.

Land Value Estimates for Land Table Res 8.RES 8 RURAL SUBS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 100' @ 90/	66.00	297.00	1.1095	1.0389	90	100		6,846
66 Actual Front Feet, 0.45 Total Acres							Total Est. Land Value =	6,846

2024 Est. T.C.V. 009-690-033-00 = 6,846

Est. TCV/Total Floor Area = 3.01, Most recent sale 09/01/1998 for 19,000

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
2,700	2,700	2,700	1,694	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	700	0	84	0		
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
3,400	3,400	3,400	1,778	1,778	0	



009-690-035-00	2024 Est. T.C.V.	MANSFIELD ROBERT
Property Class: 401		6445 W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 13 T22N R8W LOT 35 & E 20 FT OF LOT 36 PLAT OF VI-MY-KA SUB.

Land Value Estimates for Land Table Res 8.RES 8 RURAL SUBS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 100' @ 90/	140.00	297.00	0.9193	1.0389	90	100		12,034
140 Actual Front Feet, 0.95 Total Acres Total Est. Land Value =								12,034

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Solid, 6 ft.	30.88	192	0	0
D/W/P: 3.5 Concrete	6.58	200	0	0
D/W/P: 4in Ren. Conc.	8.18	144	0	0
D/W/P: 4in Ren. Conc.	8.18	160	0	0
D/W/P: 4in Ren. Conc.	8.18	1200	100	9,816
Wood Frame	24.99	192	50	2,399

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				14,715

Cost Est. for Res. Bldg: 1 Single Family 2S Cls C Blt 1970

(11) Heating System: Forced Heat & Cool  
 Ground Area = 1008 SF Floor Area = 2016 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Bi-Level	Siding	Bi-Lev.100%	1,008		
Total:				198,645	119,187

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,476	886
2 Fixture Bath	1	3,108	1,865

Water/Sewer

1000 Gal Septic	1	4,864	2,918
Water Well, 100 Feet	1	5,808	3,485

Porches

CCP (2 Story)	168	5,505	3,303
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Deck

Treated Wood	195	4,068	2,441
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Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	720	35,100	21,060
Common Wall: 1 Wall	1	-2,686	-1,612
Door Opener	1	547	328

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

Door Opener	2	1,093	656
Base Cost	1600	69,184	41,510

Built-Ins

Appliance Allow.	1	2,766	1,660
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Fireplaces

Exterior 2 Story	1	8,024	4,814
Wood Stove	1	2,551	1,531

Totals: 340,053 204,032

Parcel Number: 009-690-035-00

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## Notes:

ECF (690 VI-MI-KA SUB, JENNINGS ROAD) 0.930 => TCV: 189,750

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2024 Est. T.C.V. 009-690-035-00	=	216,499				
Est. TCV/Total Floor Area = 107.39, Most recent sale 06/21/2012 for 71,000						
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
103,500	103,500	103,500	61,273	5.00		
2024	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	4,700	0	0	3,063	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
108,200	108,200	108,200	64,336	64,336	64,336	



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ECF (690 VI-MI-KA SUB, JENNINGS ROAD) 0.930 => TCV: 352,153

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2024 Est. T.C.V. 009-690-037-00					=	381,551
Est. TCV/Total Floor Area = 170.03, Most recent sale 08/07/2020 for 342,000						
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
183,100	183,100	183,100	169,855	5.00		
2024	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	7,700	0	8,492	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
190,800	190,800	190,800	178,347	178,347	178,347	

009-700-001-00	2024 Est. T.C.V.	JORAE KEVIN & AMY
Property Class: 402		BAYBERRY LN
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SECS 9 & 10 T22N R8W LOT 1 WILDWOOD ESTATES.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

Description	Frontage	Depth	* Factors *		EFF - IRRGULAR SHAPE		Value	
			Front	Depth	Rate	%Adj.		Reason
GROUP A 1200/	20.00	182.57	0.8612	1.1624	1200	100	24,025	
BACKLOTS 150/	70.91	182.57	0.8612	1.1624	150	100	10,648	
91 Actual Front Feet, 0.38 Total Acres							Total Est. Land Value =	34,672

2024 Est. T.C.V. 009-700-001-00	=	34,672			
Est. TCV/Total Floor Area = 15.45, Most recent sale 12/28/2021 for 399,900					
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
13,800	13,800	13,800	10,500	5.00	
2024	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	3,500	0	525	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
17,300	17,300	17,300	11,025	11,025	11,025



009-700-002-00	2024 Est. T.C.V.	WEBER RONALD J & PATRICIA A
Property Class: 402		S BAYBERRY LN
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

. SECS 9 & 10 T22N R8W LOT 2 WILDWOOD ESTATES.

FRONTS FLOOD PLAIN

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

Description	Frontage	Depth	* Factors *		Rate	%Adj.	Reason	FLOOD PLAIN AREA AT LAKE
			Front	Depth				Value
BACKLOTS 150/	205.51	93.69	0.6940	0.9838	150	100		21,048
GROUP A 1200/	10.00	210.96	0.6940	1.2052	1200	100		10,037
216 Actual Front Feet,	0.49	Total Acres			Total Est.	Land Value =		31,086

2024 Est. T.C.V. 009-700-002-00 = 31,086

Est. TCV/Total Floor Area = 13.85, Most recent sale 01/09/2007 for 60,800

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
12,400	12,400	12,400	8,134	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	3,100	0	406	0		
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
15,500	15,500	15,500	8,540	8,540	8,540	

009-700-003-00                                      2024 Est. T.C.V.                                      WEBER RONALD J & PATRICIA A  
 Property Class: 401                                                                                                                1390 S BAYBERRY LN  
 Map #:                                      LAKE TOWNSHIP                                      LAKE CITY, MI 49651

. SECS 9 & 10 T22N R8W LOT 3 WILDWOOD ESTATES.

FRONTS FLOOD PLAIN

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1200/ 70 Actual Front Feet, 0.69	70.00	429.38	0.9193	1.4395	1200	100		111,162
Total Est. Land Value =								111,162

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	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 = 1841 SF    Floor Area = 2762 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=84/100/100/100/84

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	1,841		
			Total:	367,337	308,552

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade                                      1                                      2,560                                      2,150

Plumbing

Average Fixture(s)	1	1,476	1,240
3 Fixture Bath	1	4,646	3,903
2 Fixture Bath	2	6,217	5,222

Porches

CCP (1 Story)	124	3,426	2,878
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Deck

Treated Wood	380	6,312	5,302
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Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	576	29,854	25,077
Common Wall: 1 Wall	1	-2,686	-2,256
Door Opener	2	1,093	918

Water/Sewer

Public Sewer	1	1,494	1,255
Water Well, 100 Feet	1	5,808	4,879

Built-Ins

Appliance Allow.	1	2,766	2,323
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Totals:                                      430,303                                      361,443

Notes:

ECF (4087 SAPPHIRE LAKE) 1.460 => TCY:                                      527,707

2024 Est. T.C.V. 009-700-003-00                                      =                                      641,244

Est. TCY/Total Floor Area = 232.17

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
300,000	300,000	300,000	141,755	5.00

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2024	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	20,600	0	0	7,087	0
2024	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	320,600	320,600	320,600	148,842	148,842	148,842

009-700-004-00	2024 Est. T.C.V.	MISHIER THAIS TRUST
Property Class: 401		1394 S BAYBERRY LN
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SECS 9 &amp; 10 T22N R8W LOTS 4 &amp; 5. WILDWOOD ESTATES.

ADD SEWER FOR 05

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1200/	120.00	399.30	0.8034	1.4136	1200	100	LOT 4	163,544
120 Actual Front Feet, 1.10 Total Acres							Total Est. Land Value =	163,544

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	3.10	3100	50	4,805
Total Estimated Land Improvements True Cash Value =				4,805

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C 5 Blt 1989

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1232 SF Floor Area = 1848 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	1,232		
			Total:	239,882	155,904

Other Additions/Adjustments

Recreation Room	924	17,861	11,610
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Plumbing

Average Fixture(s)	1	1,476	959
3 Fixture Bath	1	4,646	3,020

Porches

WCP (1 Story)	352	11,524	7,491
WCP (1 Story)	352	11,524	7,491

Deck

Treated Wood	528	7,830	5,089
Treated Wood	40	1,598	1,039
Treated Wood	96	2,505	1,628

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	708	25,856	16,806
Storage Over Garage	468	6,430	4,179

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	576	22,285	14,485
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Water/Sewer

Public Sewer	1	1,494	971
Water Well, 100 Feet	1	5,808	3,775

Built-Ins

Appliance Allow.	1	2,766	1,798
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Fireplaces

Exterior 2 Story	1	8,024	5,216
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Local Cost Items

SANITARY SEWER	1	0	0	*94% Good
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Solar Room	160	18,146	11,795
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Totals: 389,655 253,256

Notes:

ECF (4087 SAPPHIRE LAKE) 1.460 => TCV: 369,754

2024 Est. T.C.V. 009-700-004-00 = 538,103

Est. TCV/Total Floor Area = 291.18

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
244,100	244,100	244,100	173,530	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	25,000	0	0	8,676	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
269,100	269,100	269,100	182,206	182,206	182,206	

009-700-006-00	2024 Est. T.C.V.	MASTERS MARK D & JOY RENEE
Property Class: 401		1424 S BAYBERRY LN
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SECS 9 &amp; 10 T22N R8W LOTS 6 &amp; 7 WILDWOOD ESTATES.

## Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1200/	65.00	318.32	0.7875	1.3357	1200	100	LOT 6	82,048
GROUP A 1200/	65.00	318.32	0.7875	1.3357	1200	100	LOT 7	82,048
130 Actual Front Feet, 0.95 Total Acres								Total Est. Land Value = 164,096

## Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	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 1996

(11) Heating System: Forced Heat & Cool  
 Ground Area = 1380 SF Floor Area = 2070 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

## Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	1,380		
			Total:	246,950	172,832

## Other Additions/Adjustments

Recreation Room	308	5,954	4,168
Basement, Outside Entrance, Below Grade	1	2,560	1,792

## Plumbing

Average Fixture(s)	1	1,476	1,033
3 Fixture Bath	2	9,291	6,504
2 Fixture Bath	1	3,108	2,176

## Porches

WCP (1 Story)	368	12,041	8,429
WGEP (1 Story)	144	12,210	8,547
WPP	448	7,522	5,265

## Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	768	36,710	25,697
Storage Over Garage	384	5,276	3,693

## Water/Sewer

Public Sewer	1	1,494	1,046
Water Well, 100 Feet	1	5,808	4,066

## Built-Ins

Appliance Allow.	1	2,766	1,936
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## Fireplaces

Prefab 1 Story	1	2,592	1,814
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## Local Cost Items

SANITARY SEWER	1	0	0	*86% Good
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Totals:		355,758	248,998
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Notes:

ECF (4087 SAPPHIRE LAKE) 1.460 =&gt; TCV: 363,537

Parcel Number: 009-700-006-00

Page: 2

2024 Est. T.C.V. 009-700-006-00						=	530,008
Est. TCV/Total Floor Area = 256.04, Most recent sale 08/19/2016 for 255,000							
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
239,700	239,700	239,700	149,191	5.00			
2024	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	25,300	0	0	7,459	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
265,000	265,000	265,000	156,650	156,650	0		

009-700-009-00                      2024 Est. T.C.V.                      SUTTON HELEN L TR  
 Property Class: 401                                           1458 S BAYBERRY LN  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

SECS 9 & 10 T22N R8W LOTS 8 & 9. WILDWOOD ESTATES.

NEW IN 93..SITS ON LOTS 8&9  
 ADD SEWER FOR 05

01 COMBO W/008-00 FOR 02

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1200/	65.00	349.17	0.7842	1.3670	1200	100	LOT 8	83,609
GROUP A 1200/	67.24	349.17	0.7842	1.3670	1200	100	LOT 9	86,491
132 Actual Front Feet, 1.06 Total Acres                      Total Est. Land Value =								170,100

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	256	84	1,415
Total Estimated Land Improvements True Cash Value =				1,415

Cost Est. for Res. Bldg: 1 Single Family 1.25S                      Cls C                      Blt 1993

(11) Heating System: Electric Baseboard  
 Ground Area = 1120 SF    Floor Area = 1400 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Basement	1,120		
			Total:	188,433	131,904

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,476	1,033
3 Fixture Bath	3	13,937	9,756

Porches

WGEP (1 Story)	224	16,395	11,476
WCP (1 Story)	296	9,789	6,852

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)				
Base Cost	576	22,285	19,611	*88% Good
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)				
Base Cost	768	27,348	22,972	*84% Good

Water/Sewer

Public Sewer	1	1,494	1,046
Water Well, 100 Feet	1	5,808	4,066

Built-Ins

Appliance Allow.	1	2,766	1,936
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Local Cost Items

SANITARY SEWER	1	0	0	*94% Good
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Totals:                      289,731                      210,652

Notes:

ECF (4087 SAPPHIRE LAKE) 1.460 => TCY:                      307,551

2024 Est. T.C.V. 009-700-009-00                      =                      479,066

Est. TCY/Total Floor Area = 342.19

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
231,500	231,500	231,500	130,995	5.00



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2024	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	8,000	0	0	6,549	0
2024	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	239,500	239,500	239,500	137,544	137,544	137,544

009-700-010-00	2024 Est. T.C.V.	PREE CORINNE A
Property Class: 401		1470 S BAYBERRY LN
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SECS 9 &amp; 10 T22N R8W LOT 10 WILDWOOD ESTATES.

ADD SEWER FOR 05

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1200/	66.31	369.90	0.9319	1.3868	1200	100		102,828
49 Actual Front Feet, 0.64 Total Acres							Total Est. Land Value =	102,828

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	3.10	2150	71	4,732
Total Estimated Land Improvements True Cash Value =				4,732

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C 5 Blt 1975

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1040 SF Floor Area = 1200 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	720		
1.5 Story	Siding	Crawl Space	320		
			Total:	158,773	111,160

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,476	1,033
3 Fixture Bath	1	4,646	3,252

Porches

WPP	380	6,392	4,474
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Deck

Pine w/Roof (Deck Portion)	48	1,383	968
Pine w/Roof (Roof portion)	48	955	668
Treated Wood	136	3,218	2,253

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	432	18,235	12,764
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Water/Sewer

Public Sewer	1	1,494	1,046
Water Well, 50 Feet	1	2,686	1,880

Built-Ins

Appliance Allow.	1	2,766	1,936
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Fireplaces

Exterior 1 Story	1	6,513	4,559
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Local Cost Items

SANITARY SEWER	1	0	0	*94% Good
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Totals:		208,537	145,993
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Notes:

ECF (4087 SAPPHIRE LAKE) 1.460 =&gt; TCV: 213,150

2024 Est. T.C.V. 009-700-010-00	=	320,710
Est. TCV/Total Floor Area = 267.26, Most recent sale 05/01/1998 for 135,000		

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2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
144,600	144,600	144,600	70,187	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	15,800	0	0	3,509	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
160,400	160,400	160,400	73,696	73,696	73,696	

009-700-011-00	2024 Est. T.C.V.	PREE CORINNE A
Property Class: 402		S BAYBERRY LN
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SECS 9 & 10 T22N R8W N 1/2 OF LOT 11 WILDWOOD ESTATES.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
							1/2 LOT 11	
							* Factors *	
GROUP A 1200/	17.50	281.46	1.1137	1.2953	1200	100		30,293
BACKLOTS 150/	15.00	281.46	1.1137	1.2953	150	100		3,246
33 Actual Front Feet, 0.21 Total Acres								
Total Est. Land Value =								33,539

2024 Est. T.C.V. 009-700-011-00 = 33,539

Est. TCV/Total Floor Area = 27.95

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
13,300	13,300	13,300	5,205	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	3,500	0	0	260	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
16,800	16,800	16,800	5,465	5,465	5,465	

009-700-012-00	2024 Est. T.C.V.	KOETS GARY MILTON & MURRAY MOLLY T
Property Class: 401		1494 S BAYBERRY LN
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SECS 9 & 10 T22N R8W LOT 12 WILDWOOD ESTATES. FULLY ASSESSED WITH ADJACENT LOTS 13 & S/12 LOT 11: PIN 700-011-50 . SECS 9 & 10 T22N R8W S 1/2 OF LOT 11 WILDWOOD ESTATES. AND PIN 009-700-013-00 . SECS 9 & 10 T22N R8W LOT 13 WILDWOOD ESTATES.

ADD SEWER FOR 05

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

			* Factors *				LOT 12, 13 & 1/2 OF 11		
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
GROUP A 1200/	32.50	233.07	0.7139	1.2356	1200	100		34,401	
GROUP A 1200/	70.00	233.07	0.7139	1.2356	1200	100		74,095	
GROUP A 1200/	90.00	233.07	0.7139	1.2356	1200	100	LOT 13	95,265	
193 Actual Front Feet, 1.03 Total Acres					Total Est. Land Value =			203,761	

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	2	95	4,750
Total Estimated Land Improvements True Cash Value =				4,750

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C Blt 1975

(11) Heating System: Electric Baseboard  
 Ground Area = 840 SF Floor Area = 1260 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	840		
			Total:	148,202	96,331

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,476	959
3 Fixture Bath	1	4,646	3,020

Deck

Treated Wood	380	6,312	4,103
Treated Wood	168	3,693	2,400

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	672	27,660	17,979
Storage Over Garage	336	4,617	3,001
Door Opener	2	1,093	710

Water/Sewer

Public Sewer	1	1,494	971
Water Well, 50 Feet	1	2,686	1,746

Built-Ins

Appliance Allow.	1	2,766	1,798
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Fireplaces

Prefab 1 Story	1	2,592	1,685
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Local Cost Items

SANITARY SEWER	1	0	0	*94% Good
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Totals: 207,237 134,703

Notes:

Parcel Number: 009-700-012-00

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ECF (4087 SAPPHIRE LAKE) 1.460 =&gt; TCV: 196,667

2024 Est. T.C.V. 009-700-012-00	=	405,178			
Est. TCV/Total Floor Area = 321.57, Most recent sale 10/06/2011 for 175,000					
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
176,900	176,900	176,900	86,704	5.00	
2024	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	25,700	0	4,335	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
202,600	202,600	202,600	91,039	91,039	91,039

009-700-014-00                                2024 Est. T.C.V.                                SHAW SUSAN B TRUST  
 Property Class: 401                                BAYBERRY LN  
 Map #:                                LAKE TOWNSHIP                                LAKE CITY, MI 49651

. SECS 9 & 10 T22N R8W LOTS 14 & 16 WILDWOOD ESTATES.

GRG ON LOT 16

Land Value Estimates for Land Table 4087.4087 SAPPHERE LAKE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BACKLOTS 150/	52.00	545.34	0.9135	1.5282	150	100		10,889
GROUP A 1200/	19.80	308.00	0.9135	1.3248	1200	100		28,754
72 Actual Front Feet, 0.79 Total Acres                                Total Est. Land Value =								39,642

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.18	48	94	369
Total Estimated Land Improvements True Cash Value =				369

Cost Est. for Res. Bldg: 1 Single Family GRG                                Cls C                                Blt 2018

(11) Heating System: No Heating/Cooling  
 Ground Area = 0 SF                                Floor Area = 0 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=94/100/100/100/94

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Storage Over Garage	576	7,914	7,439
Base Cost	1296	46,034	43,272
Totals:	53,948	50,711	

Notes:

ECF (4087 SAPPHERE LAKE) 1.460 => TCV:                                74,038

2024 Est. T.C.V. 009-700-014-00                                =                                114,049

Est. TCV/Total Floor Area = 0.00

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
52,000	52,000	52,000	30,021	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	5,000	0	0	1,501	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
57,000	57,000	57,000	31,522	31,522	0	

009-700-015-00                      2024 Est. T.C.V.                      BOWLIN TRUST  
 Property Class: 401                      BAYBERRY LN  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

2016-02996 BEGINNING AT THE NORTHERLY MOST CORNER BETWEEN LOTS 16 AND 17 IN THE PLAT OF WILDWOOD ESTATES; THENCE S14 DEG.48'58"W 90 FEET; THENCE S63 DEG.54'32"E TO THE EASTERLY BOUNDARY OF LOT 17; THENCE NORTHERLY ALONG SAID BOUNDARY TO THE NORTHEASTERLY MOST CORNER OF SAID LOT 17; THENCE N63 DEG. 54'23"W TO THE POINT OF BEGINNING. ALSO THE EASTERLY YL OF LOT 15 (THE EASTERLY YL OF LOT 15 BEING 15.295 FEET ON THE ROAD SIDE AND 26.7 FEET ON THE LAKE SIDE) IN THE PLAT OF WILDWOOD ESTATES. INCLUDING AN EASEMENT OF RIGHT OF WAY AS THE SAME IS RECORDED IN BOOK OF SURVEYS S-1, PAGES 45 AND 46; AND EASEMENT OF RIGHT OF WAY AS SAME IS RECORDED IN LIBER 214, PAGES 552,553, AND 554, MISSAUKEE COUNTY RECORDS. FORMERLY ABV AS: SECS 9 & 10 T22N R8W E'LY 1/2 OF LOT 15 & BEG AT N'LY MOST COR OF LOT 17 S 14 DEG 48'58"W 90 FT, S 63 DEG 54'32"E TO E'LY LINE LOT 17 TH N'LY ALONG E LINE LOT 17 TO NE COR LOT 17, N 63 DEG 54'32"W TO POB. WILDWOOD ESTATES.

INC 1/2 LOT 17 ACROSS RD  
 SPLIT 50/50 TO 015-50 FOR 96

SECS 9 & 10 T22N R8W LOTS 15, 20, 21, 22 WILDWOOD ESTATES.  
 FOR 2014 COMBINED LOTS, FORMERLY . SECS 9 & 10 T22N R8W LOT 15 WILDWOOD ESTATES.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1200/	25.30	137.77	0.8115	1.0834	1200	100		26,686
BACKLOTS 150/	90.00	193.60	0.8115	1.1796	150	100		12,923
115 Actual Front Feet, 0.48 Total Acres      Total Est. Land Value =								39,609

Cost Est. for Res. Bldg: 1 Single Family GRG                      Cls CD                      Blt 1997

(11) Heating System: No Heating/Cooling  
 Ground Area = 0 SF      Floor Area = 0 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					

Garages

Class: CD Exterior: Pole (Unfinished)

Base Cost	1008	22,620	18,096
<b>Totals:</b>		<b>22,620</b>	<b>18,096</b>

Notes:

ECF (4087 SAPPHIRE LAKE) 1.460 => TCV:                      26,420

2024 Est. T.C.V. 009-700-015-00				=	66,029	
Est. TCV/Total Floor Area = 0.00						
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
28,300	28,300	28,300	16,166	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	4,700	0	0	808	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
33,000	33,000	33,000	16,974	16,974	0	





009-700-018-00	2024 Est. T.C.V.	BRIGGS MICHAEL F & VICTORIA B
Property Class: 401		1473 S BAYBERRY LN
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

. SECS 9 & 10 T22N R8W LOT 18 WILDWOOD ESTATES.

ADD SEWER FOR 05

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1200/	70.00	155.57	0.9193	1.1168	1200	100	EAST SIDE	86,244
70 Actual Front Feet, 0.25 Total Acres							Total Est. Land Value =	86,244

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	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 = 1079 SF Floor Area = 1888 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.75 Story	Siding	Crawl Space	1,079		
Total:				220,037	176,031

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,476	1,181
2 Fixture Bath	1	3,108	2,486

Porches

WPP	607	10,143	8,114
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Deck

Treated Wood	141	3,294	2,635
Treated Wood	60	1,958	1,566

Water/Sewer

Public Sewer	1	1,494	1,195
Water Well, 50 Feet	1	2,686	2,149

Built-Ins

Appliance Allow.	1	2,766	2,213
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Fireplaces

Prefab 2 Story	1	3,169	2,535
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Local Cost Items

SANITARY SEWER	1	0	0	*94% Good
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Totals: 250,131 200,105

Notes:

ECF (4087 SAPPHIRE LAKE) 1.460 => TCV: 292,153

2024 Est. T.C.V. 009-700-018-00 = 380,822

Est. TCV/Total Floor Area = 201.71

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	2024 New Eq. Adjustment	Losses
174,800	174,800	174,800	94,150	5.00	0	0
					15,600	0
				0	4,707	0

Parcel Number: 009-700-018-00

Page: 2

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2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
190,400	190,400	190,400	98,857	98,857	0



009-700-020-00	2024 Est. T.C.V.	BOWLIN TRUST
Property Class: 401		1445 S BAYBERRY LN
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

2016-02996 LOT 20 AND THE S'LY 1/2 LOT 21 (THE SOUTHERLY 1/2 OF LOT 21 BEING 42 FEET ON THE LAKE SIDE AND 38 FEET ON THE ROAD SIDE) IN THE PLAT OF WILDWOOD ESTATES.

FOMERLY ABV AS SECS 9 & 10 T22N R8W LOTS 20 & S'LY 1/2 OF LOT 21 WILDWOOD ESTATES.

2013, FOMERLY ASSESSED AS. SECS 9 & 10 T22N R8W LOT 20 WILDWOOD ESTATES.

ADD SEWER FOR 05 ADD GAZEBO FOR 07.

2014 COMBINED FOR ASSESSMENT 9 & 10 T22N R8W LOTS 20, 21, 22 & E'LY 1/2 OF LOT 15 & BEG AT N'LY MOST COR OF LOT 17 S 14 DEG 48'58"W 90 FT, S 63 DEG 54'32"E TO E'LY LINE LOT 17 TH N'LY ALONG E LINE LOT 17 TO NE COR LOT 17, N 63 DEG 54'32"W TO POB. WILDWOOD ESTATES.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1200/	108.00	169.40	0.8249	1.1408	1200	100	EAST SIDE	121,961
108 Actual Front Feet, 0.42 Total Acres							Total Est. Land Value =	121,961

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	28.00	120	50	1,680
Total Estimated Land Improvements			True Cash Value =	1,680

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C 5 Blt 1985

(11) Heating System: Forced Heat & Cool

Ground Area = 2080 SF Floor Area = 2080 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,040		
1 Story	Siding	Basement	1,040		
			Total:	308,071	246,478

Other Additions/Adjustments

Recreation Room	2080	40,206	30,154
Basement, Outside Entrance, Below Grade	1	2,560	2,048
Basement, Outside Entrance, Above Grade	1	1,870	1,496

Plumbing

Average Fixture(s)	1	1,476	1,181
3 Fixture Bath	1	4,646	3,717

Porches

WCP (1 Story)	48	3,013	2,410
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Deck

Treated Wood	280	5,169	4,135
Treated Wood	392	6,437	5,150
Treated Wood	64	2,026	1,621
Treated Wood	905	11,756	9,405

Water/Sewer

Public Sewer	1	1,494	1,195
Water Well, 50 Feet	1	2,686	2,149

Built-Ins

Appliance Allow.	1	2,766	2,213
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Fireplaces

Parcel Number: 009-700-020-00

Page: 2

Prefab 1 Story	1	2,592	2,074	
Local Cost Items				
SANITARY SEWER	1	0	0	*94% Good
Totals:		396,768	315,426	

Notes:

ECF (4087 SAPPHIRE LAKE) 1.460 =&gt; TCV: 460,522

2024 Est. T.C.V. 009-700-020-00	=	584,163			
Est. TCV/Total Floor Area = 280.85, Most recent sale 09/15/2016 for 230,000					
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
268,800	268,800	268,800	231,767	5.00	
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	23,300	0	0	11,588	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
292,100	292,100	292,100	243,355	243,355	0

009-700-021-50	2024 Est. T.C.V.	BROOKS LEE R
Property Class: 401		BAYBERRY LN
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SECS 9 & 10 T22N R8W N'LY 1/2 OF LOT 21 WILDWOOD ESTATES.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1200/	38.00	183.41	1.0710	1.1637	1200	100		56,835
38 Actual Front Feet, 0.16 Total Acres					Total Est.		Land Value =	56,835

2024 Est. T.C.V. 009-700-021-50 = 56,835

Est. TCV/Total Floor Area = 27.32

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
22,500	22,500	22,500	14,385	5.00		
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	5,900	0	0	719	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
28,400	28,400	28,400	15,104	15,104	0	





Parcel Number: 009-700-022-00

Page: 2

2024 Est. T.C.V. 009-700-022-00						=	464,718
Est. TCV/Total Floor Area = 276.62							
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
213,400	213,400	213,400	118,610	5.00			
2024	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	19,000	0	0	5,930	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
232,400	232,400	232,400	124,540	124,540	0		



Parcel Number: 009-700-023-00

Page: 2

2024 Est. T.C.V. 009-700-023-00						=	318,175
Est. TCV/Total Floor Area = 276.19, Most recent sale 03/16/2023 for 330,000							
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
135,600	135,600	135,600	114,240	5.00			
2024	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
	7,900	15,600	0	7,900	36,960	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
159,100	159,100	159,100	127,852	159,100	0		



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2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
117,100	117,100	117,100	82,239	5.00		
2024 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	14,700	0	0	4,111	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
131,800	131,800	131,800	86,350	86,350	0	

009-700-025-00	2024 Est. T.C.V.	BALANDA PETER B
Property Class: 401		S BAYBERRY LN
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SECS 9 & 10 T22N R8W LOT 25 WILDWOOD ESTATES.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1200/	90.00	283.14	0.8633	1.2972	1200	100		120,950
80 Actual Front Feet, 0.62 Total Acres					Total Est.		Land Value =	120,950

2024 Est. T.C.V. 009-700-025-00 = 120,950

Est. TCV/Total Floor Area = 134.39

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
47,900	47,900	47,900	25,830	5.00			
2024 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses		
0	12,600	0	0	1,291	0		
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
60,500	60,500	60,500	27,121	27,121	0		



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	166,100	166,100	166,100	96,341	5.00	
2024	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	16,700	0	0	4,817	0
2024	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	182,800	182,800	182,800	101,158	101,158	0





Parcel Number: 009-700-027-00

Page: 2

## Local Cost Items

SANITARY SEWER	1	0	0	*84% Good
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Totals:	265,130	172,335		
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Notes:

ECF (4087 SAPPHIRE LAKE) 1.460 => TCV: 251,609

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2024 Est. T.C.V. 009-700-027-00 = 353,882

Est. TCV/Total Floor Area = 191.49, Most recent sale 06/07/2012 for 217,500

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
161,000	161,000	161,000	115,790	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	15,900	0	0	5,789	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
176,900	176,900	176,900	121,579	121,579	0	



009-890-005-00	2024 Est. T.C.V.	AT&T MOBILITY LLC
Property Class: 210		9590 W KELLY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

## BUILDING ON LEASED LAND

## 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

&lt;&lt; 2024 Statement (Current Year Statement) &gt;&gt;

Bought	Leasehold
During	Improvements
2013	478*27%
Prior	20,676*12%
Total	21,154
TCV->	2,610

Pages 3 to 4. Other Personal Property	Claimed Value	Depr	Depr. Value
Section G. Other Assessable Personal Property	0	100	0
Section H. Assessable Tools	0	100	0
Section I. Qualified Personal Property	0	100	0
Section M. Leasehold Improvements	21,154	TBL	2,610
Section N. Buildings on Leased Land	0	TBL	0
Section O. Rental Information	0	100	0
13. Idle Equipment	0	TBL	0
14. Construction in Progress	0	50	0
15 & 16. Cable, Utility & Cellular Assets	0	TBL	0
Total Cost New=	21,154	TCV=	2,610
		Assessed Value=	1,300

2024 Est. T.C.V. 009-890-005-00	=	2,610			
Est. TCV/Total Floor Area =	1.41				
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
1,300	1,300	1,300	1,300	5.00	
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	0	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
1,300	1,300	1,300	1,365	1,300	0

009-890-006-00	2024 Est. T.C.V.	TILLMAN INFRASTRUCTURE
Property Class: 210		3728 S MOREY RD FA14293447
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

BUILDING ON LEASED LAND LOCATED ON PARCEL 009-024-015-70

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

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Gates, Mesh, 10'	772.14	1	100	772
Fencing: Wire Mesh, #11	3.16	1740	100	5,498
Total Estimated Land Improvements True Cash Value =				6,270

<< 2024 Statement (Current Year Statement) >>

Bought	Bldgs. on
During	Leased Land
2018	102,065*126%
Prior	
Total	102,065
TCV->	128,602

Pages 3 to 4. Other Personal Property	Claimed Value	Depr	Depr. Value
Section G. Other Assessable Personal Property	0	100	0
Section H. Assessable Tools	0	100	0
Section I. Qualified Personal Property	0	100	0
Section M. Leasehold Improvements	0	TBL	0
Section N. Buildings on Leased Land	108,335	TBL	134,872
Section O. Rental Information	0	100	0
13. Idle Equipment	0	TBL	0
14. Construction in Progress	0	50	0
15 & 16. Cable, Utility & Cellular Assets	0	TBL	0
Total Cost New=	108,335	TCV=	134,872
		Assessed Value=	67,400

2024 Est. T.C.V. 009-890-006-00 = 134,872

Est. TCV/Total Floor Area = 72.98

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
53,400	53,400	53,400	53,400	5.00	
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	14,000	0	0	2,670	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
67,400	67,400	67,400	56,070	56,070	0

009-890-161-10	2024 Est. T.C.V.	AT&T MOBILITY, LLC
Property Class: 210		3728 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

&lt;&lt; 2024 Statement (Current Year Statement) &gt;&gt;

Bought	Cellular
During	Equipment
2019	2,833*20%
Prior	
Total	2,833
TCV->	567

Pages 3 to 4. Other Personal Property	Claimed Value	Depr	Depr.Value
Section G. Other Assessable Personal Property	0	100	0
Section H. Assessable Tools	0	100	0
Section I. Qualified Personal Property	0	100	0
Section M. Leasehold Improvements	0	TBL	0
Section N. Buildings on Leased Land	0	TBL	0
Section O. Rental Information	0	100	0
13. Idle Equipment	0	TBL	0
14. Construction in Progress	0	50	0
15 & 16. Cable, Utility & Cellular Assets	2,833	TBL	567
Total Cost New=	2,833	TCV=	567
		Assessed Value=	300

2024 Est. T.C.V. 009-890-161-10 = 567

Est. TCV/Total Floor Area = 0.31

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
0	0	0	300	5.00		
2024 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
300	0	0	300	0	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
300	300	300	615	300	0	



























009-900-022-00	2024 Est. T.C.V.	CLASSIC CHEVROLET NORTH INC
Property Class: 251		6190 W BLUE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

## PERSONAL PROPERTY - LAKE TWP

## &lt;&lt; 2024 Statement (Current Year Statement) &gt;&gt;

Bought	Furniture	Machinery	Office	Bought	Computer
During	& Fixtures	& Equipment	Elec., etc.	During	Equipment
2023	5,342*91%	108,520*89%		2023	
2020		25,251*60%		2020	
2018		18,034*49%		2018	
2017		27,629*45%		2017	
2016		937*42%		Prior	56,471* 8%
2015		4,357*38%		Total	56,471
2014	108*29%	12,316*36%		TCV->	4,518
2013		5,572*33%			
2011		53,251*29%			
2010	95,655*19%	91,500*28%			
Prior	97,317*12%	64,476*23%	5,463*17%		
Total	198,422	411,843	5,463		
TCV->	34,744	197,219	929		

Pages 3 to 4. Other Personal Property	Claimed Value	Depr	Depr.Value
Section G. Other Assessable Personal Property	0	100	0
Section H. Assessable Tools	0	100	0
Section I. Qualified Personal Property	0	100	0
Section M. Leasehold Improvements	0	TBL	0
Section N. Buildings on Leased Land	0	TBL	0
Section O. Rental Information	0	100	0
13. Idle Equipment	0	TBL	0
14. Construction in Progress	0	50	0
15 & 16. Cable, Utility & Cellular Assets	0	TBL	0

Total Cost New=	672,199	TCV=	237,410	Assessed Value=	118,700
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2024 Est. T.C.V. 009-900-022-00	=	237,410
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Est. TCV/Total Floor Area = 128.47

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
72,600	72,600	72,600	72,600	5.00		
2024 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
46,100	0	0	50,700	-4,600	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
118,700	118,700	118,700	126,930	118,700	118,700	



009-900-031-19  
Property Class: 251  
Map #:

2024 Est. T.C.V.  
LAKE TOWNSHIP

FOREST & FARM LLC  
11978 W WATERGATE RD  
CADILLAC, MI 49601

COMMERCIAL PERSONAL

[HTTPS://WWW.FORESTANDFARM.US/CONTACT-US](https://www.forestandfarm.us/contact-us)

2024 Est. T.C.V. 009-900-031-19				=	0		
Est. TCV/Total Floor Area = 0.00							
2023 Assessed		MBOR	S.E.V.	Base for Cap	C.P.I.		
0		0	0	0	5.00		
2024	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0		0	0	0	0	0	
2024 Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
0		0	0	0	0	0	

009-900-032-00  
Property Class: 251  
Map #:

2024 Est. T.C.V.  
LAKE TOWNSHIP

CALLAHAN SUPPLY LLC  
10429 W WATERGATE RD  
LAKE CITY, MI 49651

PERSONAL PROPERTY MC BAIN SCHOOL DISTRICT.

<< 2024 Statement (Current Year Statement) >>  
Form 5076 Accepted

2024 Est. T.C.V. 009-900-032-00				=	0		
Est. TCV/Total Floor Area = 0.00							
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
0	0	0	0	5.00			
2024	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	0	0		
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
0	0	0	0	0	0		

009-900-032-20  
 Property Class: 251  
 Map #:

2024 Est. T.C.V.  
 LAKE TOWNSHIP

ROMIG GERALD V III & BAIRD BONNIE  
 W WATERGATE RD  
 LAKE CITY, MI 49651

COMMERCIAL PERSONAL PROPERTY

<< 2024 Statement (Current Year Statement) >>  
 Form 5076 Accepted

2024 Est. T.C.V. 009-900-032-20				=	0		
Est. TCV/Total Floor Area = 0.00							
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
0	0	0	0	5.00			
2024	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	0	0		
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
0	0	0	0	0	0		

009-900-033-09  
Property Class: 251  
Map #:

2024 Est. T.C.V.  
LAKE TOWNSHIP

K2 TOWERS II LLC  
5415 S LACHANCE RD  
LAKE CITY, MI 49651

<< 2024 Statement (Current Year Statement) >>  
Form 5076 Accepted

2024 Est. T.C.V. 009-900-033-09				=	0	
Est. TCV/Total Floor Area = 0.00						
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
0	0	0	0	5.00		
2024	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
0	0	0	0	0	0	





009-900-046-00	2024 Est. T.C.V.	LAMBOURNE GREGORY MD
Property Class: 251		1866 S MOREY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

PERSONAL PROPERTY - LAKE TWP

<< 2024 Statement (Current Year Statement) >>  
Form 5076 Accepted

2024 Est. T.C.V. 009-900-046-00		=	0		
Est. TCY/Total Floor Area = 0.00					
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
0	0	0	0	5.00	
2024	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	0	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
0	0	0	0	0	0

009-900-046-01  
 Property Class: 251  
 Map #:

2024 Est. T.C.V.  
 LAKE TOWNSHIP

XEROX FINANCIAL SERVICES LLC  
 1866 S MOREY RD  
 LAKE CITY, MI 49651

<< 2024 Statement (Current Year Statement) >>  
 Form 5076 Accepted

2024 Est. T.C.V. 009-900-046-01				=	0	
Est. TCV/Total Floor Area = 0.00						
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
0	0	0	0	5.00		
2024	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
0	0	0	0	0	0	

009-900-046-02  
 Property Class: 251  
 Map #:

2024 Est. T.C.V.  
 LAKE TOWNSHIP

XEROX CORPORATION  
 10641 W WATERGATE RD  
 LAKE CITY, MI 49651

<< 2024 Statement (Current Year Statement) >>  
 Form 5076 Accepted

2024 Est. T.C.V. 009-900-046-02				=	0	
Est. TCV/Total Floor Area = 0.00						
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
0	0	0	0	5.00		
2024	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
0	0	0	0	0	0	

009-900-046-10  
Property Class: 251  
Map #:

2024 Est. T.C.V.  
LAKE TOWNSHIP

A-ONE AGENCY  
1850 S MOREY RD  
LAKE CITY, MI 49651

<< 2024 Statement (Current Year Statement) >>  
Form 5076 Accepted

2024 Est. T.C.V. 009-900-046-10				=	0	
Est. TCV/Total Floor Area = 0.00						
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
0	0	0	0	5.00		
2024	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
0	0	0	0	0	0	

009-900-047-01	2024 Est. T.C.V.	RDS REAL PROPERTY LLC
Property Class: 251		6170 W BLUE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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 COMMERCIAL PERSONAL
 

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## &lt;&lt; 2024 Statement (Current Year Statement) &gt;&gt;

Pages 3 to 4. Other Personal Property	Claimed Value	Depr	Depr.Value
Section G. Other Assessable Personal Property	0	100	0
Section H. Assessable Tools	0	100	0
Section I. Qualified Personal Property	0	100	0
Section M. Leasehold Improvements	0	TBL	0
Section N. Buildings on Leased Land	0	TBL	0
Section O. Rental Information	0	100	0
13. Idle Equipment	0	TBL	0
14. Construction in Progress	0	50	0
15 & 16. Cable, Utility & Cellular Assets	0	TBL	0
Total Cost New=	0	TCV=	0
		Assessed Value=	0

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2024 Est. T.C.V. 009-900-047-01	=	0
Est. TCV/Total Floor Area =	0.00	
2023 Assessed	MBOR	S.E.V.
0	0	0
		Base for Cap
		0
		C.P.I.
		5.00
2024	New Eq. Adjustment	Loss
0	0	0
		Additions
		0
		Tax Adjustment
		0
2024 Assessed	MBOR	S.E.V.
0	0	0
		Capped
		0
		->Taxable<-
		0
		PRE/MBT
		0

009-900-048-00  
 Property Class: 251  
 Map #:

2024 Est. T.C.V.

MICHIGAN TODS

LAKE TOWNSHIP

LAKE CITY, MI 49651

<< 2024 Statement (Current Year Statement) >>  
 Form 5076 Accepted

2024 Est. T.C.V. 009-900-048-00				=	0	
Est. TCV/Total Floor Area = 0.00						
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
0	0	0	0	5.00		
2024	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
0	0	0	0	0	0	

009-900-052-00  
 Property Class: 251  
 Map #:

2024 Est. T.C.V.  
 LAKE TOWNSHIP

SPECTRUM MID-AMERICA LLC  
 LAKE CITY, MI 49651

PERSONAL PROPERTY - LAKE TWP

<< 2024 Statement (Current Year Statement) >>

Bought	Office	Bought	Computer
During	Elec., etc.	During	Equipment
2023		2023	17,998*60%
2022		2022	18,360*44%
2021		2021	14,870*32%
2020		2020	10,136*24%
2019		2019	7,695*19%
2018		2018	10,550*15%
2017		2017	14,577* 8%
2016		Prior	10,180* 8%
2015		Total	104,366
2014		TCV->	31,093
2012	4,891*28%		
2011	4,493*26%		
2010	3,655*25%		
2009	2,729*17%		
Prior	7,570*17%		
Total	23,338		
TCV->	5,202		

Bought	Table	Table	Bought	Table
During	G1	G2	During	G4
2023	24,330*92%	19,661*92%	2023	371*94%
2022	11,817*77%	1,239*77%	2022	
2021	17,329*65%	23,054*65%	2021	649*74%
2020	22,290*55%	3,161*55%	2020	432*66%
2019	18,665*46%	139*46%	2019	5,556*55%
2018	15,643*39%		2018	5,518*37%
2017	25,274*33%		2017	9,073*24%
2016	16,043*27%		2016	5,734*18%
2015	14,059*23%		2015	9,068*14%
2014	12,575*19%		Prior	8,863*10%
2013	19,405*16%		Total	45,264
2012	11,441*14%		TCV->	11,578
2011	4,841*12%			
2010	1,765*10%			
2009	2,071*8%			
2008	2,296*7%			
2007	6,314*6%			
2006	3,322*5%			
2005	2,759*5%			
2004	8,478*5%			
2003	20,635*5%			
2002	72,558*5%			
Prior				
Total	333,910	47,254		
TCV->	99,558	38,081		

Bought	Table
During	G5
2023	209*94%
2022	14*84%
2021	100*74%
2020	44*66%
2019	817*55%
Prior	
Total	1,184
TCV->	760

Pages 3 to 4. Other Personal Property	Claimed Value	Depr	Depr.Value
Section G. Other Assessable Personal Property	0	100	0
Section H. Assessable Tools	0	100	0

Parcel Number: 009-900-052-00

Page: 2

Section I. Qualified Personal Property	0	100	0
Section M. Leasehold Improvements	0	TBL	0
Section N. Buildings on Leased Land	0	TBL	0
Section O. Rental Information	0	100	0
13. Idle Equipment	0	TBL	0
14. Construction in Progress	0	50	0
15 & 16. Cable, Utility & Cellular Assets	427,612	TBL	149,977

Total Cost New= 555,316 TCV= 186,272 Assessed Value= 93,100

2024 Est. T.C.V. 009-900-052-00 = 186,272

Est. TCV/Total Floor Area = 100.80

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
82,600	82,600	82,600	82,600	5.00		
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
10,500	0	0	25,900	-13,800	1,600	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
68,600	93,100	93,100	93,100	93,100	93,100	



009-900-055-00	2024 Est. T.C.V.	CADILLAC SPORTSMAN'S CLUB
Property Class: 251		W WATEGATE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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 PERSONAL PROPERTY - LAKE TWP
 

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&lt;&lt; 2024 Statement (Current Year Statement) &gt;&gt;

Bought	Machinery
During	& Equipment
Prior	400*23%
Total	400
TCV->	92

Pages 3 to 4. Other Personal Property	Claimed Value	Depr	Depr.Value
Section G. Other Assessable Personal Property	0	100	0
Section H. Assessable Tools	0	100	0
Section I. Qualified Personal Property	0	100	0
Section M. Leasehold Improvements	0	TBL	0
Section N. Buildings on Leased Land	0	TBL	0
Section O. Rental Information	0	100	0
13. Idle Equipment	0	TBL	0
14. Construction in Progress	0	50	0
15 & 16. Cable, Utility & Cellular Assets	0	TBL	0
 Total Cost New=	400	TCV=	92
		Assessed Value=	0

---

2024 Est. T.C.V. 009-900-055-00		=	92
Est. TCV/Total Floor Area =	0.05		
2023 Assessed	MBOR	S.E.V.	Base for Cap
100	100	100	100
			C.P.I.
			5.00
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment
0	0	0	0
	100		100
2024 Assessed	MBOR	S.E.V.	Capped
0	0	0	0
			->Taxable<-
			PRE/MBT
			0

009-900-057-00  
Property Class: 251  
Map #:

2024 Est. T.C.V.  
LAKE TOWNSHIP

PITNEY BOWES GLOBAL FINANCIAL LLC  
W WATERGATE RD  
LAKE CITY, MI 49651

PERSONAL PROPERTY - LAKE TWP

<< 2024 Statement (Current Year Statement) >>  
Form 5076 Accepted

2024 Est. T.C.V. 009-900-057-00			=	0		
Est. TCV/Total Floor Area = 0.00						
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
0	0	0	0	5.00		
2024	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
0	0	0	0	0	0	

009-900-078-00	2024 Est. T.C.V.	AMERIGAS PROPANE LP
Property Class: 251		3960 S MOREY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. PERSONAL PROPERTY - LAKE TWP

<< 2024 Statement (Current Year Statement) >>  
Form 5076 Accepted

2024 Est. T.C.V. 009-900-078-00	=	0
Est. TCY/Total Floor Area = 0.00		
2023 Assessed	MBOR	S.E.V.
0	0	0
	Base for Cap	C.P.I.
	0	5.00
2024	New Eq. Adjustment	Loss
0	0	0
2024 Assessed	MBOR	S.E.V.
0	0	0
	Capped	->Taxable<-
	0	0
		PRE/MBT
		0



009-900-087-00  
 Property Class: 351  
 Map #:

2024 Est. T.C.V.  
 LAKE TOWNSHIP

MISSAUKEE MOLDED RUBBER INC  
 6400 W BLUE RD  
 LAKE CITY, MI 49651

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. PERSONAL PROPERTY - LAKE TWP

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2024 Est. T.C.V. 009-900-087-00				=	0	
Est. TCV/Total Floor Area = 0.00						
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
0	0	0	0	5.00		
2024	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
0	0	0	0	0	0	

009-900-095-00  
Property Class: 251  
Map #:

2024 Est. T.C.V.  
LAKE TOWNSHIP

FORDS ELECTRONICS AND APPLIANCE INC  
7397 W BLUE RD  
LAKE CITY, MI 49651

PERSONAL PROPERTY - LAKE TWP

<< 2024 Statement (Current Year Statement) >>  
Form 5076 Accepted

2024 Est. T.C.V. 009-900-095-00			=	0		
Est. TCV/Total Floor Area = 0.00						
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
0	0	0	0	5.00		
2024	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
0	0	0	0	0	0	



009-900-104-02	2024 Est. T.C.V.	VOLKSWAGEN GROUP OF AMERICA INC
Property Class: 251		10640 W CADILLAC RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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2024 Est. T.C.V. 009-900-104-02	=	0			
Est. TCV/Total Floor Area = 0.00					
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
0	0	0	0	5.00	
2024	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	0	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
0	0	0	0	0	0





009-900-107-00	2024 Est. T.C.V.	IGT GLOBAL SOLUTIONS CORP
Property Class: 251		2555 S LACHANCE RD `
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

PERSONAL PROPERTY - LAKE TWP

<< 2024 Statement (Current Year Statement) >>  
Form 5076 Accepted

2024 Est. T.C.V. 009-900-107-00		=	0		
Est. TCV/Total Floor Area = 0.00					
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
0	0	0	0	5.00	
2024	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	0	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
0	0	0	0	0	0



009-900-114-01	2024 Est. T.C.V.	SMITH ROBERT J JR
Property Class: 251		2160 S MOREY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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 COMMERCIAL PESONAL PROPERTY
 

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&lt;&lt; 2024 Statement (Current Year Statement) &gt;&gt;

Pages 3 to 4. Other Personal Property	Claimed Value	Depr	Depr.Value
Section G. Other Assessable Personal Property	0	100	0
Section H. Assessable Tools	0	100	0
Section I. Qualified Personal Property	0	100	0
Section M. Leasehold Improvements	0	TBL	0
Section N. Buildings on Leased Land	0	TBL	0
Section O. Rental Information	0	100	0
13. Idle Equipment	0	TBL	0
14. Construction in Progress	0	50	0
15 & 16. Cable, Utility & Cellular Assets	0	TBL	0
 Total Cost New=	0	TCV=	0
		Assessed Value=	0

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2024 Est. T.C.V. 009-900-114-01	=	0
Est. TCV/Total Floor Area =	0.00	
2023 Assessed	MBOR	S.E.V.
0	0	0
2024 New Eq. Adjustment	Loss	Base for Cap
0	0	0
2024 Assessed	MBOR	S.E.V.
0	0	0

  

	C.P.I.		
	5.00		
	Tax Adjustment	Losses	
	0	0	
	->Taxable<-	PRE/MBT	
	0	0	

009-900-114-02	2024 Est. T.C.V.	LC SALES & LEASING LLC
Property Class: 251		2160 S MOREY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

## &lt;&lt; 2024 Statement (Current Year Statement) &gt;&gt;

Pages 3 to 4. Other Personal Property	Claimed Value	Depr	Depr.Value
Section G. Other Assessable Personal Property	0	100	0
Section H. Assessable Tools	0	100	0
Section I. Qualified Personal Property	0	100	0
Section M. Leasehold Improvements	0	TBL	0
Section N. Buildings on Leased Land	0	TBL	0
Section O. Rental Information	0	100	0
13. Idle Equipment	0	TBL	0
14. Construction in Progress	0	50	0
15 & 16. Cable, Utility & Cellular Assets	0	TBL	0
Total Cost New=	0	TCV=	0
		Assessed Value=	0

2024 Est. T.C.V. 009-900-114-02	=	0			
Est. TCV/Total Floor Area = 0.00					
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
0	0	0	0	5.00	
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
0	0	0	0	0	0

009-900-117-01  
 Property Class: 251  
 Map #:

2024 Est. T.C.V.  
 LAKE TOWNSHIP

BRANDT GREGORY A & JEANENE S TTEE  
 1964 S MOREY RD  
 LAKE CITY, MI 49651

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COMMERCIAL PERSONAL PROPERTY

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<< 2024 Statement (Current Year Statement) >>  
 Form 5076 Accepted

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2024 Est. T.C.V. 009-900-117-01		=	0		
Est. TCV/Total Floor Area = 0.00					
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
0	0	0	0	5.00	
2024	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	0	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
0	0	0	0	0	0



009-900-122-00  
Property Class: 251  
Map #:

2024 Est. T.C.V.  
LAKE TOWNSHIP

LAMAR ADVERTISING OF TRAVERSE CITY  
VARIOUS  
LAKE CITY, MI 49651

PERSONAL PROPERTY - LAKE TWP

<< 2024 Statement (Current Year Statement) >>  
Form 5076 Accepted

2024 Est. T.C.V. 009-900-122-00				=	0		
Est. TCV/Total Floor Area = 0.00							
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
0	0	0	0	5.00			
2024	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	0	0		
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
0	0	0	0	0	0		



009-900-130-00	2024 Est. T.C.V.	GM-DI LEASING CORPORATION
Property Class: 251		6190 W BLUE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

COMMERCIAL PERSONAL PROPERTY - LAKE TWP -

<< 2024 Statement (Current Year Statement) >>  
 Form 5076 Accepted

2024 Est. T.C.V. 009-900-130-00		=	0		
Est. TCV/Total Floor Area = 0.00					
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
0	0	0	0	5.00	
2024	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	0	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
0	0	0	0	0	0

009-900-134-00	2024 Est. T.C.V.	WILDERNESS CONVENIENCE STORE
Property Class: 251		2555 S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

PERSONAL PROPERTY - LAKE TWP

<< 2024 Statement (Current Year Statement) >>  
Form 5076 Accepted

2024 Est. T.C.V. 009-900-134-00		=	0		
Est. TCY/Total Floor Area = 0.00					
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
0	0	0	0	5.00	
2024	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	0	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
0	0	0	0	0	0

009-900-137-00  
Property Class: 251  
Map #:

2024 Est. T.C.V.  
LAKE TOWNSHIP

DEERE CREDIT, INC  
5300 S MOREY RD  
Lake City, MI 49651

PERSONAL PROPERTY - LAKE TWP

<< 2024 Statement (Current Year Statement) >>  
Form 5076 Accepted

2024 Est. T.C.V. 009-900-137-00				=	0		
Est. TCV/Total Floor Area = 0.00							
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
0	0	0	0	5.00			
2024	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	0	0		
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
0	0	0	0	0	0		

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009-900-140-00	2024 Est. T.C.V.	AT&T MOBILITY, LLC
Property Class: 251		9590 W KELLY RD
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

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CELLULAR EQUIPMENT SITUATED ON CONSUMERS POWER  
TOWER LOCATED AT 9590 W KELLY RD. REAL PROPERTY  
NO. 009-016-026-70 DESCRIBED AS SEC 16 T22N R8W BEG  
653.47 FT N OF SE COR OF SW 1/4 TH N 800 FT, W 800 FT,  
S 800 FT, E 800 FT TO POB. 14.69A.

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REVISED NOTICE PER LETTER 2-28-07.

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<< 2024 Statement (Current Year Statement) >>  
Form 5076 Accepted

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2024 Est. T.C.V. 009-900-140-00				=		0
Est. TCV/Total Floor Area =	0.00					
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
0	0	0	0	5.00		
2024	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
0	0	0	0	0	0	

009-900-144-02	2024 Est. T.C.V.	APC STORES LLC
Property Class: 251		2020 S MOREY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

## COMMERCIAL PERSONAL PROPERTY

## &lt;&lt; 2024 Statement (Current Year Statement) &gt;&gt;

Bought During 2023	Furniture & Fixtures	Machinery & Equipment	Office Elec., etc.	Bought During 2023	Computer Equipment
	282,000*80%			2022	5,992*60%
2015				Total	5,992
2014				TCV->	3,595
2010		2,200*28%			
Prior	27,380*12%	510*23%	440*17%		
Total	309,380	2,710	440		
TCV->	228,886	733	75		

Pages 3 to 4. Other Personal Property	Claimed Value	Depr	Depr.Value
Section G. Other Assessable Personal Property	0	100	0
Section H. Assessable Tools	0	100	0
Section I. Qualified Personal Property	0	100	0
Section M. Leasehold Improvements	0	TBL	0
Section N. Buildings on Leased Land	0	TBL	0
Section O. Rental Information	0	100	0
13. Idle Equipment	0	TBL	0
14. Construction in Progress	0	50	0
15 & 16. Cable, Utility & Cellular Assets	0	TBL	0

Total Cost New=	318,522	TCV=	233,289	Assessed Value=	116,600
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2024 Est. T.C.V. 009-900-144-02	=	233,289			
Est. TCV/Total Floor Area = 126.24					
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
0	0	0	0	5.00	
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
116,650	0	116,650	0	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
0	116,650	116,650	116,650	116,650	116,650

009-900-146-00  
Property Class: 251  
Map #:

2024 Est. T.C.V.  
LAKE TOWNSHIP

MCCLAIN TRANSMISSION INC  
2730 S LACHANCE RD  
LAKE CITY, MI 49651

PERSONAL PROPERTY - LAKE TWP

<< 2024 Statement (Current Year Statement) >>

Bought During	Furniture & Fixtures	Machinery & Equipment	Office Elec., etc.	Bought During	Computer Equipment
2020		10,000*60%		2020	
2019		10,000*54%		2019	
2018		10,000*49%		2018	
2016				Prior	11,430* 8%
2015				Total	11,430
2014		400*36%		TCV->	914
Prior	5,370*12%	8,433*23%	1,484*17%		
Total	5,370	38,833	1,484		
TCV->	644	18,384	252		

Pages 3 to 4. Other Personal Property	Claimed Value	Depr	Depr. Value
Section G. Other Assessable Personal Property	0	100	0
Section H. Assessable Tools	0	100	0
Section I. Qualified Personal Property	0	100	0
Section M. Leasehold Improvements	0	TBL	0
Section N. Buildings on Leased Land	0	TBL	0
Section O. Rental Information	0	100	0
13. Idle Equipment	0	TBL	0
14. Construction in Progress	0	50	0
15 & 16. Cable, Utility & Cellular Assets	0	TBL	0
<b>Total Cost New=</b>	<b>57,117</b>	<b>TCV=</b>	<b>20,194</b>
		<b>Assessed Value=</b>	<b>10,100</b>

2024 Est. T.C.V. 009-900-146-00	=	20,194
Est. TCV/Total Floor Area = 10.93		
2023 Assessed	MBOR	S.E.V.
11,000	11,000	11,000
2024 New Eq. Adjustment	Loss	Additions
0	900	0
2024 Assessed	MBOR	S.E.V.
10,100	10,100	10,100
	Capped	->Taxable<-
	10,100	10,100
		PRE/MBT
		10,100

009-900-147-11  
Property Class: 251  
Map #:

2024 Est. T.C.V.  
LAKE TOWNSHIP

DAVID A STROM PC  
9475 W WATERGATE RD  
MC BAIN, MI 49657

<< 2024 Statement (Current Year Statement) >>  
Form 5076 Accepted

2024 Est. T.C.V. 009-900-147-11				=	0	
Est. TCV/Total Floor Area = 0.00						
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
0	0	0	0	5.00		
2024	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
0	0	0	0	0	0	

009-900-147-12	2024 Est. T.C.V.	MISSAUKEE ENTERPRISES LLC
Property Class: 251		9475 W WATERGATE RD
Map #:	LAKE TOWNSHIP	Mc Bain, MI 49657

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 COMMERCIAL PERSONAL
 

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&lt;&lt; 2024 Statement (Current Year Statement) &gt;&gt;

Pages 3 to 4. Other Personal Property	Claimed Value	Depr	Depr.Value
Section G. Other Assessable Personal Property	0	100	0
Section H. Assessable Tools	0	100	0
Section I. Qualified Personal Property	0	100	0
Section M. Leasehold Improvements	0	TBL	0
Section N. Buildings on Leased Land	0	TBL	0
Section O. Rental Information	0	100	0
13. Idle Equipment	0	TBL	0
14. Construction in Progress	0	50	0
15 & 16. Cable, Utility & Cellular Assets	0	TBL	0
Total Cost New=	0	TCV=	0
		Assessed Value=	0

---

2024 Est. T.C.V. 009-900-147-12	=	0
Est. TCV/Total Floor Area =	0.00	
2023 Assessed	MBOR	S.E.V.
0	0	0
2024 New Eq. Adjustment	Loss	Base for Cap
0	0	0
2024 Assessed	MBOR	S.E.V.
0	0	0

  

	C.P.I.		
	5.00		
	Tax Adjustment	Losses	
	0	0	
	->Taxable<-	PRE/MBT	
	0	0	



009-900-147-13  
Property Class: 251  
Map #:

2024 Est. T.C.V.  
LAKE TOWNSHIP

CENTENNIAL WEALTH ADVISORY LLC  
9475 W WATERGATE RD  
Mc Bain, MI 49657

COMMERCIAL PERSONAL

<< 2024 Statement (Current Year Statement) >>  
Form 5076 Accepted

2024 Est. T.C.V. 009-900-147-13				=	0		
Est. TCY/Total Floor Area = 0.00							
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
0	0	0	0	5.00			
2024	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	0	0		
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
0	0	0	0	0	0		

009-900-149-01	2024 Est. T.C.V.	FLINT CHARLES A & TERI A
Property Class: 251		2070 S MOREY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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 PERSONAL PROPERTY LAKE CITY SCHOOL DISTRICT
 

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&lt;&lt; 2024 Statement (Current Year Statement) &gt;&gt;

Pages 3 to 4. Other Personal Property	Claimed Value	Depr	Depr.Value
Section G. Other Assessable Personal Property	0	100	0
Section H. Assessable Tools	0	100	0
Section I. Qualified Personal Property	0	100	0
Section M. Leasehold Improvements	0	TBL	0
Section N. Buildings on Leased Land	0	TBL	0
Section O. Rental Information	0	100	0
13. Idle Equipment	0	TBL	0
14. Construction in Progress	0	50	0
15 & 16. Cable, Utility & Cellular Assets	0	TBL	0
Total Cost New=	0	TCV=	0
		Assessed Value=	0

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2024 Est. T.C.V. 009-900-149-01	=	0			
Est. TCV/Total Floor Area =	0.00				
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
600	600	600	600	5.00	
2024 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses
0	0	600	0	0	600
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
0	0	0	0	0	0

009-900-153-00	2024 Est. T.C.V.	DISH NETWORK, LLC
Property Class: 251		VARIOUS
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

PERSONAL PROPERTY - LAKE TWP

<< 2024 Statement (Current Year Statement) >>  
Form 5076 Accepted

2024 Est. T.C.V. 009-900-153-00	=	0			
Est. TCV/Total Floor Area = 0.00					
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
0	0	0	0	5.00	
2024	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	0	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
0	0	0	0	0	0

009-900-155-00  
Property Class: 251  
Map #:

2024 Est. T.C.V.  
LAKE TOWNSHIP

DOLLAR GENERAL STORE #06191  
6067 W JENNINGS RD  
LAKE CITY, MI 49651

PERSONAL PROPERTY - LAKE TWP

<< 2024 Statement (Current Year Statement) >>  
Form 5076 Accepted

2024 Est. T.C.V. 009-900-155-00			=	0		
Est. TCV/Total Floor Area = 0.00						
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
0	0	0	0	5.00		
2024	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
0	0	0	0	0	0	

009-900-155-02  
Property Class: 251  
Map #:

2024 Est. T.C.V.  
LAKE TOWNSHIP

AMERICAN GREETINGS CORPORATION  
6067 W JENNINGS RD  
LAKE CITY, MI 49651

<< 2024 Statement (Current Year Statement) >>  
Form 5076 Accepted

2024 Est. T.C.V. 009-900-155-02				=	0	
Est. TCV/Total Floor Area = 0.00						
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
0	0	0	0	5.00		
2024	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
0	0	0	0	0	0	

009-900-155-04	2024 Est. T.C.V.	DRYERES GRAND ICE CREAM INC
Property Class: 251		6067 W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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COMMERCIAL PERSONAL PROPERTY

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&lt;&lt; 2024 Statement (Current Year Statement) &gt;&gt;

Pages 3 to 4. Other Personal Property	Claimed Value	Depr	Depr.Value
Section G. Other Assessable Personal Property	0	100	0
Section H. Assessable Tools	0	100	0
Section I. Qualified Personal Property	0	100	0
Section M. Leasehold Improvements	0	TBL	0
Section N. Buildings on Leased Land	0	TBL	0
Section O. Rental Information	0	100	0
13. Idle Equipment	0	TBL	0
14. Construction in Progress	0	50	0
15 & 16. Cable, Utility & Cellular Assets	0	TBL	0
 Total Cost New=	 0	 TCV=	 0
		Assessed Value=	0

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2024 Est. T.C.V. 009-900-155-04	=	0
Est. TCV/Total Floor Area =	0.00	
2023 Assessed	MBOR	S.E.V.
0	0	0
		Base for Cap
		0
		C.P.I.
		5.00
2024	New Eq. Adjustment	Loss
0	0	0
		Additions
		0
		Tax Adjustment
		0
2024 Assessed	MBOR	S.E.V.
0	0	0
		Capped
		0
		->Taxable<-
		0
		PRE/MBT
		0

009-900-159-00	2024 Est. T.C.V.	SAFETY-KLEEN SYSTEMS, INC
Property Class: 251		2730 S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

LAKE TWP - MISSAUKEE COUNTY  
 PERSONAL PROPERTY

\*\*\*\*PLEASE NOTE NAME & ADDRESS OF ASSESSOR\*\*\*\*  
 RAY GOEMAN, LAKE TOWNSHIP ASSESSOR  
 P.O. BOX 360  
 MARION, MI 49665

<< 2024 Statement (Current Year Statement) >>  
 Form 5076 Accepted

2024 Est. T.C.V. 009-900-159-00	=	0
Est. TCV/Total Floor Area = 0.00		
2023 Assessed	MBOR	S.E.V.
0	0	0
2024 New Eq. Adjustment	Loss	Base for Cap
0	0	0
2024 Assessed	MBOR	S.E.V.
0	0	0

  

		C.P.I.	
		5.00	
	Additions	Tax Adjustment	Losses
	0	0	0
	Capped	->Taxable<-	PRE/MBT
	0	0	0

009-900-161-10	2024 Est. T.C.V.	AT&T MOBILITY, LLC
Property Class: 251		3728 S MOREY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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 COMMERCIAL PERSONAL PROPERTY
 

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&lt;&lt; 2024 Statement (Current Year Statement) &gt;&gt;

Pages 3 to 4. Other Personal Property	Claimed Value	Depr	Depr.Value
Section G. Other Assessable Personal Property	0	100	0
Section H. Assessable Tools	0	100	0
Section I. Qualified Personal Property	0	100	0
Section M. Leasehold Improvements	0	TBL	0
Section N. Buildings on Leased Land	0	TBL	0
Section O. Rental Information	0	100	0
13. Idle Equipment	0	TBL	0
14. Construction in Progress	0	50	0
15 & 16. Cable, Utility & Cellular Assets	0	TBL	0
 Total Cost New=	 0	 TCV=	 0
		Assessed Value=	0

---

2024 Est. T.C.V. 009-900-161-10	=	0			
Est. TCV/Total Floor Area =	0.00				
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
400	400	400	400	5.00	
2024 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses
0	0	400	0	0	400
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
0	0	0	0	0	0



009-900-161-11	2024 Est. T.C.V.	AT&T MOBILITY, LLC
Property Class: 251		3728 S MOREY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

COMMERCIAL PERSONAL PROPERTY

<< 2024 Statement (Current Year Statement) >>  
Form 5076 Accepted

2024 Est. T.C.V. 009-900-161-11		=	0		
Est. TCV/Total Floor Area = 0.00					
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
0	0	0	0	5.00	
2024	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	0	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
0	0	0	0	0	0





009-900-171-10  
Property Class: 251  
Map #:

2024 Est. T.C.V.  
LAKE TOWNSHIP

AMERIGAS PROPANE LP  
LAKE CITY, MI 49651

<< 2024 Statement (Current Year Statement) >>  
Form 5076 Accepted

2024 Est. T.C.V. 009-900-171-10				=	0	
Est. TCV/Total Floor Area = 0.00						
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
0	0	0	0	5.00		
2024	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
0	0	0	0	0	0	



009-900-174-03  
Property Class: 251  
Map #:

2024 Est. T.C.V.  
LAKE TOWNSHIP

COOL INVESTMENT LLC  
1960 S MOREY RD  
Lake City, MI 49651

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2024 Est. T.C.V. 009-900-174-03		=	0
Est. TC/Total Floor Area = 0.00			
2023 Assessed	MBOR	S.E.V.	Base for Cap
0	0	0	0
			C.P.I.
			5.00
2024	New Eq. Adjustment	Loss	Additions
	0	0	0
			Tax Adjustment
			0
2024 Assessed	MBOR	S.E.V.	Capped
0	0	0	0
			->Taxable<-
			0
			PRE/MBT
			0

009-900-174-04  
 Property Class: 251  
 Map #:

2024 Est. T.C.V.  
 LAKE TOWNSHIP

CHUCKS SHOP AND SAVE LLC  
 1960 S MOREY RD  
 Lake City, MI 49651

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COMMERCIAL PERSONAL PROPERTY

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<< 2024 Statement (Current Year Statement) >>

Pages 3 to 4. Other Personal Property	Claimed Value	Depr	Depr.Value
Section G. Other Assessable Personal Property	0	100	0
Section H. Assessable Tools	0	100	0
Section I. Qualified Personal Property	0	100	0
Section M. Leasehold Improvements	0	TBL	0
Section N. Buildings on Leased Land	0	TBL	0
Section O. Rental Information	0	100	0
13. Idle Equipment	0	TBL	0
14. Construction in Progress	0	50	0
15 & 16. Cable, Utility & Cellular Assets	0	TBL	0
 Total Cost New=	 0	 TCV=	 0
		Assessed Value=	0

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2024 Est. T.C.V. 009-900-174-04	=	0
Est. TCV/Total Floor Area =	0.00	
2023 Assessed	MBOR	S.E.V.
2,000	2,000	2,000
		Base for Cap
		2,000
		C.P.I.
		5.00
2024	New Eq. Adjustment	Loss
	0	2,000
		Additions
		0
		Tax Adjustment
		0
		Losses
		2,000
2024 Assessed	MBOR	S.E.V.
0	0	0
		Capped
		0
		->Taxable<-
		0
		PRE/MBT
		0

009-900-174-10  
Property Class: 251  
Map #:

2024 Est. T.C.V.  
LAKE TOWNSHIP

DELL EQUIPMENT FUNDING  
1960 S MOREY RD  
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<< 2024 Statement (Current Year Statement) >>  
Form 5076 Accepted

2024 Est. T.C.V. 009-900-174-10				=	0	
Est. TCV/Total Floor Area = 0.00						
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
0	0	0	0	5.00		
2024	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
0	0	0	0	0	0	



009-900-176-00  
Property Class: 251  
Map #:

2024 Est. T.C.V.  
LAKE TOWNSHIP

PITNEY BOWES INC  
10125 W WATERGATE RD  
LAKE CITY, MI 49651

PERSONAL PROPERTY - LAKE TWP

<< 2024 Statement (Current Year Statement) >>  
Form 5076 Accepted

2024 Est. T.C.V. 009-900-176-00				=	0		
Est. TCV/Total Floor Area = 0.00							
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
0	0	0	0	5.00			
2024	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	0	0		
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
0	0	0	0	0	0		

009-900-178-10  
Property Class: 251  
Map #:

2024 Est. T.C.V.  
LAKE TOWNSHIP

WELLS FARGO FINANCIAL LEASING INC  
1980 S MOREY RD  
LAKE CITY, MI 49651

<< 2024 Statement (Current Year Statement) >>  
Form 5076 Accepted

2024 Est. T.C.V. 009-900-178-10				=	0	
Est. TCV/Total Floor Area = 0.00						
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
0	0	0	0	5.00		
2024	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
0	0	0	0	0	0	

009-900-179-00	2024 Est. T.C.V.	DIRECTV LLC
Property Class: 251		VARIOUS
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

PERSONAL PROPERTY - LAKE TWP

<< 2024 Statement (Current Year Statement) >>  
Form 5076 Accepted

2024 Est. T.C.V. 009-900-179-00		=	0		
Est. TCV/Total Floor Area = 0.00					
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
0	0	0	0	5.00	
2024	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	0	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
0	0	0	0	0	0

009-900-184-10  
Property Class: 251  
Map #:

2024 Est. T.C.V.  
LAKE TOWNSHIP

ADT LLC  
VARIOUS  
LAKE CITY, MI 49651

<< 2024 Statement (Current Year Statement) >>  
Form 5076 Accepted

2024 Est. T.C.V. 009-900-184-10				=	0	
Est. TCV/Total Floor Area = 0.00						
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
0	0	0	0	5.00		
2024	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
0	0	0	0	0	0	

009-900-186-00	2024 Est. T.C.V.	GRAYHAWK LEASING LLC
Property Class: 251		
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

PERSONAL PROPERTY - LAKE TWP

<< 2024 Statement (Current Year Statement) >>  
Form 5076 Accepted

2024 Est. T.C.V. 009-900-186-00		=	0		
Est. TCY/Total Floor Area = 0.00					
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
0	0	0	0	5.00	
2024	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	0	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
0	0	0	0	0	0

009-900-187-00	2024 Est. T.C.V.	AMERICAN BOTTLING COMPANY THE
Property Class: 251		
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

PERSONAL PROPERTY - LAKE TWP

<< 2024 Statement (Current Year Statement) >>  
Form 5076 Accepted

2024 Est. T.C.V. 009-900-187-00	=	0			
Est. TCV/Total Floor Area = 0.00					
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
0	0	0	0	5.00	
2024	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	0	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
0	0	0	0	0	0

009-900-193-00  
Property Class: 251  
Map #:

2024 Est. T.C.V.  
LAKE TOWNSHIP

MOBLEY DOUGLAS D & BEVERLY A  
2595 S SEELEY RD  
CADILLAC, MI 49601

<< 2024 Statement (Current Year Statement) >>  
Form 5076 Accepted

2024 Est. T.C.V. 009-900-193-00				=	0	
Est. TCV/Total Floor Area = 0.00						
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
0	0	0	0	5.00		
2024	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
0	0	0	0	0	0	





009-900-196-02	2024 Est. T.C.V.	DYKEMA EXCAVATORS INC
Property Class: 251		1970 S MOREY RD
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

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 COMMERCIAL PERSONAL
 

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## &lt;&lt; 2024 Statement (Current Year Statement) &gt;&gt;

Pages 3 to 4. Other Personal Property	Claimed Value	Depr	Depr.Value
Section G. Other Assessable Personal Property	0	100	0
Section H. Assessable Tools	0	100	0
Section I. Qualified Personal Property	0	100	0
Section M. Leasehold Improvements	0	TBL	0
Section N. Buildings on Leased Land	0	TBL	0
Section O. Rental Information	0	100	0
13. Idle Equipment	0	TBL	0
14. Construction in Progress	0	50	0
15 & 16. Cable, Utility & Cellular Assets	0	TBL	0
 Total Cost New=	 0	 TCV=	 0
		Assessed Value=	0

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 2024 Est. T.C.V. 009-900-196-02 = 0

Est. TCV/Total Floor Area = 0.00

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
0	0	0	0	5.00		
2024	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
0	0	0	0	0	0	

009-900-198-00	2024 Est. T.C.V.	AMERICAN WASTE
Property Class: 251		VARIOUS
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Best Trash Removal  
6400 W Jennings Rd  
Lake City, MI 49651  
231-839-5926

<< 2024 Statement (Current Year Statement) >>  
Form 5076 Accepted

2024 Est. T.C.V. 009-900-198-00		=	0		
Est. TCV/Total Floor Area = 0.00					
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
0	0	0	0	5.00	
2024	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	0	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
0	0	0	0	0	0

009-900-199-00	2024 Est. T.C.V.	BELLA ROSE CENTER LLC
Property Class: 251		1900 S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

COMMERCIAL PERSONAL PROPERTY LAKE CITY SCHOOL DISTRICT.

<< 2024 Statement (Current Year Statement) >>  
Form 5076 Accepted

2024 Est. T.C.V. 009-900-199-00		=	0		
Est. TCV/Total Floor Area = 0.00					
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
0	0	0	0	5.00	
2024	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	0	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
0	0	0	0	0	0

009-900-200-00	2024 Est. T.C.V.	KELLER RAY & LORALYN
Property Class: 251		2345 S GREEN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

COMMERCIAL PERSONAL PROPERTY LAKE CITY SCHOOL DISTRICT.

<< 2024 Statement (Current Year Statement) >>  
Form 5076 Accepted

2024 Est. T.C.V. 009-900-200-00		=	0		
Est. TCV/Total Floor Area = 0.00					
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
0	0	0	0	5.00	
2024	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	0	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
0	0	0	0	0	0

009-900-200-01	2024 Est. T.C.V.	SMITH ROBERT & DANA &
Property Class: 251		2345 S GREEN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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COMMERICAL PERSONAL PROPERTY LAKE TOWNSHIP MISSAUKEE COUNTY

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2024 Est. T.C.V. 009-900-200-01	=	0			
Est. TCV/Total Floor Area = 0.00					
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
0	0	0	0	5.00	
2024 New Eq. Adjustment	Loss		Additions	Tax Adjustment	Losses
0	0		0	0	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
0	0	0	0	0	0

009-900-202-00	2024 Est. T.C.V.	PK CONTRACTING INC
Property Class: 251		6344 M-55
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

COMMERCIAL PERSONAL PROPERTY LAKE CITY SCHOOL DISTRICT.

<< 2024 Statement (Current Year Statement) >>  
Form 5076 Accepted

2024 Est. T.C.V. 009-900-202-00		=	0		
Est. TCY/Total Floor Area = 0.00					
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
0	0	0	0	5.00	
2024	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	0	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
0	0	0	0	0	0

009-900-203-10  
 Property Class: 251  
 Map #:

2024 Est. T.C.V.  
 LAKE TOWNSHIP

HOITENGA INSULATION INC  
 11900 W CADILLAC RD  
 LAKE CITY, MI 49651

<< 2024 Statement (Current Year Statement) >>  
 Form 5076 Accepted

2024 Est. T.C.V. 009-900-203-10				=	0	
Est. TCV/Total Floor Area = 0.00						
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
0	0	0	0	5.00		
2024	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
0	0	0	0	0	0	

009-900-203-11  
Property Class: 251  
Map #:

2024 Est. T.C.V.  
LAKE TOWNSHIP

SANDELIUS PROPERTIES LLC  
11900 W CADILLAC RD  
LAKE CITY, MI 49651

<< 2024 Statement (Current Year Statement) >>  
Form 5076 Accepted

2024 Est. T.C.V. 009-900-203-11				=	0	
Est. TCV/Total Floor Area = 0.00						
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
0	0	0	0	5.00		
2024	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
0	0	0	0	0	0	



009-900-205-00  
 Property Class: 251  
 Map #:

2024 Est. T.C.V.  
 LAKE TOWNSHIP

ALLPRO TECHNOLOGY LLC  
 2425 S BLODGETT RD  
 Lake City, MI 49651

<< 2024 Statement (Current Year Statement) >>  
 Form 5076 Accepted

2024 Est. T.C.V. 009-900-205-00				=	0	
Est. TCV/Total Floor Area = 0.00						
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
0	0	0	0	5.00		
2024	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
0	0	0	0	0	0	

009-900-206-00  
Property Class: 251  
Map #:

2024 Est. T.C.V.  
LAKE TOWNSHIP

HARRIS MACHINE TOOL INC  
8519 W KELLY RD  
LAKE CITY, MI 49651

<< 2024 Statement (Current Year Statement) >>  
Form 5076 Accepted

2024 Est. T.C.V. 009-900-206-00				=	0	
Est. TCV/Total Floor Area = 0.00						
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
0	0	0	0	5.00		
2024	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
0	0	0	0	0	0	



009-900-213-01  
Property Class: 251  
Map #:

2024 Est. T.C.V.  
LAKE TOWNSHIP

VIASAT INC (CPE)  
725 S LACHANCE RD  
LAKE CITY, MI 49651

<< 2024 Statement (Current Year Statement) >>  
Form 5076 Accepted

2024 Est. T.C.V. 009-900-213-01				=	0	
Est. TCV/Total Floor Area = 0.00						
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
0	0	0	0	5.00		
2024	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
0	0	0	0	0	0	

009-900-215-00  
Property Class: 251  
Map #:

2024 Est. T.C.V.  
LAKE TOWNSHIP

K12 MANAGEMENT INC  
VARIOUS  
LAKE CITY, MI 49651

<< 2024 Statement (Current Year Statement) >>  
Form 5076 Accepted

2024 Est. T.C.V. 009-900-215-00				=	0	
Est. TCV/Total Floor Area = 0.00						
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
0	0	0	0	5.00		
2024	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
0	0	0	0	0	0	

009-900-216-00  
Property Class: 251  
Map #:

2024 Est. T.C.V.  
LAKE TOWNSHIP

GORDON FOOD SERVICE INC  
2353 S LACHANCE RD  
LAKE CITY, MI 49651

<< 2024 Statement (Current Year Statement) >>  
Form 5076 Accepted

2024 Est. T.C.V. 009-900-216-00				=	0	
Est. TCV/Total Floor Area = 0.00						
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
0	0	0	0	5.00		
2024	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
0	0	0	0	0	0	

009-900-217-00  
Property Class: 251  
Map #:

2024 Est. T.C.V.  
LAKE TOWNSHIP

T-MOBILE CENTRAL LLC  
7085 W LOTAN RD TC02342  
LAKE CITY, MI 49651

COMMERCIAL PERSONAL PROPERTY SITE TC02342

<< 2024 Statement (Current Year Statement) >>  
Form 5076 Accepted

2024 Est. T.C.V. 009-900-217-00				=	0		
Est. TCY/Total Floor Area = 0.00							
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
0	0	0	0	5.00			
2024	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	0	0		
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
0	0	0	0	0	0		

009-900-218-00  
Property Class: 251  
Map #:

2024 Est. T.C.V.  
LAKE TOWNSHIP

1ST CHANCE GARAGE LLC  
2079 S LACHANCE RD  
LAKE CITY, MI 49651

<< 2024 Statement (Current Year Statement) >>  
Form 5076 Accepted

2024 Est. T.C.V. 009-900-218-00				=	0	
Est. TCV/Total Floor Area = 0.00						
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
0	0	0	0	5.00		
2024	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
0	0	0	0	0	0	



009-900-221-00	2024 Est. T.C.V.	A SAFE KEEPING STORAGE LLC
Property Class: 251		11540 W WATERGATE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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 COMMERCIAL PERSONAL
 

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## &lt;&lt; 2024 Statement (Current Year Statement) &gt;&gt;

Pages 3 to 4. Other Personal Property	Claimed Value	Depr	Depr.Value
Section G. Other Assessable Personal Property	0	100	0
Section H. Assessable Tools	0	100	0
Section I. Qualified Personal Property	0	100	0
Section M. Leasehold Improvements	0	TBL	0
Section N. Buildings on Leased Land	0	TBL	0
Section O. Rental Information	0	100	0
13. Idle Equipment	0	TBL	0
14. Construction in Progress	0	50	0
15 & 16. Cable, Utility & Cellular Assets	0	TBL	0
 Total Cost New=	 0	 TCV=	 0
		Assessed Value=	0

---

2024 Est. T.C.V. 009-900-221-00	=	0
Est. TCV/Total Floor Area = 0.00		
2023 Assessed	MBOR	S.E.V.
0	0	0
		Base for Cap
		0
		C.P.I.
		5.00
2024 New Eq. Adjustment	Loss	Additions
0	0	0
		Tax Adjustment
		0
2024 Assessed	MBOR	S.E.V.
0	0	0
		Capped
		->Taxable<-
		0
		PRE/MBT
		0

009-900-221-01	2024 Est. T.C.V.	HI LO OUTLETS LLC
Property Class: 251		11540 W WATERGATE RD
Map #:	LAKE TOWNSHIP	,

COMMERCIAL PERSONAL PROPERTY

2024 Est. T.C.V. 009-900-221-01				=		0
Est. TCV/Total Floor Area =	0.00					
2023 Assessed	MBOR	S.E.V.	Base for Cap		C.P.I.	
0	0	0	0		5.00	
2024 New Eq. Adjustment		Loss	Additions		Tax Adjustment	Losses
0	0	0	0		0	0
2024 Assessed	MBOR	S.E.V.	Capped		->Taxable<-	PRE/MBT
0	0	0	0		0	0

009-900-222-00  
Property Class: 251  
Map #:

2024 Est. T.C.V.  
LAKE TOWNSHIP

MICHIGAN DEPARTMENT OF HEALTH AND  
10641 W WATERGATE RD  
CADILLAC, MI 49601

<< 2024 Statement (Current Year Statement) >>  
Form 5076 Accepted

2024 Est. T.C.V. 009-900-222-00				=	0	
Est. TCV/Total Floor Area = 0.00						
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
0	0	0	0	5.00		
2024	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
0	0	0	0	0	0	

009-900-222-01  
Property Class: 251  
Map #:

2024 Est. T.C.V.  
LAKE TOWNSHIP

HOFFMAN GARY C TRUST  
10641 W WATERGATE RD  
LAKE CITY, MI 49651

<< 2024 Statement (Current Year Statement) >>  
Form 5076 Accepted

2024 Est. T.C.V. 009-900-222-01				=	0	
Est. TCV/Total Floor Area = 0.00						
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
0	0	0	0	5.00		
2024	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
0	0	0	0	0	0	

009-900-226-00  
Property Class: 251  
Map #:

2024 Est. T.C.V.  
LAKE TOWNSHIP

R & E ENTERPRISE  
6330 W JENNINGS RD  
Lake City, MI 49651

COMMERCIAL PERSONAL PROPERTY

<< 2024 Statement (Current Year Statement) >>  
Form 5076 Accepted

2024 Est. T.C.V. 009-900-226-00				=	0		
Est. TCV/Total Floor Area = 0.00							
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
0	0	0	0	5.00			
2024	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	0	0		
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
0	0	0	0	0	0		

009-900-228-00  
Property Class: 251  
Map #:

2024 Est. T.C.V.  
LAKE TOWNSHIP

REDMAN ROBERT & SHAWN  
6121 W JENNINGS RD  
LAKE CITY, MI 49651

COMMERCIAL PERSONAL PROPERTY

<< 2024 Statement (Current Year Statement) >>  
Form 5076 Accepted

2024 Est. T.C.V. 009-900-228-00				=	0		
Est. TCV/Total Floor Area = 0.00							
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
0	0	0	0	5.00			
2024	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	0	0		
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
0	0	0	0	0	0		

009-900-229-00  
Property Class: 251  
Map #:

2024 Est. T.C.V.  
LAKE TOWNSHIP

GUNNERSON MATTHEW  
9577 W JENNINGS RD  
LAKE CITY, MI 49651

COMMERCIAL PERSONAL PROPERTY

<< 2024 Statement (Current Year Statement) >>  
Form 5076 Accepted

2024 Est. T.C.V. 009-900-229-00			=	0		
Est. TCV/Total Floor Area = 0.00						
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
0	0	0	0	5.00		
2024	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
0	0	0	0	0	0	

009-900-230-00  
Property Class: 251  
Map #:

2024 Est. T.C.V.  
LAKE TOWNSHIP

GRAMES KENETH E & LORA F  
11167 W ROSTED RD  
Cadillac, MI 49601

<< 2024 Statement (Current Year Statement) >>  
Form 5076 Accepted

2024 Est. T.C.V. 009-900-230-00				=	0	
Est. TCV/Total Floor Area = 0.00						
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
0	0	0	0	5.00		
2024	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
0	0	0	0	0	0	



009-900-232-00  
Property Class: 251  
Map #:

2024 Est. T.C.V.  
LAKE TOWNSHIP

JOHNSTON VICTOR R & DEBORAH K  
W BLUE RD  
LAKE CITY, MI 49651

COMMERCIAL PERSONAL PROPERTY

<< 2024 Statement (Current Year Statement) >>  
Form 5076 Accepted

2024 Est. T.C.V. 009-900-232-00				=	0		
Est. TCV/Total Floor Area = 0.00							
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
0	0	0	0	5.00			
2024	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	0	0		
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
0	0	0	0	0	0		

009-900-234-00  
Property Class: 251  
Map #:

2024 Est. T.C.V.  
LAKE TOWNSHIP

ROLAND STREET DEVELOPMENT LLC  
9343 W WATERGATE RD  
MC BAIN, MI 49657

COMMERCIAL PERSONAL PROPERTY

<< 2024 Statement (Current Year Statement) >>  
Form 5076 Accepted

2024 Est. T.C.V. 009-900-234-00				=	0		
Est. TCV/Total Floor Area = 0.00							
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
0	0	0	0	5.00			
2024	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	0	0		
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
0	0	0	0	0	0		

009-900-235-00  
Property Class: 251  
Map #:

2024 Est. T.C.V.  
LAKE TOWNSHIP

CARLSON CARL A  
5415 S LACHANCE RD  
LAKE CITY, MI 49651

COMMERCIAL PERSONAL PROPERTY

<< 2024 Statement (Current Year Statement) >>  
Form 5076 Accepted

2024 Est. T.C.V. 009-900-235-00				=	0		
Est. TCV/Total Floor Area = 0.00							
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
0	0	0	0	5.00			
2024	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	0	0		
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
0	0	0	0	0	0		

009-900-236-00  
Property Class: 251  
Map #:

2024 Est. T.C.V.  
LAKE TOWNSHIP

WHALEY JEANNETTE M SAPP  
W BLUE RD  
LAKE CITY, MI 49651

COMMERCIAL PERSONAL PROPERTY

<< 2024 Statement (Current Year Statement) >>  
Form 5076 Accepted

2024 Est. T.C.V. 009-900-236-00				=	0		
Est. TCV/Total Floor Area = 0.00							
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
0	0	0	0	5.00			
2024	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	0	0		
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
0	0	0	0	0	0		

009-900-237-00  
Property Class: 251  
Map #:

2024 Est. T.C.V.  
LAKE TOWNSHIP

BALL SAM  
1947 S DICKERSON RD  
LAKE CITY, MI 49651

<< 2024 Statement (Current Year Statement) >>  
Form 5076 Accepted

2024 Est. T.C.V. 009-900-237-00				=	0	
Est. TCV/Total Floor Area = 0.00						
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
0	0	0	0	5.00		
2024	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
0	0	0	0	0	0	

009-900-238-00  
Property Class: 251  
Map #:

2024 Est. T.C.V.  
LAKE TOWNSHIP

HUGHES NETWORK SYSTEMS LLC  
VARIOUS  
LAKE CITY, MI 49651

<< 2024 Statement (Current Year Statement) >>  
Form 5076 Accepted

2024 Est. T.C.V. 009-900-238-00				=	0	
Est. TCV/Total Floor Area = 0.00						
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
0	0	0	0	5.00		
2024	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
0	0	0	0	0	0	

009-900-239-00  
Property Class: 251  
Map #:

2024 Est. T.C.V.  
LAKE TOWNSHIP

SUMMIT DIGITAL INC  
10023 W CEDAR ST  
LAKE CITY, MI 49651

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COMMERICAL PERSONAL

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2024 Est. T.C.V. 009-900-239-00				=	0	
Est. TCV/Total Floor Area = 0.00						
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
0	0	0	0	5.00		
2024	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
0	0	0	0	0	0	

009-900-241-00	2024 Est. T.C.V.	QLT CONSUMER LEASE SERVICES INC
Property Class: 251		
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

COMMERCIAL PERSONAL PROPERTY

<< 2024 Statement (Current Year Statement) >>  
Form 5076 Accepted

2024 Est. T.C.V. 009-900-241-00		=	0		
Est. TCV/Total Floor Area = 0.00					
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
0	0	0	0	5.00	
2024	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	0	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
0	0	0	0	0	0





009-900-243-00	2024 Est. T.C.V.	NPRTO MICHIGAN
Property Class: 251		VARIOUS
Map #:	LAKE TOWNSHIP	GLEN ARBOR, MI 49636

COMMERCIAL PERSONAL PROPERTY

<< 2024 Statement (Current Year Statement) >>  
Form 5076 Accepted

2024 Est. T.C.V. 009-900-243-00		=	0		
Est. TCV/Total Floor Area = 0.00					
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
0	0	0	0	5.00	
2024	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	0	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
0	0	0	0	0	0

009-900-244-00  
 Property Class: 251  
 Map #:

2024 Est. T.C.V.  
 LAKE TOWNSHIP

QUEST DIAGNOSTICS INC MI  
 1866 S MOREY RD  
 Lake City, MI 49651

<< 2024 Statement (Current Year Statement) >>  
 Form 5076 Accepted

2024 Est. T.C.V. 009-900-244-00				=	0	
Est. TCV/Total Floor Area = 0.00						
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
0	0	0	0	5.00		
2024	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
0	0	0	0	0	0	

009-900-245-00	2024 Est. T.C.V.	LYTX INC
Property Class: 251		3350 S DICKERSON RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

COMMERCIAL PERSONAL

<< 2024 Statement (Current Year Statement) >>  
Form 5076 Accepted

2024 Est. T.C.V. 009-900-245-00		=	0		
Est. TCV/Total Floor Area = 0.00					
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
0	0	0	0	5.00	
2024	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	0	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
0	0	0	0	0	0

009-900-246-00  
Property Class: 251  
Map #:

2024 Est. T.C.V.  
LAKE TOWNSHIP

CICHELLIA RYAN & APRIL  
10944 W ROSTED RD  
LAKE CITY, MI 49651

COMMERCIAL PERSONAL PROPERTY

2024 Est. T.C.V. 009-900-246-00				=	0	
Est. TCV/Total Floor Area = 0.00						
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
0	0	0	0	5.00		
2024	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
0	0	0	0	0	0	

009-900-382-04	2024 Est. T.C.V.	CELLCO PARTNERSHIP
Property Class: 251		10023 W CEDAR ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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COMMERCIAL PERSONAL PROPERTY - LAKE CITY SCHOOL DISTRICT

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## &lt;&lt; 2024 Statement (Current Year Statement) &gt;&gt;

Bought	Machinery	Bought	Cellular
During	& Equipment	During	Equipment
2020		2020	20,545*25%
2019	11,421*54%	2019	142,014*20%
2018	17,582*49%	2018	
2012		Total	162,559
2011		TCV->	33,539
Prior			
Total	29,003		
TCV->	14,782		

Pages 3 to 4. Other Personal Property	Claimed Value	Depr	Depr.Value
Section G. Other Assessable Personal Property	0	100	0
Section H. Assessable Tools	0	100	0
Section I. Qualified Personal Property	0	100	0
Section M. Leasehold Improvements	0	TBL	0
Section N. Buildings on Leased Land	0	TBL	0
Section O. Rental Information	0	100	0
13. Idle Equipment	0	TBL	0
14. Construction in Progress	0	50	0
15 & 16. Cable, Utility & Cellular Assets	162,559	TBL	33,539
Total Cost New=	191,562	TCV=	48,321
		Assessed Value=	24,200

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2024 Est. T.C.V. 009-900-382-04	=	48,321			
Est. TCV/Total Floor Area = 26.15					
2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
40,400	40,400	40,400	40,400	5.00	
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	16,200	13,400	-3,000	26,600
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
24,200	24,200	24,200	24,200	24,200	24,200

